

Board Members

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Thomas Gay, Clerk
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Member



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Medway, MA 02053
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Fax (508) 321-4987
Email: planningboard
@townofmedway.org
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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Memorandum

May 10, 2021

TO: Stefany Ohannesian, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 56 Summer Street

At its April 27, 2021 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

Name of Plan:	<i>Plan of Land, 56 Summer Street, Medway, MA</i>
Location/Address:	56 Summer Street
Assessor's Reference:	Map 46, Parcel 028
Zoning District:	Agricultural Residential II
Property Owners:	Tortcon Builders, Inc. 70 Bethany Road Framingham, MA 01701
Applicant:	Christopher Torti 70 Bethany Road Framingham, MA 01701
Plan Date:	March 9, 2021, last revised April 16, 2021
Prepared by:	Christopher Charlton, PLS Continental Land Survey, LLC 105 Beaver Street Franklin, MA Medway, MA 02038
Scale:	1 inch = 40 feet

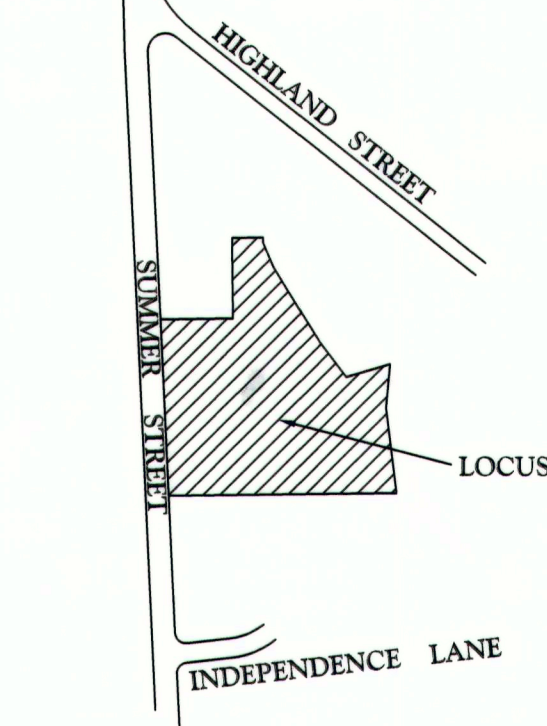
An ANR plan dated March 9, 2021, an ANR application, and associated documents were filed with the Planning and Economic Development office on April 15, 2021. The ANR plan shows the division of the 6.24 acre property at 56 Adams Street into two lots. Lot 1, with the existing house for 56 Summer Street which is to be demolished, will be 30,493 sq. ft. in area with 157.93 linear feet of frontage on Summer Street. Lot 2 will have 241,175 sq. ft. of area with 232.28 linear feet of frontage on Summer Street.

The ANR plan was reviewed internally by Town Staff. A number of minor items were missing from the plan; the applicant was so informed. A revised plan dated April 16, 2021 was prepared and submitted which addressed the missing information. It was determined that the specified plan revisions had been made and that the updated plan was suitable for Board endorsement.

The Planning and Economic Development Board determined that the subject *Plan of Land for 56 Summer Street* **DID NOT** show a subdivision as the two lots will have sufficient frontage and access on Summer Street, a public way. At its April 27, 2021 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA for 56 Summer Street* dated March 9, 2021, last revised April 16, 2021. A copy of the endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached for others.

Please note that the land division does not take effect until the plan is recorded at the Norfolk County Registry of Deeds.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
David D'Amico, DPW Director
Bridget Graziano, Conservation Agent
Christopher Torti, Applicant
Robert Murphy, Environmental Consultant



LOCUS MAP (SCALE: 1" = 500')

NOTES:

1.) PROPERTY SHOWN ON THIS PLAN IS NOT CLASSIFIED AS 61A OR 61B.



