



April 26, 2022
Medway Planning & Economic Development Board
Meeting

ZBA Petitions

- 46 Granite Street – Petition by property owner Sara Dmytryck to appeal the 3-8-22 citation of Medway Building Department Code Compliance Officer Erika Robertson that the property is being used to operate a “Contractor’s Yard” for Oakwoods Landscaping. The property is located in the AR-II zoning district where a Contractor’s Yard is a prohibited use. NOTE – On 4-21-22, the Building Department rescinded its 3-8-21 violation letter as it had mistakenly referenced the wrong address/map and parcel #.
- 14 Franklin Street – Petition by property owner Lynne Tatevosian to modify the previously issued (August 2019) frontage variance and 2-family special permit to adjust the shape of the lot by creating a non-buildable Parcel A (5,359 sq. ft.) along the northern boundary of the lot.

Both petitions will be heard by the ZBA at its May 4th meeting.



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Please attach any decision or denial for which you are requesting an appeal.

Please attach any and all materials submitted to the Town Board or Official with respect to the decision or denial you are appealing.

| | | |
|--|---|-------------------------------------|
| Date of Decision and/or Denial: March 8, 2022 | Application Request(s): | |
| Board or Official who made Decision and/or Denial: Erika Robertson, Code Comp Officer | Reversal of Decision and/or Denial | <input checked="" type="checkbox"/> |
| Applicant(s): Sara Dmytryck | Modification to the Decision | <input type="checkbox"/> |
| | Direct Issuance of a Permit | <input type="checkbox"/> |
| | Direct the Enforcement of a Section of the Zoning Bylaw | <input type="checkbox"/> |
| Evidence to support grant of appeal (use attachments if necessary): Applicant is engaged in farm operations, which use is protected under MGL Ch 40A, Sec 3. Applicant is engaged in dirt farming - that is providing loam. The area in question is currently being maintained and allowed to rejuvenate for future loam production. | | |
| How are you aggrieved by the decision or denial? The decision will prohibit the applicant from farming on a large tract of the applicant's land in Medway. | | |


Signature of Applicant/Petitioner or Representative

3/30/22
Date

GENERAL APPLICATION FORM



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

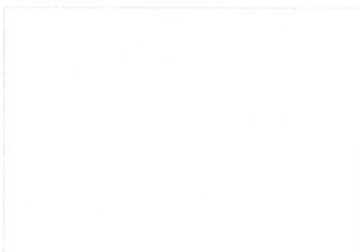
Phone: 508-321-4915 | zoning@townofmedway.org
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TO BE COMPLETED BY THE APPLICANT

| Applicant/Petitioner(s): | Application Request(s): |
|--|--|
| Sara Dmytryck | |
| Property Owner(s): | |
| Sara Dmytryck | Appeal <input checked="" type="checkbox"/> |
| | Special Permit <input type="checkbox"/> |
| Site Address(es): | Variance <input type="checkbox"/> |
| 46 Granite Street | Determination/Finding <input type="checkbox"/> |
| | Extension <input type="checkbox"/> |
| | Modification <input type="checkbox"/> |
| Parcel ID(s): | Comprehensive Permit <input type="checkbox"/> |
| 74-003 | |
| | |
| | |
| Zoning District(s): | |
| AR-2 | |
| Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Jan. 10, 2019 - Book 36552, Page 560 | |

TOWN CLERK STAMP



TO BE COMPLETED BY STAFF:

Check No.:

Date of Complete Submittal:

Comments:

GENERAL APPLICATION FORM

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

| | | |
|--|--|------------------------------------|
| Applicant/Petitioner(s): Sara Dmytryck | | Phone: 508 541-3000 x218 |
| | | Email: evc@ddcrwlaw.com |
| Address: 36 Granite St., Hopkinton, MA 01748 | | |
| Attorney/Engineer/Representative(s): Edward V. Cannon, Jr., Esq. | | Phone: 508 541-3000 x218 |
| | | Email: evc@ddcrwlaw.com |
| Address: 124 Grove St., Ste. 220, Franklin, MA 02038 | | |
| Owner(s): Sara Dmytryck | | Phone: 508 541-3000 x218 |
| | | Email: evc@ddcrwlaw.com |
| Mailing Address: 36 Granite St., Hopkinton, MA 01748 | | |

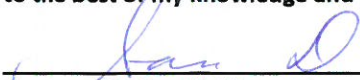
Please list name and address of other parties with financial interest in this property (use attachment if necessary):

None

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

None

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.


