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Member



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (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

August 7, 2020

NOTICE of PUBLIC HEARING

Harmony Village Multi-Family Housing Development

218 Main Street

Pursuant to the *Medway Zoning Bylaw*, SECTION 5.6.4 Multifamily Housing and SECTION 3.5 Site Plan Review and *Medway General Bylaws*, Article XXVII Stormwater Management and Land Disturbance, and the provisions of Massachusetts General Laws, Chapter 40A, and the Board's *Site Plan Rules and Regulations*, notice is given that the ***Planning and Economic Development Board will conduct a Public Hearing on Tuesday, August 25, 2020 at 7:15 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street, Medway, MA***, and via ZOOM at: <https://us02web.zoom.us/j/84932163809> to consider the applications of Harmony Estates LLC of Milford, MA for approval of a Multi-Family Housing Special Permit, a site plan entitled *Site Plan Review Submittal – Harmony Estates 218-220 Main Street*, dated June 9, 2020 prepared by Meridian Associates, Inc. of Westborough, MA, and a Land Disturbance Permit. The Sanford Hall meeting room is accessible via elevator to persons with physical disabilities.

With COVID-19 limitations on the number of people who may gather indoors in one place and the associated physical distancing requirements, the Sanford Hall meeting space can accommodate a limited number of people for live attendance at this public hearing. All in-person attendees are required to wear face coverings unless they are prevented from doing so by a medical or disabling condition. The Board encourages online public participation in the hearing via ZOOM meeting attendance at: <https://us02web.zoom.us/j/84932163809>. The ZOOM meeting may also be accessed via telephone at: 312-626-6799, meeting ID 84932163809#. Members of the public may also watch the meeting on Medway Cable Access - channel 11 on Comcast Cable, channel 35 on Verizon Cable, or on Medway Cable's Facebook page @medwaycable.

The applicant proposes to develop a 7-unit residential condominium at 218 Main Street located in the Agricultural Residential II zoning district. The 1.22-acre property (*Medway Assessors Map 57, Parcel 44*) is owned by Elliot Edwards and Linda Resner of Medway, MA. The site is bounded on the north by properties owned by Parlee/Hodges and Terranova, on the east by properties owned by Sutton/Ritchie and Bergeron, on the west by property owned by Force, and on the south by properties owned by Santos, Leonard and Main Street.

The proposed development will include renovation of two existing single-family houses and construction of a new three-family building and a new two-family building for a total of seven residential units; 26 off-street parking spaces will be provided. Access will be from a single curb cut from Main Street. Stormwater management facilities will be constructed to manage stormwater on-site and include a sub-surface infiltration system for roof runoff and a detention basin at the southwest corner of the property. Landscaping, site lighting, buffering, and a common outdoor area are planned. Connections will be made to the existing Town sewer and water services in Main Street. Enclosed is an excerpt from the proposed site development plan for your review.

The applications and site plan are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. Face coverings are required to visit Town Hall. Project information is also posted at the Planning and Economic Development web page at <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

Interested persons or parties are invited to review the plan, participate in the public hearing and express their views. Written comments are encouraged and may be forwarded to planningboard@townofmedway.org. All comments will be entered into the record during the public hearing. Please direct any questions regarding this application to the Medway Planning and Economic Development office at 508-533-3291.

Andy Rodenhiser
Chairman