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JUN 17 2019

TOWN CLERK

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

Andy Rodenhiser, Chairman
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Thomas A. Gay, Clerk
Matthew Hayes, P.E.
Richard Di Iulio

Memorandum

June 17, 2019

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

At its June 11, 2019 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: 81 Lovering Street
Assessor's Reference: Map 21, Parcels 57
Zoning District: AR-II
Property Owner: Lenore B. Wilson Revocable Trust
81 Lovering Street
Medway, MA 02053
Applicants: Michael Larkin (future owner)
383 Main Street
Medfield, MA 02052
AND
Stephen C. Pisini, Trustee
Lenore B. Wilson Revocable Trust
730 Main Street, Suite 2B
Millis, MA 02054
Plan Date: May 24, 2019, revised June 5, 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 May 24, 2019, an ANR application, and associated documents were filed with the Planning and Economic Development office on May 28, 2019. The ANR plan shows the division of the 4.5 acre parcel at 81 Lovering Street into four conforming lots as follows:

Lot 1 – 22,523 sq. ft. and 150' of continuous frontage.

Lot 2 – 2.956 acres and 185.24' of continuous frontage plus an additional 40' of frontage for a future driveway from Lovering Street

Lot 3 – 22,503 sq. ft. and 151.85' of continuous frontage. Existing barn to be demolished.

Lot 4 – 22,602 sq. ft. and 152.93' of continuous frontage. Existing house to remain.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated June 4, 2019 which was provided to the Applicant's engineer. Mr. Carlucci indicated that the ANR plan met the substantive and technical requirements for plan endorsement but there were a few minor information points to be addressed on the plan before the Board's endorsement. A revised plan dated June 5, 2019 was prepared and submitted which addressed the needed changes. Mr. Carlucci determined that the specified plan revisions had been made and that the updated plan was suitable for the Board's endorsement.

The Planning and Economic Development Board determined that the subject *Plan of Land* **DID NOT** show a subdivision as all four lots had frontage on an existing public way (Lovering Street) and suitable access. At its June 11, 2019 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA* (for 81 Lovering Street) dated May 24, 2019, last revised June 5, 2019. 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.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
David D'Amico, DPS Director
Michael and Patrick Larkin
Stephen C. Pisini, Attorney and Trustee
Paul DeSimone, Colonial Engineering