Signature of Applicant/Petitioner or Representative

3-30-22
Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

GENERAL APPLICATION FORM

APPLICATION INFORMATION

| | | YES | NO |
|---|---|-------------------------------------|-------------------------------------|
| Applicable Section(s) of the Zoning Bylaw: | Requesting Waivers? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.6.3 | Does the proposed use conform to the current Zoning Bylaw? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Present Use of Property: Farm | Has the applicant applied for and/or been refused a building permit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Is the property or are the buildings/ structures pre-existing nonconforming? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Proposed Use of Property: Farm | Is the proposal subject to approval by the BOH or BOS? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Is the proposal subject to approval by the Conservation Commission? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Date Lot was created: Feb. 6, 2003 | Is the property located in the Floodplain District? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Date Building was erected: vacant lot | Is the property located in the Groundwater Protection District? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Does the property meet the intent of the Design Review Guidelines? N/A | Is the property located in a designated Historic District or is it designated as a Historic Landmark? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Describe Application Request: To reverse the decision of Erika Robertson, Code Compliance Officer, dated March 8, 2022. | | | |

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

| Required Data | Bylaw Requirement | Existing | Proposed |
|-------------------|-------------------|----------|----------|
| A. Use | | farm | farm |
| B. Dwelling Units | | | |
| C. Lot Size | | | |
| D. Lot Frontage | | | |
| E. Front Setback | | | |
| F. Side Setback | | | |
| G. Side Setback | | | |
| H. Rear Setback | | | |
| I. Lot Coverage | | | |
| J. Height | | | |
| K. Parking Spaces | | | |
| L. Other | | | |

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org and 4 paper copies to the Community & Economic Development Department.



**TOWN OF MEDWAY
BUILDING DEPARTMENT**
155 Village Street
Medway, Massachusetts 02053
508.533.3253

Jack Mee
Building Commissioner &
Zoning Enforcement
jmee@townofmedway.org

March 8, 2022

Sara Dmyrtyck
36 Granite Street
Hopkinton, MA 01748

RE: 46R Granite Street
Tax Map No.: 74-003

Dear Property Owner,

Upon inspection of your property on February 24, 2022, you are in violation of The Medway Zoning By-Law Schedule of Uses, Section E. INDUSTRIAL AND RELATED USES. Your property is located in a Agricultural/Residential II zoning district. This property is being used as a *Contractor Yard*, which is a prohibited use.

Upon Inspection Oakwoods Landscaping are operating their business on the property. This is a prohibited use.

**TOWN OF MEDWAY ZONING BY-LAWS
3.1 ENFORCEMENT, VIOLATIONS, AND PENALTIES**

E. Appeal. An appeal to the Board of Appeals may be taken by any person aggrieved by reason of inability to obtain a permit or enforcement action from the Building Commissioner, as provided in G.L. c. 40A, § 8, as amended.

F. Penalty.

1. Please realize that Section 3.1 ENFORCEMENT, VIOLATIONS, AND PENALTIES states:
F. Penalty. Anyone who violates a provision of this zoning Bylaw, or any condition of a variance, site plan review decision or special permit, shall be punishable by a fine of not more than three hundred dollars for each offense. Each day during which any portion of a violation continues shall constitute a separate offense.
2. As an alternative means of enforcement, the Building Commissioner may impose noncriminal penalties pursuant to G.L. c. 40, § 21D and Article XX of the Town's General Bylaws, in accordance with the following schedule:
 - a. First offense: warning (verbal or written)
 - b. Second offense: one hundred dollars
 - c. Third offense: two hundred dollars
 - d. Fourth and each subsequent offense per violation: three hundred dollars

An appeal to the Board of Appeals may be taken by any person aggrieved by an order or decision of the Building Commissioner, as provided by G.L. C40A, secs. 8 and 15.

