



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

July 29, 2019

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 85 Winthrop Street

At its July 23, 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: 85 Winthrop Street
Assessor's Reference: Map 14, Parcel 34
Zoning District: AR-I
Property Owners: Joanne Beksha Brown
85 Winthrop Street
Medway, MA 02053
Applicant: Joanne Beksha Brown
85 Winthrop Street
Medway, MA 02053
Plan Date: May 14, 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 14, 2019, an ANR application, and associated documents were filed with the Planning and Economic Development office on July 11, 2019. The ANR plan shows the division of the 87,937 sq. ft. lot at 85 Winthrop Street into 2 lots – Lot 1 with 44,000 sq. ft. of area (conforming) and Lot 2 with 43,937 sq. ft. (non-conforming). The reduced area of Lot 2 was authorized by a variance granted by the Medway Zoning Board of Appeals on November 1, 2017. That variance was recorded with the Norfolk County Registry of Deeds in Book 36673, Page 365.

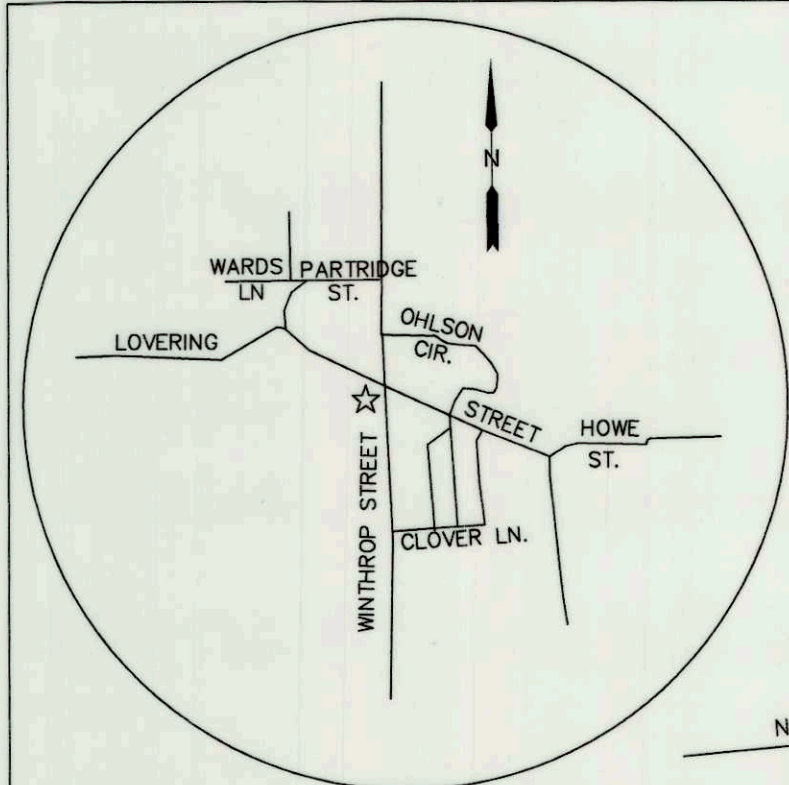
The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated July 18, 2019. Mr. Carlucci indicated that the ANR plan met the technical requirements for plan endorsement and recommended that the plan be endorsed by the Board.

The Planning and Economic Development Board determined that the subject *Plan of Land **DID NOT*** show a subdivision as the two lots had sufficient frontage and access. At its July 23, 2019 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA* (for 85 Winthrop Street) dated May 14, 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 endorsed plan is recorded at the Norfolk County Registry of Deeds.

NOTE to Applicant – The subject property is located on Winthrop Street, a designated Medway Scenic Road. Future development of the property comprising Lot 2 may be subject to review by the Planning and Economic Development Board under the Town's *Scenic Road Rules and Regulations*. A scenic road work permit may be required if construction work will involve the removal of stone walls or trees located within the Town's Winthrop Street right of way.

Copies to: Donna Greenwood, Principal Assessor
Jack Mee, Building Commissioner
David D'Amico, DPS Director
Stephen Kenney, Attorney
Paul DeSimone, Colonial Engineering

