

Board Members

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Medway Town Hall
155 Village Street
Medway, MA 02053
Telephone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Memorandum

June 2, 2020

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 62 Adams Street

At its May 12, 2020 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

Name of Plan: *Plan of Land in Medway, MA*
Location/Address: 62 Adams Street
Assessor's Reference: Map 28, Parcel 015
Zoning District: AR-I
Property Owners: James G and Shelley W Wieler, Trustees Wieler Family Living Trust
62 Adams Street
Medway, MA 02053
Applicant: James G and Shelley W Wieler, Trustees Wieler Family Living Trust
62 Adams Street
Medway, MA 02053
Plan Date: April 29, 2020, revised May 7, 2020
Prepared by: Daniel O'Driscoll, PLS
O'Driscoll Land Surveying, Inc.
46 Cottage Street
Medway, MA 02053
Scale: 1 inch = 40 feet

An ANR plan dated April 29, 2020, an ANR application, and associated documents were filed with the Planning and Economic Development office on April 30, 2020. The ANR plan shows the division of the 4.63 acre property at 62 Adams Street into two lots. Lot 1, with the existing house, is 2.06 acres and has 467.25' of frontage on Adams Street. Lot 2 is 2.57 acres and has 202.76' of Adams Street frontage.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated May 6, 2020. Mr. Carlucci indicated that the ANR plan needed some minor revisions to show the distance of the existing dwelling from the proposed new lot line between Lots 1 and 2 and to clarify that the uplands portion of Lot 2 is contiguous.

