

## **Board Members**

Andy Rodenhiser, Chair  
Sarah Raposa, A.I.C.P., Vice  
Chair  
Timothy Harris, Clerk  
Jessica Chabot, Member  
John Parlee, Member  
Alexandra Vinton, Associate  
Member



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Medway, MA 02053  
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[www.townofmedway.org](http://www.townofmedway.org)

# **TOWN OF MEDWAY**

## **COMMONWEALTH OF MASSACHUSETTS**

## **PLANNING AND ECONOMIC DEVELOPMENT BOARD**

### **Memorandum**

**TO:** Stefany Ohannesian, Town Clerk

**FROM:** Jeremy Thompson, Planning & Economic Development Coordinator

**RE:** **ANR (Subdivision Approval Not Required) Plan** – 7 Massasoit Street

**DATE:** February 28, 2024

At its February 27, 2024 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

**Name of Plan:** “Land Court Case 35897 Plan of Land 7 Massasoit Street in Medway MA”

**Location/Address:** 7 Massasoit Street

**Assessor’s Reference:** Map 69, Parcel 064

**Zoning:** Village-Residential

**Property Owner:** Nice Enterprises, Inc.

**Applicant:** Charles River Tennis Club  
Cynthia Gill  
P.O. Box 77, Medway, MA

**Plan Date:** January 19, 2024

**Prepared by:** Daniel O’Driscoll, PLS  
O’Driscoll Land Surveying, Inc.  
46 Cottage Street, Medway, MA 02038

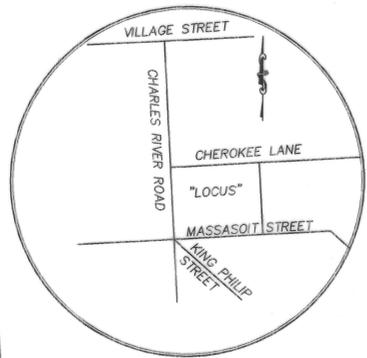
An ANR plan dated January 19, 2024, an ANR application, and associated documents were filed with the Planning and Economic Development office on February 15, 2024. The ANR plan shows the division of the approximately 60,000 square foot property at 7 Massasoit Street into two lots.

The Planning and Economic Development Board determined that the subject Plan of Land in Medway Ma does not show a subdivision as both lots have sufficient frontage on public ways.

Please note that the land division does not take effect until the plan is recorded at the Norfolk County Land Court.

Copies to: Christopher Park, Principal Assessor  
Jon Ackley, Building Commissioner  
Cynthia Gill, applicant

LAND COURT PLAN 35897 A



LOCUS MAP (NOT TO SCALE)

JONATHON RYAN BOOK 28876 PAGE 31

JACKELINE COOPERMAN BOOK 36026 PAGE 175

CBDH DENOTES CONCRETE BOUND WITH DRILL HOLE  
IRC DENOTES IRON ROD WITH CAP  
IR DENOTES IRON ROD  
IP DENOTES IRON PIPE  
FND. DENOTES FOUND  
L.P. DENOTES LIGHT POST  
C.L.F. DENOTES CHAIN LINK FENCE

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

*[Handwritten signatures]*

(RESERVED FOR REGISTRY USE)

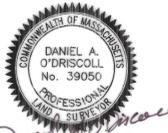
DATE 2/27/24

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

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN DECEMBER 14, 2023, AND JANUARY 26, 2024.

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON.

*Daniel A. O'Driscoll* JAN. 29, 2024  
PROFESSIONAL LAND SURVEYOR DATE  
DANIEL A. O'DRISCOLL COMM. OF MASS. P.L.S. No. 39050



*Daniel A. O'Driscoll* 1/29/2024

RECORD OWNER: NICE ENTERPRISES, INC.  
106 MENDON STREET  
BELLINGHAM, MA 02019

PREPARED FOR: CHARLES RIVER TENNIS CLUB  
P.O. BOX 77  
MEDWAY, MA 02053

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS  
CERTIFICATE No. 195380

PLAN REFERENCE: LAND COURT PLAN 14682 A

ASSESSORS REFERENCE: MAP 69 PARCEL 64

ZONING DISTRICT: VILLAGE RESIDENTIAL (VR)

PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B LAND  
THERE ARE NO ZONING BOARD OF APPEALS DECISIONS ON THIS PROPERTY.