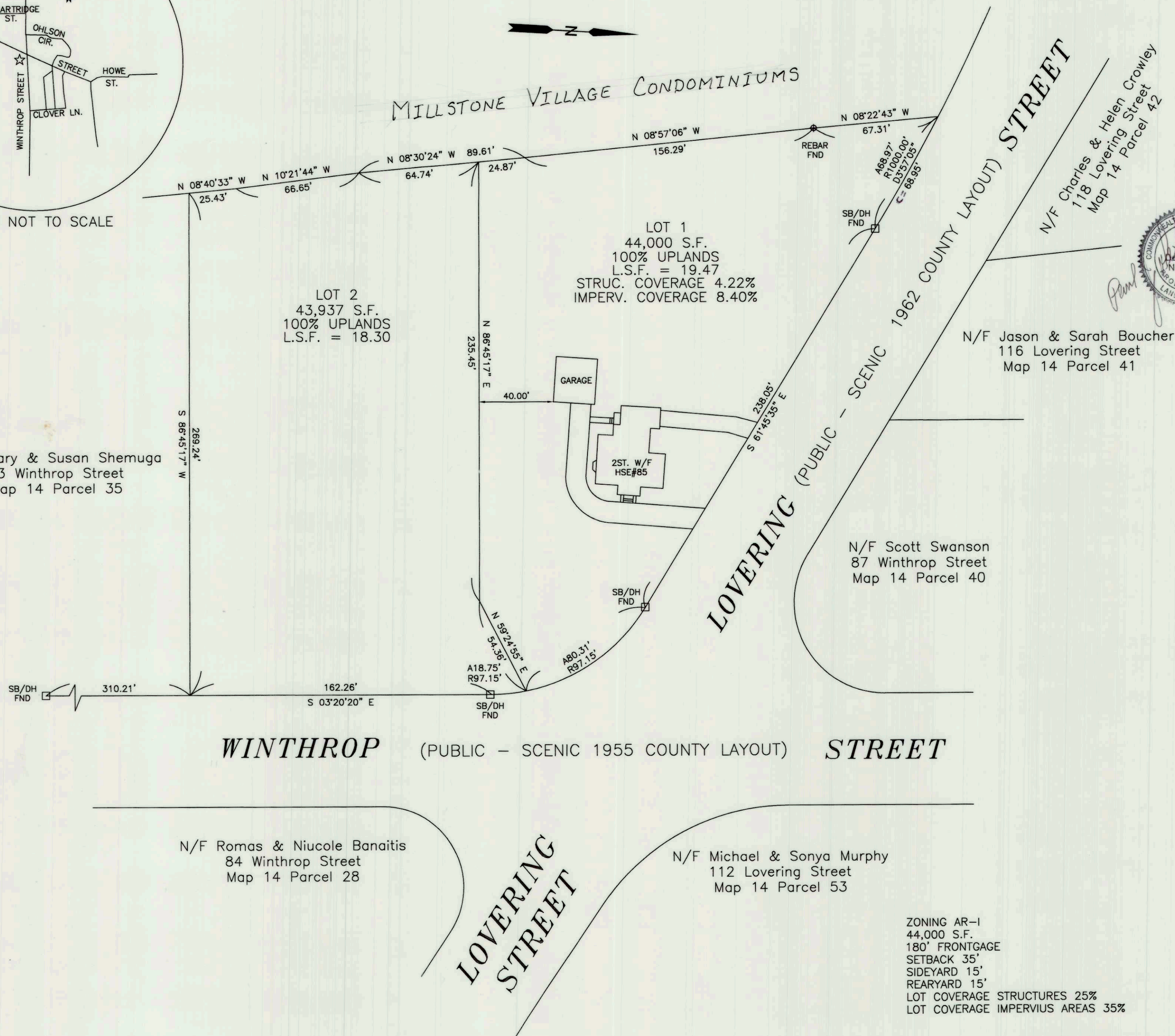


LOCUS NOT TO SCALE

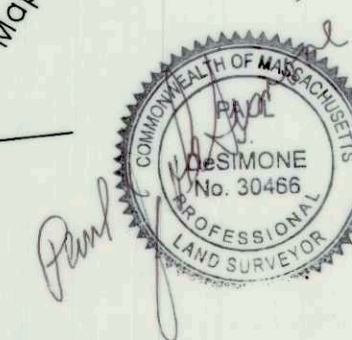
N/F Gary & Susan Shemuga
83 Winthrop Street
Map 14 Parcel 35

LOT 2
43,937 S.F.
100% UPLANDS
L.S.F. = 18.30

LOT 1
44,000 S.F.
100% UPLANDS
L.S.F. = 19.47
STRUC. COVERAGE 4.22%
IMPERV. COVERAGE 8.40%



ZONING AR-I
44,000 S.F.
180' FRONTAGE
SETBACK 35'
SIDEYARD 15'
REARYARD 15'
LOT COVERAGE STRUCTURES 25%
LOT COVERAGE IMPERVIOUS AREAS 35%



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.

Paul J. Heston

DATE: MAY 14, 2019

APPROVAL UNDER SUBDIVISION CONTROL
LAW NOT REQUIRED.
DATE ENDORSED: 7-23-2019

John J. Murphy
Thomas J. Heston
James J. Heston

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.

SEE DECISION BY THE Z.B.A.
DATED NOVEMBER 1, 2017 FOR
AREA OF LOT 2 FROM 44,000 S.F.
TO 43,937 S.F..
RECORDED IN NORFOLK COUNTY
DEEDS BOOK 36673 PAGE 365.

PLAN OF LAND

IN

MEDWAY, MA.

SCALE: 1"=40' MAY 14, 2019

OWNER: Joanne Beksha Brown
85 Winthrop Street
Medway, Ma. 02053

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

