

Board Members

Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Sarah Raposa, A.I.C.P., Clerk
Jessica Chabot, Member
Thomas A. Gay, Associate Member



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

February 16, 2023

TO: Stefany Ohannesian, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: ***ANR (Subdivision Approval Not Required) Plan
86 Holliston Street (68A Main Street)***

At its February 14, 2023 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as follows:

Name of Plan: *Plan of Land – 68A Main Street
Retitled to: Plan of Land – 86 Holliston Street*

Location/Address: 86 Holliston Street

Assessor's Reference: Map 41, Parcel 008

Zoning District: Central Business District

Property Owner: Friel Realty II, LLC
86 Holliston Street
Medway, MA 02053

Applicant: Lobisser Companies
1 Charlesview Road
Hopedale, MA 01747

Plan Date: December 7, 2022, revised February 13, 2023

Prepared by: Guerriere & Halnon, Inc.
55 West Central Street
Franklin, MA 02038
P.O. Box 95
Stamped by: Robert E. Constantine, II, P.L.S.

Scale: 1 inch = 40 feet

An ANR plan dated December 7, 2023, an ANR application, and associated documents were filed with the Planning and Economic Development office on January 27, 2023. As the Board would not be able to review and act on the application until its February 14, 2023 meeting, the applicant provided a written authorization to extend the deadline for the Board to act on the plan until February 17, 2023.

The Plan of Land shows the division of the 1.77+/- acre property at 28 Pond Street as follows:

- Lot A1: 3.54 +/- acres with 484+/- linear feet of continuous frontage on Main and Holliston Street, existing public ways. Address to remain at 86 Holliston Street. NOTE – Area and frontage meet the minimum zoning requirements for the CB zone.
- Lot A2: 2.3+/- acres with 409.68 linear feet of continuous frontage on Main Street, an existing public way. Address for this lot will be 68A Main Street as determined by the Medway Assessor's office. NOTE – Area and frontage meet the minimum zoning requirements for the CB zone.

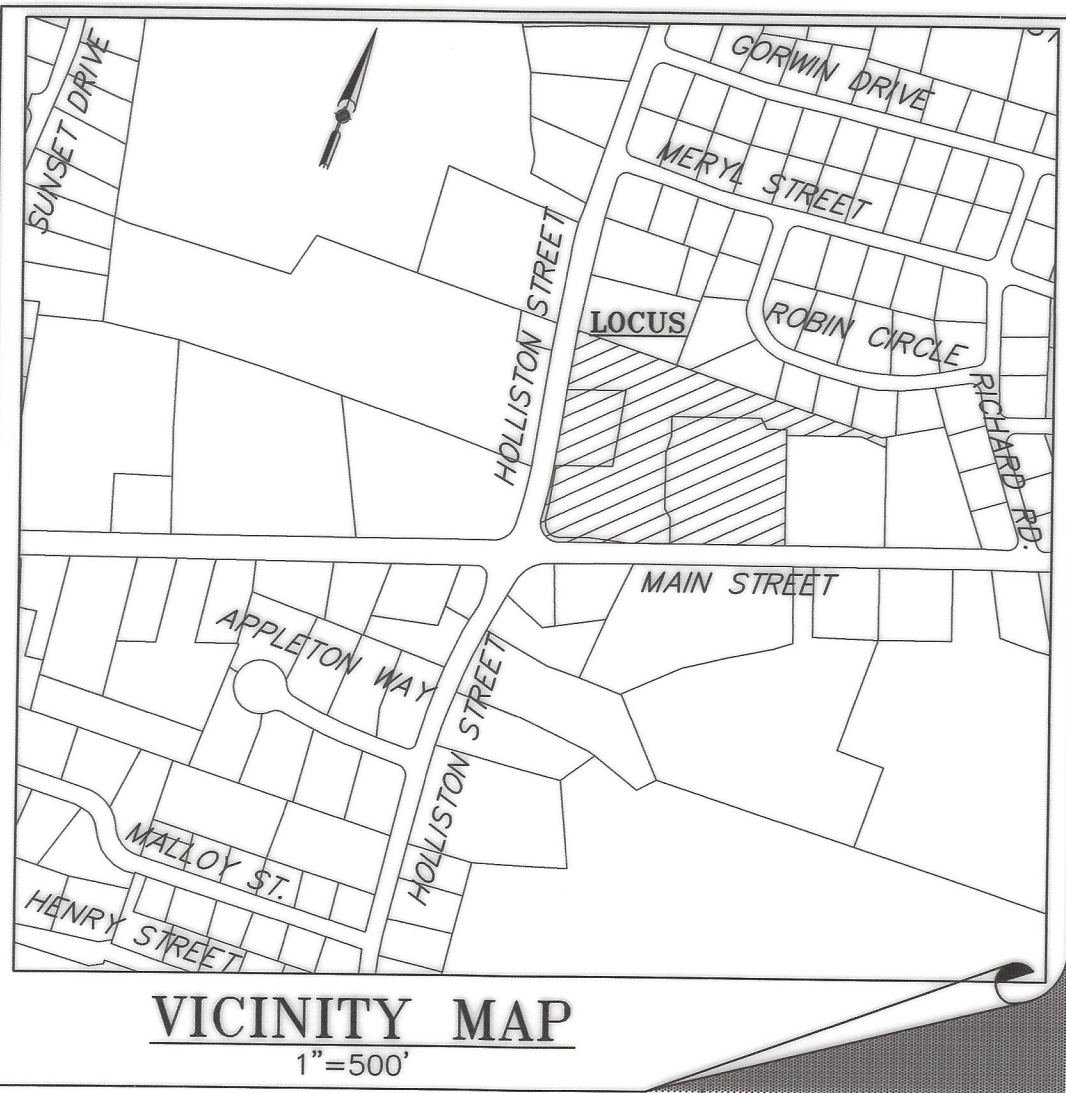
Property owner Friel Realty II, LLC is leasing Lot A2 to Milford Whitinsville Regional Hospital for which Lobisser Companies will construct a 21,900+/- sq. ft. medical facility pursuant to the approved "Site Plan 86 Holliston Street, Medway, MA", final revision date October 25, 2022, endorsed by the Planning and Economic Development Board on October 25, 2022. The corresponding site plan decision dated September 27, 2022 included a condition that an ANR plan creating the new lot for the Milford Reginal Hospital medical facility be endorsed prior to the issuance of a building permit for the medical facility.