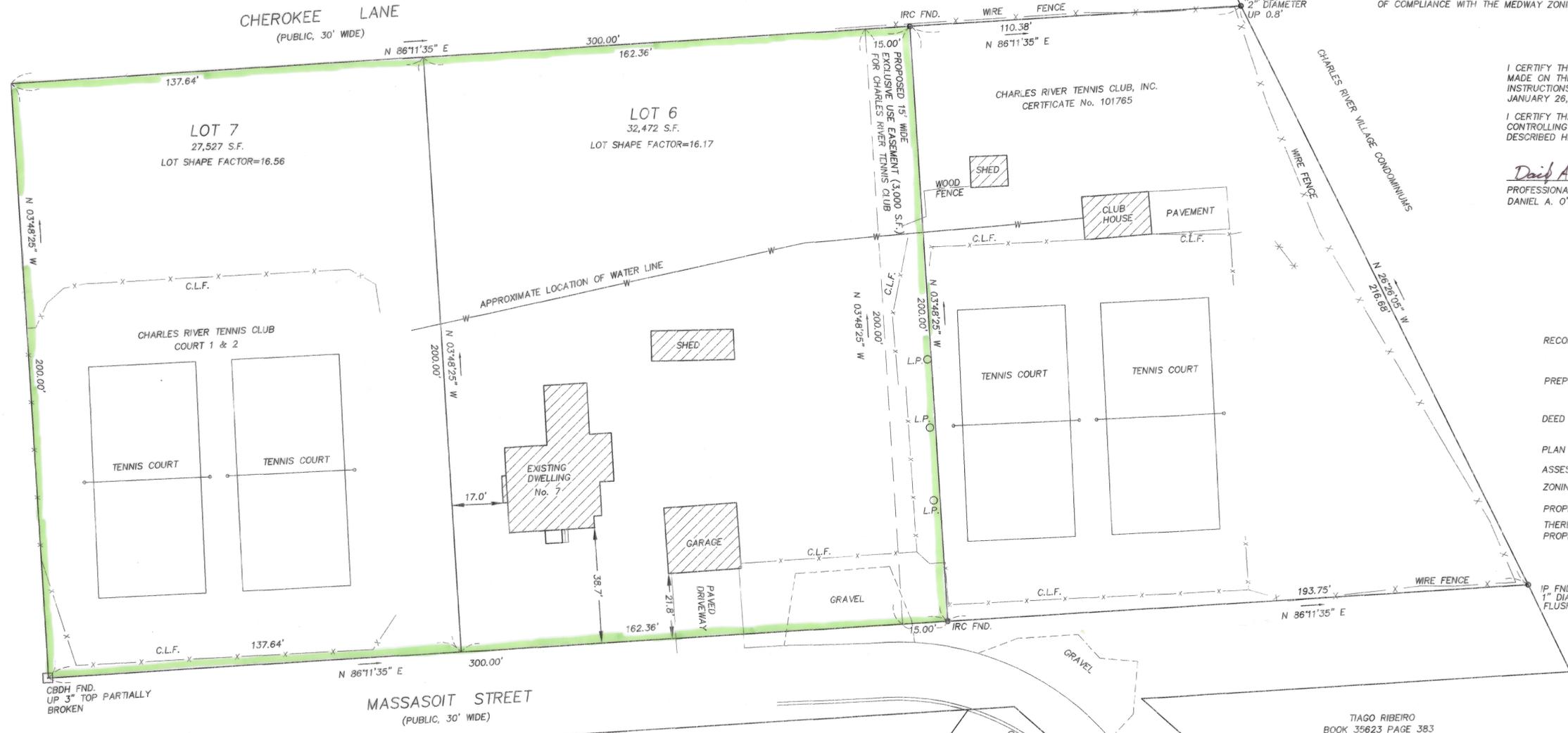
MICHAEL PROCTOR CERTIFICATE No. 16537

LAND COURT PLAN 14682 C

IR FND. UP 2"

JONATHON REDFIELD CERTIFICATE No. 191642

CHARLES RIVER ROAD (PUBLIC, 40' WIDE)



TIAGO RIBEIRO BOOK 35623 PAGE 383

MARINA ABDELNOUR CERTIFICATE No. 199559

JAMES DEZUTTER BOOK 40391 PAGE 332

KING PHILIP STREET (PUBLIC, 30' WIDE)

JUDITH AGOPOVICH BOOK 34497 PAGE 270

MASSAPOAG STREET (PUBLIC, 30' WIDE)



LAND COURT CASE 35897  
PLAN OF LAND  
7 MASSASOIT STREET  
IN  
MEDWAY, MASSACHUSETTS

SCALE: 1"=20' DATE: JANUARY 19, 2024

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