Please contact this office to discuss your plan of action. Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Erika Robertson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Erika Robertson
Code Compliance Officer

cc: Oakwoods Landscaping
1275 Main Street #3
Millis, MA 02054

PLAN NO. 285, PLAN BK. 295



OFFICIAL

OFFICIAL

BELLINGHAM ASSESSORS MAP 2 PARCEL 2

ZONING: AGRICULTURAL
Area 80,000 S.F.
Frontage 200.00 FT.

Front Setback 30.00 FT.
Side Setback 15.00 FT.
Rear Setback 20.00 FT.

MEDWAY ASSESSOR MAP 3-3 PARCEL 32C

ZONING: AGRICULTURAL-RESIDENTIAL II
Area 22,500 S.F.
Frontage 150.00 FT.

Front Setback 35.00 FT.
Side Setback 15.00 FT.
Rear Setback 15.00 FT.

Norfolk Registry of Deeds
Bellingham, Mass.

Received OCT 2 2003

With D.E.D.

MICHAEL J. DINAPOLI & AL.

MICHAEL J. DINAPOLI TR. & AL.

Filed as Page 600 OF 2003

PL. 011 - 515

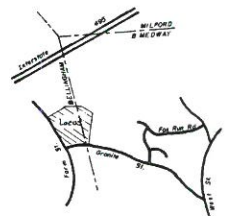
Attest: *John P. [Signature]*

Register

I hereby certify that this plan is made in accordance with the regulations of the Registers of Deeds - Chapter 36, §13A as amended and effective 1-1-78.

REFERENCES:

See Plan by William J. Rossetti R.L.S.
Dated October 8, 1977
Plan No. 967, Plan Book 264
See Plan by New England Power Service Co.
Dated April 10, 1975
Plan No. 551, Plan Book 289



LOCUS MAP
N.T.S.

BELLINGHAM PLANNING BOARD

Approval Not required under the

Subdivision Control Law

Steven P. [Signature]

Ed W. [Signature]

Robert R. [Signature]

Date: 2-27-2003

Planning Board endorsement is not

a determination as to conformance

with the Zoning Bylaw.

BELLINGHAM PLANNING BOARD

Approval Not required under the

Subdivision Control Law

Steven P. [Signature]

Ed W. [Signature]

Robert R. [Signature]

Date: 12-12-02

MEDWAY PLANNING BOARD

Approval Not required under the

Subdivision Control Law

William J. [Signature]

William J. [Signature]

William J. [Signature]

Date: 6 Feb. 03

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED TO CONFORM TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



Albert Florentz, P.L.S.

9/16/02

Date

LOT 1A
320,390 S.F.
7.35 Acres

BELLINGHAM
265,373 S.F.

MEDWAY
55,017 S.F.

LOT 1C
80,395 S.F.

LOT 1B
80,744 S.F.

LOT 1D
80,689 S.F.

MEDWAY
38,901 S.F.

BELLINGHAM
41,888 S.F.

GRANITE STREET
(Public Variable Width)

PLAN OF LAND
IN
**BELLINGHAM &
MEDWAY MASS.**

Norfolk County Rev. January 30, 2003
Scale: 1" = 40'
August 26, 2002

SALVETTI, Land Consultants Inc.
10 Ennema Street Franklin, Mass. 02038

(508) 528-9363



Owner:
Mike & Michelle DiNapoli
8 Granite St.
Bellingham Ma. 02019

600-03

NOTES TO USERS

ap is for use in administering the National Flood Insurance Program. It does not identify areas subject to flooding, particularly from local drainage of small size. The community map repository should be consulted for updated or additional flood hazard information.

