



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew Hayes, P.E.
Richard Di Iulio

Memorandum

August 16, 2019

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **REVISED ANR (Subdivision Approval Not Required) Plan** – 81 Lovering Street

At its August 13, 2019 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 in Medway, MA</i>
Location/Address:	81 Lovering Street
Assessor's Reference:	Map 21, Parcels 57
Zoning District:	AR-II
Property Owners:	Medway Meadows LLC 383 Main Street Medfield, MA 02052
Applicant:	Medway Meadows LLC 383 Main Street Medfield, MA 02052
Plan Date:	July 27, 2019
Prepared by:	Paul J. DeSimone, PLS Colonial Engineering, Inc. 11 Awl Street Medway, MA 02053
Scale:	1 inch = 40 feet

An ANR plan dated July 27, 2019, an ANR application, and associated documents were filed with the Planning and Economic Development office on July 30, 2019. The ANR plan is a revision of the ANR plan endorsed by the Board on July 11, 2019. The new plan adjusts the lot line between the previous Lots 2 and 3 such that the area of Lot 3 (now Lot 3A) is increased from 22,500 sq. ft. to 30,005 sq. ft. while the area of Lot 2 (now Lot 2A) is decreased from 2.956 acres to 2.783 acres. The applicant explained that the reason for the adjustment is to allow the

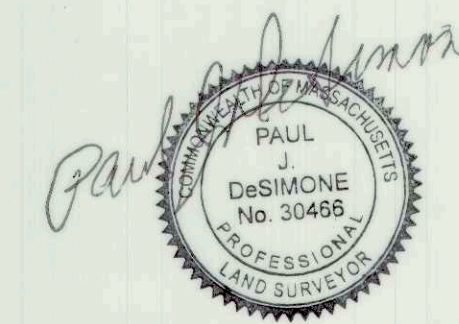
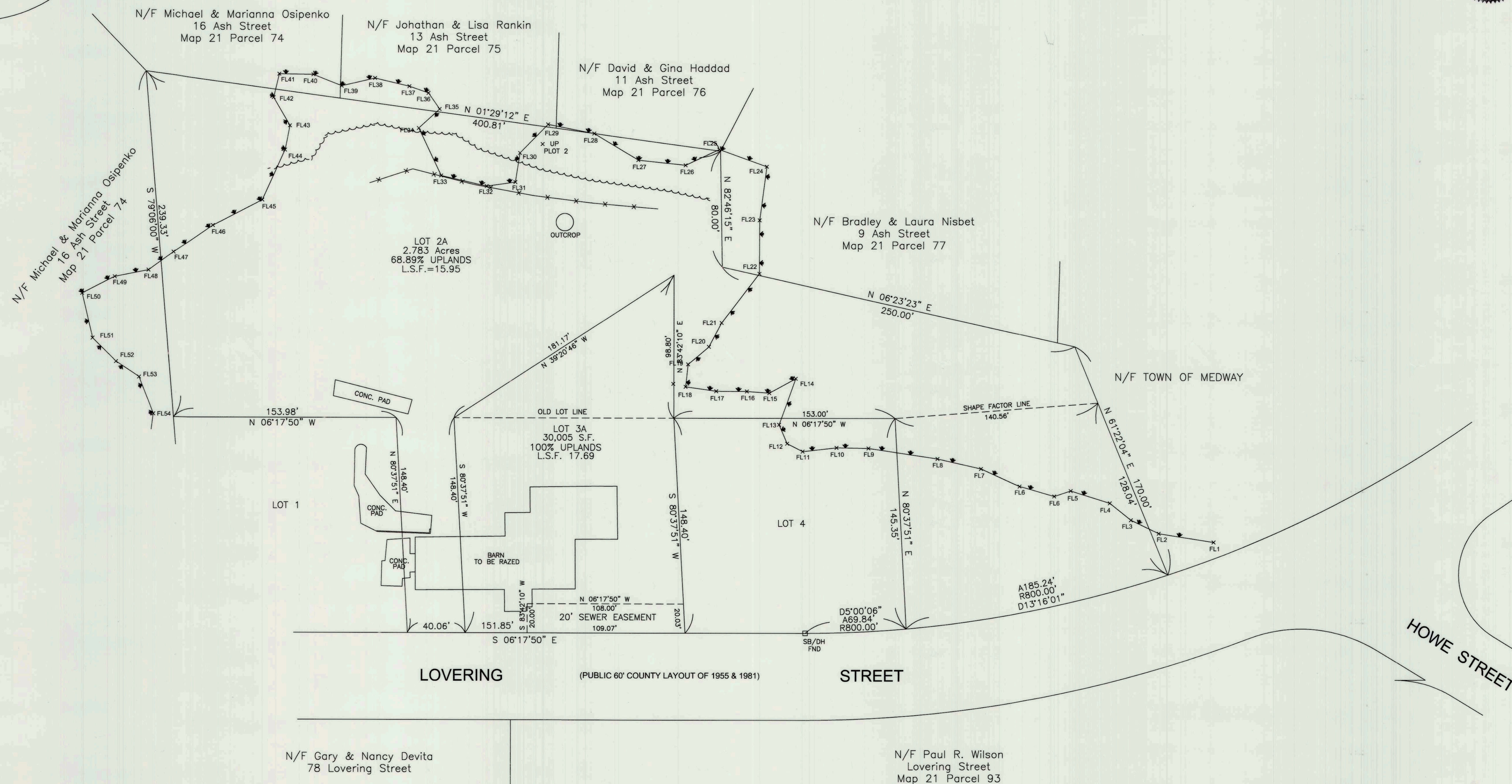
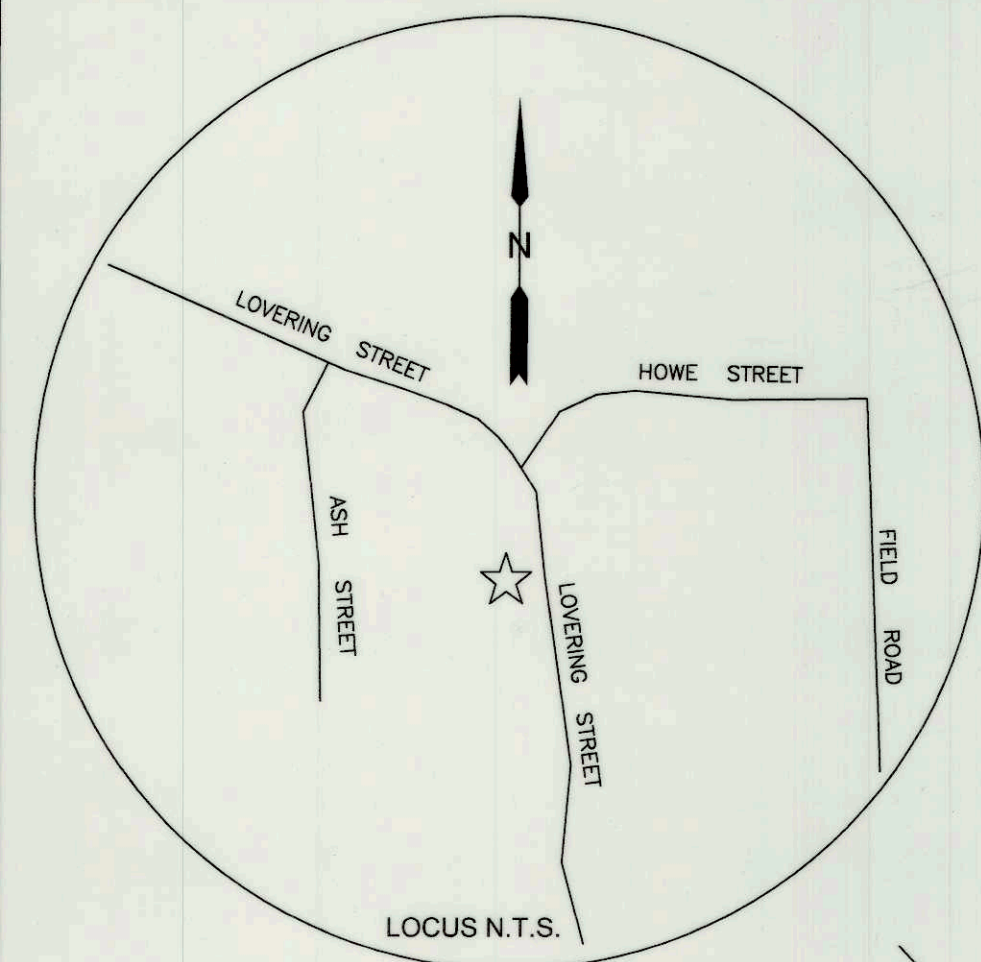
new Lot 2A to be used for a possible two-family building; the Zoning Bylaw requires a minimum 30,000 sq. ft. lot size for a two-family building.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated August 7, 2019. Mr. Carlucci indicated that the ANR plan met the substantive and technical requirements for plan endorsement and recommended that the Board endorse the plan.