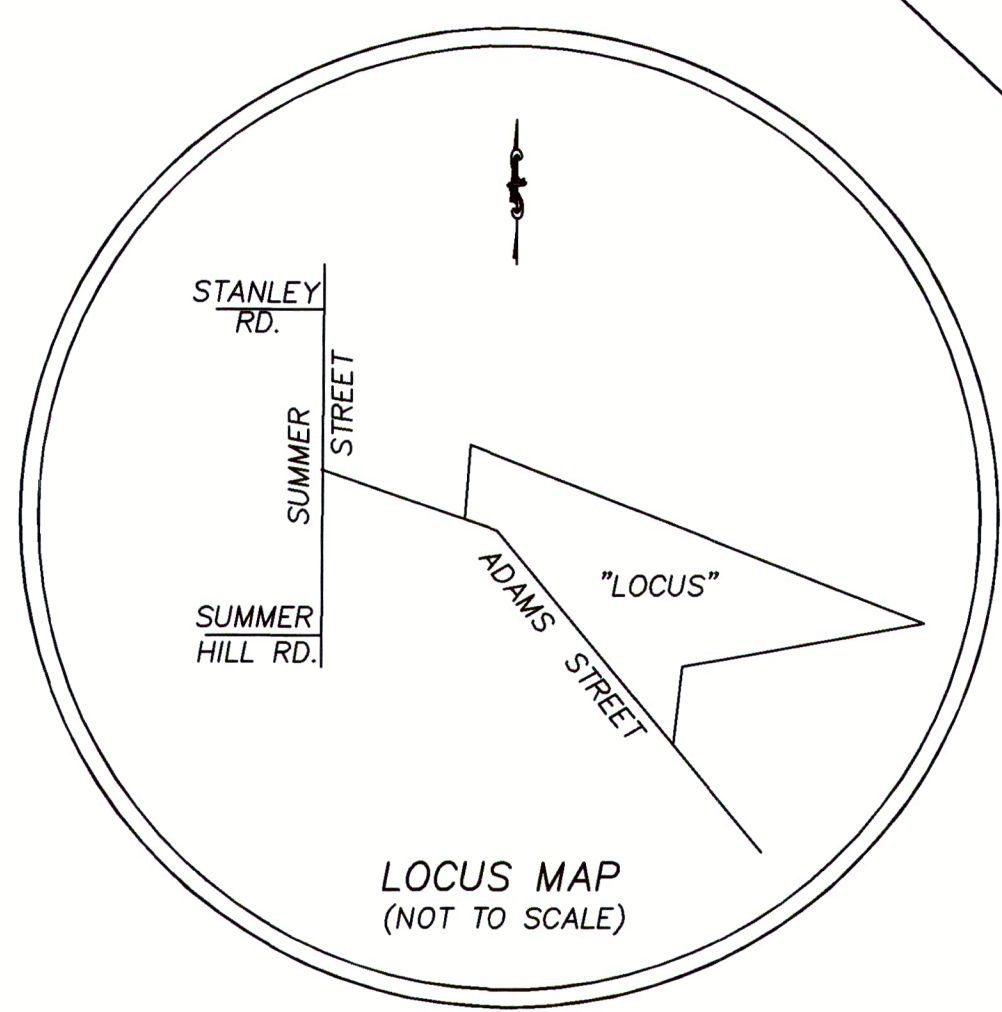
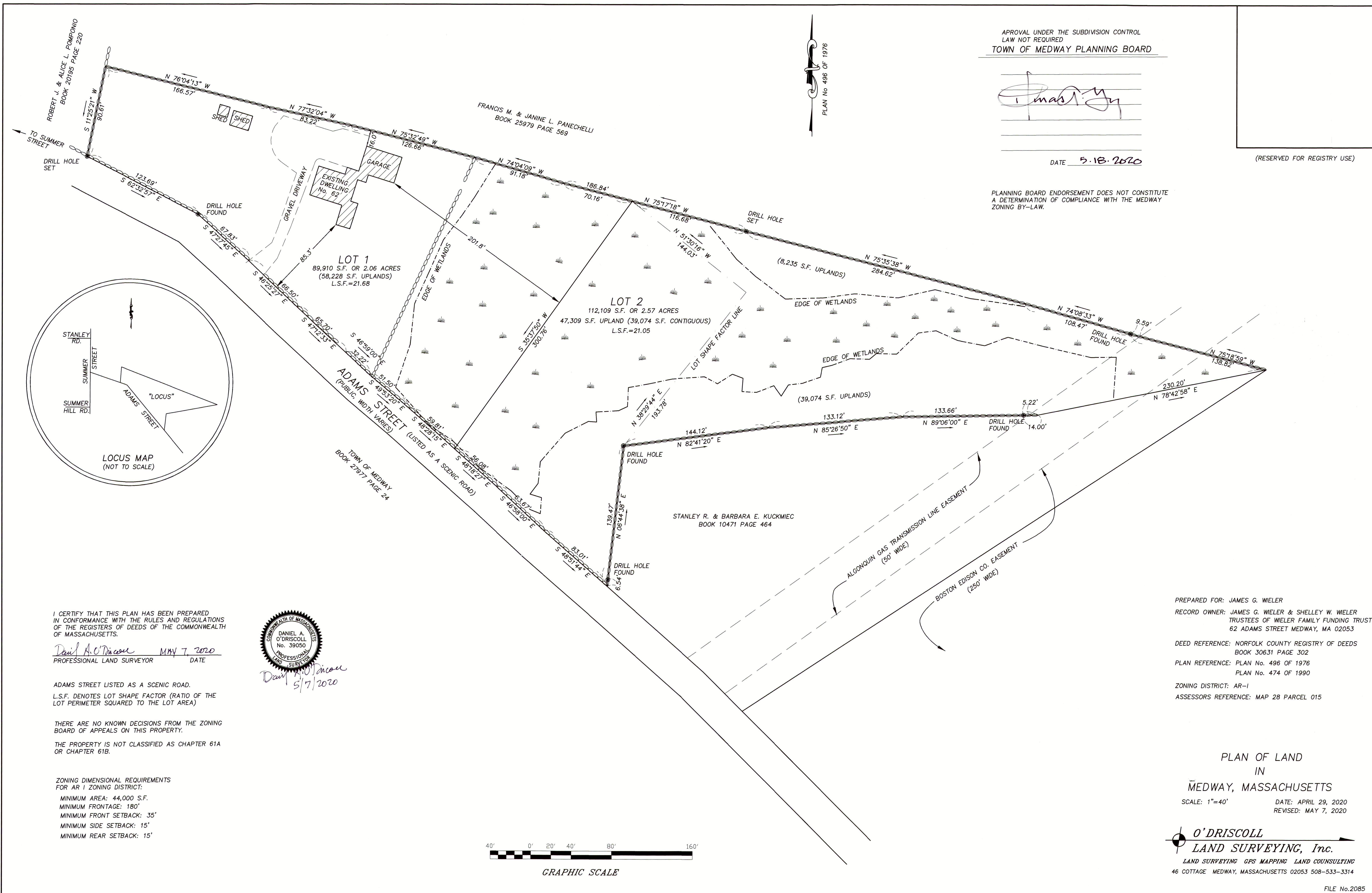
A revised plan dated May 7, 2020 was prepared and submitted which addressed Mr. Carlucci's comments. Mr. Carlucci determined that the specified plan revisions had been made and that the updated plan was suitable for Board endorsement.