For more detailed information in areas where Base Flood Elevations (BFEs) have been determined, users are encouraged to consult the Flood and Floodway Data and/or Summary of Stillwater Elevations tables contained in the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users are aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and not be used as the sole source of flood elevation information. Accordingly, elevation data presented in the FIS Report should be utilized in conjunction with the map for purposes of construction and/or floodplain management.

Base Flood Elevations shown on this map apply only to landward of 0.0' American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations in the Summary of Stillwater Elevations table should be used for construction floodplain management purposes when they are higher than the elevations on this FIRM.

Views of the floodways were computed at cross sections and interpolated at cross sections. The floodways were based on hydraulic considerations with the requirements of the National Flood Insurance Program. Floodway widths per pertinent floodway data are provided in the Flood Insurance Study Report.

Areas not in Special Flood Hazard Areas may be protected by flood control levees. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

Projection used in the preparation of this map was Massachusetts State Plane NAD 83 (FIPS zone 2001). The horizontal datum was NAD 83, GRS 1980. Differences in datum, spheroid, projection or UTM zones used in the set of FIRMs for adjacent jurisdictions may result in slight position errors in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations on the same vertical datum. For information regarding conversion to the National Geodetic Vertical Datum of 1929 and the North American Datum of 1983, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following:

Information Services
NIMS12
4 Geodetic Survey
3, #9202
450 West Highway
Baltimore, Maryland 21010-3282
13-3242

In current elevation, description, and/or location information for bench marks on this map, please contact the Information Services Branch of the National Geodetic Survey at (202) 715-3242, or visit its website at <http://www.ngs.noaa.gov>.

Map information shown on the FIRM was derived from digital orthophotography. Map files were provided in digital format by Massachusetts Geographic Information Systems (MassGIS). Ortho imagery was produced at a scale of 1:5,000. Orthophotography is dated April 2005.

Hydro baselines depicted on this map represent the hydraulic modeling baselines for the flood profiles in the FIS report. As a result of improved topographic data, hydro baselines, in some cases, may deviate significantly from the channel line or appear outside the SFHA.

On updated topographic information, this map reflects more detailed and accurate stream channel configurations and floodplain delineations than shown on the previous FIRM for this jurisdiction. As a result, the Flood and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect channel distances that differ from what is shown on the map. Also, the hydrological relationships for unreviewed streams may differ from what is shown on previous maps.

State limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate city officials to verify current corporate limit locations.

Refer to the separately printed Map Index for an overview map of the showing the layout of map panels, community map repository addresses, listing of Communities with National Flood Insurance Program, and/or each community as well as a listing of the panels on which each community is shown.

Information on available products associated with this FIRM visit the Map Service (MISC) website at <http://misc.fema.gov>. Available products may include: 1) issued Letters of Map Change, 2) Flood Insurance Study Report, and/or versions of this map. Many of these products can be ordered or obtained from the MISC website.

Have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at www.fema.gov/business/mip.

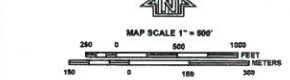


LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (100-year flood) also known as the base flood, is the flood with a 1% chance of being equaled or exceeded in any given year. The areas subject to flooding by the 1% annual chance flood, Areas of Special Flood Hazard, include Zones A, AE, AH, AO, AR, ARH, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A**
No Base Flood Elevations determined.
- ZONE AE**
Base Flood Elevations determined.
- ZONE AH**
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined.
- ZONE AO**
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); Base Flood Elevation determined. For areas of shallow fan flooding, velocities also determined.
- ZONE AR**
Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was substantially destroyed. Zone AR indicates that the former flood control system is being restored to protect from the 1% annual chance or greater flood.
- ZONE ARH**
Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; No Base Flood Elevation determined.
- ZONE VE**
Coastal flood zone with velocity hazard (wave action); No Base Flood Elevation determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept open to ensure that the 1% annual chance flood can be carried without substantial increase in flood heights.
- OTHER FLOOD AREAS**
- ZONE X**
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from the 1% annual chance flood.
- OTHER AREAS**
- ZONE X**
Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone A boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas and boundaries dividing Special Flood Hazard Areas of different Base Flood Elevation, or flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet
- Base Flood Elevation value where uniform within zone; elev. in feet
- Referenced to the North American Vertical Datum of 1988
- Cross section line
- Traverse line
- Causeway
- Bridge
- Geographic coordinates referenced to the North American Datum (NAD 83) Western Hemisphere
- 495000 M
- 100-meter scale; Massachusetts State Plane NAD 83 Zone 2001; Universal Transverse Mercator Zone 18Q
- 100-meter Universal Transverse Mercator grid values; zone 18Q
- Bench mark (see explanation in Notes to Users section of this map)
- MI 5
- River Mile
- MAP REPOSITORIES
- Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
- JULY 17, 2012
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-635-6032.



