

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Matthew Hayes, P.E.,
Member
Jessica Chabot, Member
Thomas Gay, Associate
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

September 22, 2021

PUBLIC BRIEFING NOTICE

Mockingbird Lane Preliminary Subdivision Plan – 56 Summer Street Tuesday, October 12, 2021 at 8:15 p.m.

The Planning and Economic Development Board has received an application from property owner Tortcon Builders, LLC of Framingham, MA for review of a ***preliminary subdivision plan for a multi-family development at 56 Summer Street***. The 5.54 acre site (*Medway Assessors Map 46, Parcel 028*) is located on the east side of Summer Street in the Agricultural Residential II zoning district and the Multifamily Housing Overlay District; the property is located approximately 800' north of Milford Street (Route 109).

The *Mockingbird Lane Preliminary Subdivision Plan* is dated September 3, 2021 and was prepared by Robert G. Murphy & Assoc., Inc. of North Grafton, MA. The proposed plan shows the division of the property into three lots with ten triplex buildings (for a total of thirty townhouse style dwelling units), three drainage parcels, a 525' long road, internal driveways, stormwater management facilities, and connections to Town water and sewer in Summer Street.

The applicant will present the proposed Mockingbird Lane Preliminary Subdivision Plan to the Medway Planning and Economic Development Board on Tuesday evening, October 12, 2021 at 8:15 p.m. The meeting will be held live at Medway Town Hall, 155 Village Street and via the Zoom online platform as a courtesy to the public. Meeting access instructions will be included on the agenda for the October 12, 2021 meeting which will be posted at: <https://www.townofmedway.org/node/926/agenda/2021>

A copy of the application, the Mockingbird Lane Preliminary Subdivision Plan, and other associated documents are on file with the Medway Town Clerk and at the Community and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected during regular Town Hall office hours on Mondays from 7:30 a.m. to 5:30 p.m., Tuesday - 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 for individuals who are not COVID-19 vaccinated are required at Town Hall. The Mockingbird Lane documents will also be posted at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>

Written comments may be forwarded to the Board at the above address, faxed to us at the number above, or emailed to us at: planningboard@townofmedway.org. Board members will review all submitted correspondence. If you have any questions regarding this matter, please contact Medway Planning & Economic Development Coordinator Susan Affleck-Childs at 508-533-3291. Thank you.

OVER →

NOTE – The filing of a Preliminary Subdivision plan with the Planning and Economic Development Board provides a way for a developer to:

- acquaint the Board, Town staff, and abutters with the applicant’s intentions for developing a site;
- discuss the proposed concept plan;
- obtain some feedback on the proposal;
- identify issues that need to be addressed and clarify additional information that may be needed before submitting a Definitive Subdivision Plan in the future; and
- identify other land development permits that may be needed.

A Preliminary Subdivision Plan does NOT serve to formally subdivide land and create new legal lots. That can only be accomplished by the Board’s approval of a Definitive Subdivision Plan which is the developer’s usual next step after a Preliminary Subdivision Plan discussion with the Board. A Definitive Subdivision Plan includes considerably more detailed information than a Preliminary Plan; it is a fully engineered plan showing all infrastructure and utilities. The Board is required to conduct a formal public hearing on a proposed Definitive Subdivision Plan; abutters owning property within 300’ of the site are notified of the public hearing and have an opportunity to provide comments. A proposed Definitive Subdivision Plan is reviewed by the Town’s consulting engineer and Town staff for compliance with the Board’s *Subdivision Rules and Regulations*.