N/F WOODSIDE CONDOMINIUM

SUMMER STREET (ROUTE 126)
(PUBLIC 60' WIDE)
1947 COUNTY LAYOUT

699.10' TO P.C. HIGHLAND STREET
N02°55'50"W

155.00'

N02°55'50"W
235.21'

SBDH FND

N02°55'50"W
66.86'

IP FND

N/F KRISTOPHER R LOPER

N/F JOHN GREEN

N/F VICKIE M BOYD

N/F SALLY H NEWTON

N87°55'44"E
189.29'

REQUIRED SETBACKS

LOT-1
AREA = 30,493 SF±
0.70 ACRES
R FACTOR = 0.98

TO BE REMOVED

S87°22'38"W
206.62'

REQUIRED SETBACKS

S89°22'00"E
154.25'

S89°22'00"E
154.25'

S89°22'00"E
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154.25'

LOT-2
AREA = 241,175 SF±
5.54 ACRES
R FACTOR = 0.65

S89°15'35"W
592.82'

N/F KARL M LARSON

N/F JAMES A LANE

N/F DENNIS A NICKERSON

IP FND

1.37'

FROM CORNER

N89°29'24"E
81.06'

IP FND

1.37'

FROM CORNER

N89°29'24"E
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FROM CORNER

N89°29'24"E
81.06'

IP FND

1.37'

FROM CORNER

N/F FRANCIS B DAVIS, JR

N/F BARBARA HELEN PHILLIPS

N/F DANIEL J TRAMONTOZZI

N/F HARLAN W PETERSON

N/F ALBERT BABAKHANOV

N/F ROBERT E & CHARLENE L COAKLEY

N/F PAUL G & KATHLEEN L YORKIS

ZONING DISTRICT: AR-2
REQUIRED

AREA	22,500 SF
AREA 2 FAMILY	30,000 SF
FRONTAGE	150'
FRONT YARD	35'
SIDE YARD	15'
REAR YARD	15'
COVERAGE	30%
MAX BLDG HGT	35'

AREA	22,500 SF
AREA 2 FAMILY	30,000 SF
FRONTAGE	150'
FRONT YARD	35'
SIDE YARD	15'
REAR YARD	15'
COVERAGE	30%
MAX BLDG HGT	40'

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAWS.

Planning Board Approval Under Subdivision Control Law Not Required

Chris Rod
Ant J. Murphy
Thomas J. Gray

Being a majority ~ MEDWAY ~ Planning Board

Date: April 28, 2021

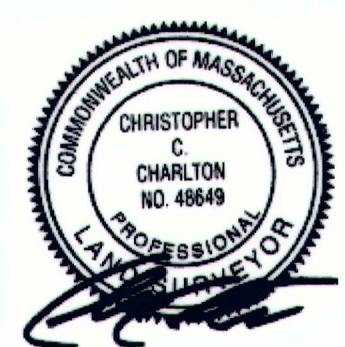
BLACKSTONE VALLEY
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ENVIRONMENTAL CONSULTANTS
214 Worcester Street
No. Grafton, Massachusetts 01536
(508) 839-0310
Fax: (508) 839-5914

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

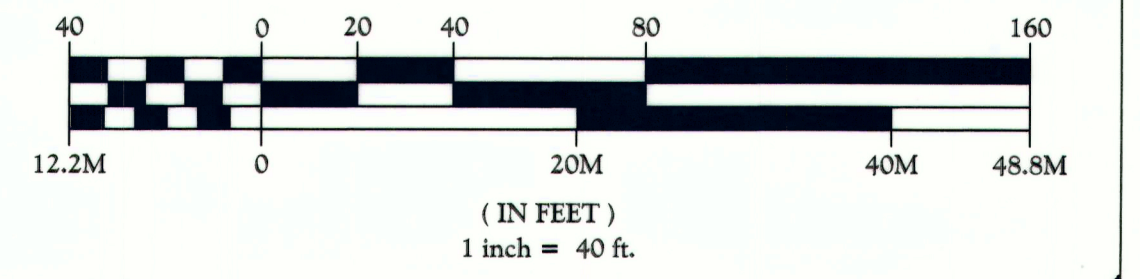


SIGNED: CHRISTOPHER CHARLTON P.L.S. No. 48649

OWNERS:
TORTCON BUILDERS, INC.

REFERENCES:
DEED: BOOK 39243, PAGE 398
PLAN 257 OF 1946
PLAN 561 OF 1947
PLAN 36 OF 1948
PLAN 505 OF 1952
PLAN 940 OF 1981
PLAN 725 OF 1983
PLAN 7 OF 2004

PLAN OF LAND
LOCATED AT
56 SUMMER STREET
ASSESSORS PARCEL #46-028
MEDWAY, MA
NORFOLK COUNTY
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528-2528
SCALE: 1"=40' MARCH 9, 2021
REVISED: APRIL 16, 2021
GRAPHIC SCALE



Reserved for Registry Use