The Planning and Economic Development Board determined that the subject *Plan of Land* **DID NOT** show a subdivision as the two lots have sufficient frontage and access on Adams Street, a public way. At its May 12, 2020 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA* for 62 Adams Street dated April 29, 2020, last revised May 7, 2020. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

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

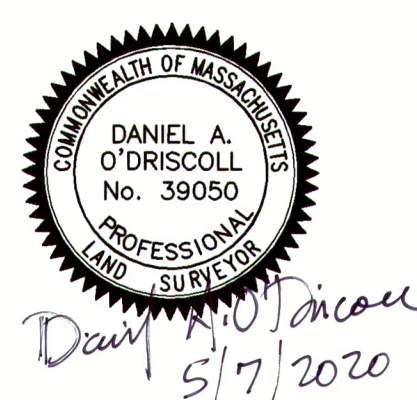
NOTE to Applicant – The subject property is located on Adams Street, a designated Medway Scenic Road. Future development of the property is subject to review by the Planning and Economic Development Board under the Town's *Scenic Road Rules and Regulations*. Lot #2 is shown as having a stone wall along the property frontage. The stone wall will likely need to be disturbed to construct a driveway if/when a house is constructed on this parcel thus triggering the need for a Scenic Road work permit from the Board.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
David D'Amico, DPW Director
Bridget Graziano, Conservation Agent
Jim & Shelley Wieler
Dan O'Driscoll, O'Driscoll Land Surveying



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

Daniel A. O'Driscoll MAY 7, 2020
PROFESSIONAL LAND SURVEYOR DATE



ADAMS STREET LISTED AS A SCENIC ROAD.
L.S.F. DENOTES LOT SHAPE FACTOR (RATIO OF THE
LOT PERIMETER SQUARED TO THE LOT AREA)

THERE ARE NO KNOWN DECISIONS FROM THE ZONING
BOARD OF APPEALS ON THIS PROPERTY.

THE PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A
OR CHAPTER 61B.

ZONING DIMENSIONAL REQUIREMENTS
FOR AR 1 ZONING DISTRICT:

MINIMUM AREA: 44,000 S.F.
MINIMUM FRONTAGE: 180'
MINIMUM FRONT SETBACK: 35'
MINIMUM SIDE SETBACK: 15'
MINIMUM REAR SETBACK: 15'

PREPARED FOR: JAMES G. WIELER
RECORD OWNER: JAMES G. WIELER & SHELLEY W. WIELER
TRUSTEES OF WIELER FAMILY FUNDING TRUST
62 ADAMS STREET MEDWAY, MA 02053

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 30631 PAGE 302
PLAN REFERENCE: PLAN No. 496 OF 1976
PLAN No. 474 OF 1990

ZONING DISTRICT: AR-1
ASSESSORS REFERENCE: MAP 28 PARCEL 015

PLAN OF LAND
IN
MEDWAY, MASSACHUSETTS

SCALE: 1"=40' DATE: APRIL 29, 2020
REVISED: MAY 7, 2020

O'DRISCOLL
LAND SURVEYING, Inc.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE MEDWAY, MASSACHUSETTS 02053 508-533-3314