The ANR plan was reviewed internally by Town staff and a review memorandum dated February 8, 2023 was prepared. Three minor labeling clarifications were needed, and the applicant was directed to revise the plan accordingly. A revised plan dated February 13, 2023 was submitted on February 13, 2023; it addressed the noted items. 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 Plan of Land for 86 Holliston Street did not show a subdivision. Both lots are provided adequate "on the ground" paved access via either Main Street or Holliston Street. At its June 14, 2022 meeting, the Board voted to endorse the submitted ANR Plan dated February 13, 2023 stamped by Robert E. Constantine, II, P.L.S. on February 13, 2023. 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 depicted on the subject plan does not take effect until the plan is recorded at the Norfolk County Registry of Deeds.

Copies to: Chris Park, Principal Assessor
Jon Ackley, Building Commissioner
Pete Pelletier, DPW Director
Bridget Graziano, Conservation Agent
Kevin Lobisser, Lobisser Companies
Amanda Cavaliere, Guerriere and Halnon, Inc.



VICINITY MAP

1"=500'

NOTES:

1. THE REMAINING LAND OF PARCEL A CONSISTS OF PARCEL A SHOWN IN PLAN BOOK 515 PAGE 721 EXCEPTING LOT A2, EXCEPTING A PORTION OF PARCEL #1 DESCRIBED IN DEED BOOK 21999 PAGE 160 AND EXCEPTING PARCEL 5 DESCRIBED DEED BOOK 33407 PAGE 214.
2. THIS SITE IS ZONED CENTRAL BUSINESS.
3. THIS SITE IS CLASSIFIED AS CHAPTER 61A LAND.
4. SEE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS IN DEED BOOK 20488 PAGE 582.

ZONE: CB	
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT FRONTAGE	NA ^f
MINIMUM YARDS	
FRONT	10'
SIDE	10'/25' ^g
REAR	25'
MAXIMUM LOT COVERAGE (BUILDINGS)	80%
MAXIMUM IMPERVIOUS COVERAGE	NA
MINIMUM OPEN SPACE	15%
^g WHEN ABUTTING A RESIDENTIAL DISTRICT.	
^f PROPERTIES IN THE CENTRAL BUSINESS DISTRICT THAT DO NOT HAVE FRONTAGE ON A PUBLIC STREET SHALL BE REQUIRED TO HAVE AN EASEMENT OF AT LEAST 30 FEET IN WIDTH PROVIDING ACCESS TO A PUBLIC STREET.	
ZONING INFORMATION OBTAINED FROM THE TOWN OF MEDWAY ZONING BYLAW AS AMENDED - MAY 9, 2022	

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

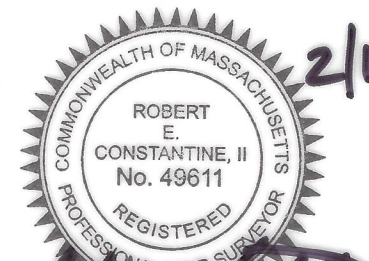
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

MEDWAY PLANNING BOARD

DATE: February 14, 2023

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

THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



2/13/2023

ABSTRACT

OWNER

FREIL REALTY II, LLC
86 HOLLISTON STREET
MEDWAY, MA 02093
DEED BOOK 27992 PAGE 300
PLAN BK. 515, PG 721 OF 2003
A.M. 41 LOT 8

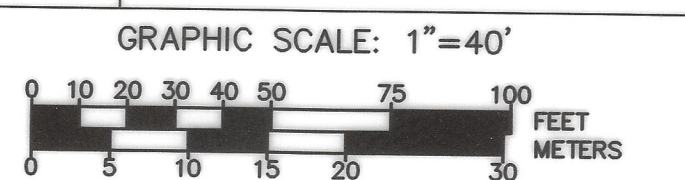
APPLICANT

LOBISSER COMPANIES
1 CHARLESVIEW ROAD
HOPEDALE, MA 01747

PLAN OF LAND
86 HOLLISTON STREET
MEDWAY
MASSACHUSETTS

FEBRUARY 13, 2023

DATE	REVISION DESCRIPTION



Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET

1 OF 1

JOB NO.