The Planning and Economic Development Board determined that the subject *Plan of Land* **DID NOT** show a subdivision as the subject parcels had frontage on an existing public way (Lovering Street) and suitable access. At its August 13, 2019 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA* (for 81 Lovering Street) dated July 27, 2019. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

Please note that the lot adjustment 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, DPS Director
Michael Larkin, Medway Meadows, LLC
Paul DeSimone, Colonial Engineering



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

DATE: JULY 29, 2019

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED. DATE ENDORSED: August 13, 2019

TOWN OF MEDWAY PLANNING BOARD

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

NOTE: SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

ZONE AR II
AREA 22,500 S.F.
FRONTAGE 150.00
SETBACK 35'
SIDEYARD 15'
REARYARD 15'
BUILDING LOT COVERAGE 30%
IMPERVIOUS LOT COVERAGE 40%
NOT WITHIN THE G.P.D.

BEING A SUBDIVISION OF LOTS 2 AND 3 ON PLAN BY COLONIAL ENGINEERING INC. DATED MAY 24, 2019 AND RECORDED IN NORFOLK DEEDS PLAN BOOK 683 PAGE 23.

PLAN OF LAND
IN
MEDWAY, MA.

SCALE: 1"=40' JULY 27, 2019

MAP 21 PARCEL 57
OWNER: Medway Meadows LLC
383 Main Street
Medfield, MA. 02052

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644