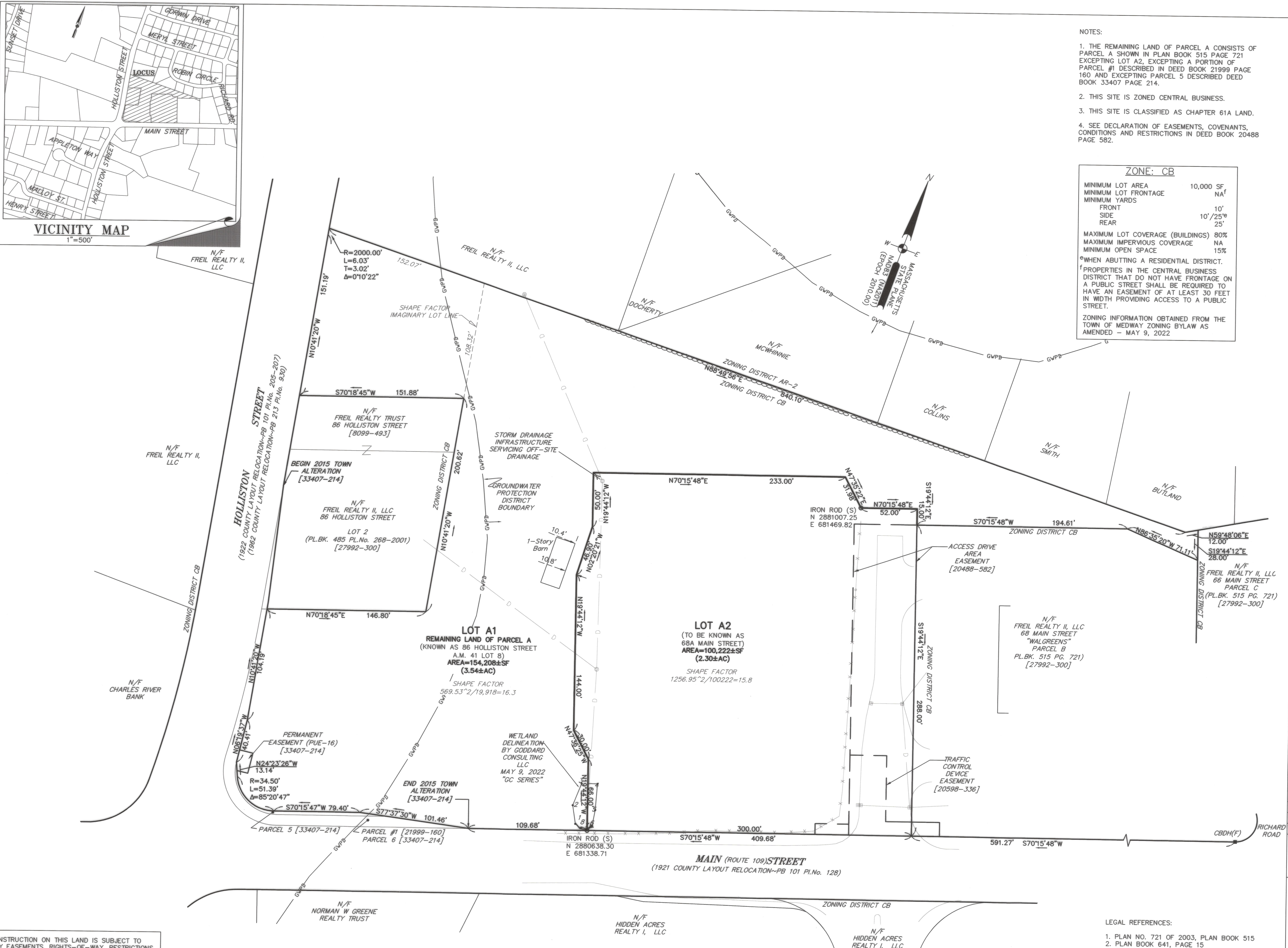
F4516

REGISTRY USE ONLY

F4516

\\C:\p\main\m\1516\Copy of Old Project Drive\F4516-AMR-02-13.dwg, 2/13/2023 12:53:09 PM, [REC]

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



LEGAL REFERENCES:

1. PLAN NO. 721 OF 2003, PLAN BOOK 515
2. PLAN BOOK 641, PAGE 15
3. PLAN NO. 129, PLAN BOOK 101
4. PLAN NO. 830 OF 1962, PLAN BOOK 213
5. DEED BOOK 21999, PAGE 160