NFIP

PANEL 0138E

FIRM

FLOOD INSURANCE RATE MAP

NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 138 OF 430

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | SUBSET | PANEL |
|--------------------|--------|-------|
| WILLOWDALE TOWN OF | 00000 | 018 |
| MEDWAY TOWN OF | 25043 | 018 |

Notice to User: The Map Number should be used when placing map order. Community Number shown above also used on insurance applications for the community.

MAP NUM

25021C01

EFFECTIVE D.

JULY 17, 2012

Federal Emergency Management Agency

is for use in administering the National Flood Insurance Program. It does not identify all areas subject to flooding, particularly from local drainage of small size. The community map repository should be consulted for updates or additional flood hazard information.

more detailed information in areas where **Base Flood Elevations (BFEs)** always have been determined, users are encouraged to consult the Flooded Floodway Data and/or Summary of Stillwater Elevations tables contained in the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users are aware that OFEs shown in the FIRM represent rounded whole-foot BFEs. These BFEs are intended for flood insurance rating purposes only and are used as the sole source of flood elevation information. Accordingly, any data presented in the FIS Report should be utilized in conjunction with the purposes of construction and/or floodplain management.

Base Flood Elevations shown on this map apply only insofar as 0.0' means Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Table in the Flood Insurance Study Report for this jurisdiction. Elevations in the Summary of Stillwater Elevations table should be used for construction and/or management purposes when they are higher than the elevations on this FIRM.

HL of the floodways were computed at cross sections and interpolated cross sections. The floodways were based on hydraulic considerations with requirements of the National Flood Insurance Program. Floodway widths pertinent floodway data are provided in the Flood Insurance Study Report addendum.

was not in Special Flood Hazard Area may be protected by flood control s. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance sort for information on flood control structures for this jurisdiction.

Differences in datum, spheroid, projection or UTM zones used in the 1 of FIRM for adjacent jurisdictions may result in slight positional s in map features across jurisdiction boundaries. These differences do not accuracy of this FIRM.

Verticals on this map are referenced to the North American Vertical Datum of 1988. Flood elevations must be compared to structure and ground elevations to the same vertical datum. For information regarding conversion to the National Geodetic Vertical Datum of 1929 and the North American Datum of 1983, visit the National Geodetic Survey website at nvd.ngs.gov or contact the National Geodetic Survey at the following:

Information Services
NQS12
Geodetic Survey
#11702
1 West Highway
ing, Merphord 20910-3282
-3242

This map please contact the Information Services Branch of the National Survey at (303) 713-3242 or visit its website at <http://www.nps.gov>.

A information shown on this FIRM was derived from digital orthophotography. Files were provided in digital format by Massachusetts Geographic Information Systems (MassGIS). Ortho imagery was produced at a scale of 1:5 000. Imagery is dated April 2005.

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Limitations: The limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred since the map was published, map users should contact appropriate local officials to verify current corporate limit locations.

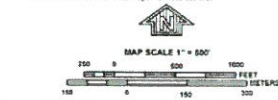
Refer to the separately printed **Map Index** for an overview map of the showing the layout of map panels, community map repository addresses, listing of Communities table containing National Flood Insurance Program each community as well as a listing of the panels on which each community

Information on available products associated with this FIRM visit the Map Service (MSC) website at <http://msc.fema.gov>. Available products may include: 1) issued Letters of Map Change, a Flood Insurance Study Report, and/or reasons of the map. Many of these products can be ordered or obtained from the MSC website.


For questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-335-2627) or visit the FEMA website at fema.gov/businessinfo.

[illegible]

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6629.



NATIONAL FLOOD INSURANCE PROGRAM



FIRM

FLOOD INSURANCE RATE MAP


NORFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 01356

PANEL 139 OF 430
 (SEE MAP INDEX FOR FIRM PANEL LOCATION)

| COUNTY | CORRECTION | REVISION | PANEL |
|--------------------|------------|----------|--------|
| NO. 100000000 | 00000000 | 000000 | 000000 |
| MASS. NO. 10000000 | 00000000 | 000000 | 000000 |
| MASS. NO. 10000000 | 00000000 | 000000 | 000000 |

Notice to User: This **Map Number** should be used when placing map on **Community Number**. Show **Zone** used on insurance applications for community.



MAP NUMBER
25021C
EFFECTIVE
JULY 17

Federal Emergency Management Agency



**TOWN OF MEDWAY
BUILDING DEPARTMENT**
155 Village Street
Medway, Massachusetts 02053
508.533.3253

Jack Mee
Building Commissioner &
Zoning Enforcement
jmee@townofmedway.org

April 21, 2022

Sara Dmytryck
36 Granite Street
Hopkinton, MA 01748

RE: 46R Granite Street
Tax Map No.: 74-003-001

Dear Mrs. Dmytryck,

On March 8, 2022 this office issued you a letter regarding your property at 46 Granite Street, Medway. Please be advised that the letter of March 8, 2022 is hereby voided and rescinded with respect to your property at 46 Granite Street, Medway.

Sincerely,

Erika Robertson
Code Compliance Officer

cc: Oakwoods Landscaping
Edward Cannon, Esquire

GENERAL APPLICATION FORM**TOWN OF MEDWAY****ZONING BOARD OF APPEALS**

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

| Applicant/Petitioner(s): | Application Request(s): |
|---|--|
| Lynne Tatevosian | |
| Property Owner(s): | Appeal <input type="checkbox"/> |
| Lynne Tatevosian | Special Permit <input type="checkbox"/> |
| Site Address(es): 14 Franklin Street, Medway, MA | Variance <input type="checkbox"/> |
| | Determination/Finding <input type="checkbox"/> |
| | Extension <input type="checkbox"/> |
| | Modification <input checked="" type="checkbox"/> |
| Parcel ID(s): 57-078 (Formerly 57-078 & 57-079) | Comprehensive Permit <input type="checkbox"/> |
| Zoning District(s): AR-II | |
| Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Deed Book No 36604 Pg.172, Feb 11, 2019 | |

TO BE COMPLETED BY STAFF:

Check No.:

Date of Complete Submittal:

Comments:

GENERAL APPLICATION FORM

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

| | | |
|---|--|----------------------------------|
| Applicant/Petitioner(s): Lynne Tatevosian | | Phone: 781-726-1988 |
| | | Email: Tatevosian@comcast.net |
| Address: 14 Franklin Street, Medway, MA 02053 | | |
| Attorney/Engineer/Representative(s): n/a | | Phone: |
| | | Email: |
| Address: | | |
| Owner(s): Lynne Tatevosian | | Phone: 781-726-1988 |
| | | Email: Tatevosian@comcast.net |
| Mailing Address: 14A Franklin Street, Medway, MA 02053 | | |

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

None

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

None

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Signature of Applicant/Petitioner or Representative

Lynne Tatevosian

4/4/22
Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

APPLICATION INFORMATION

| | | YES | NO |
|--|---|-------------------------------------|-------------------------------------|
| Applicable Section(s) of the Zoning Bylaw: | Requesting Waivers? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| See narrative below | Does the proposed use conform to the current Zoning Bylaw? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Present Use of Property: Two-family dwelling | Has the applicant applied for and/or been refused a building permit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Is the property or are the buildings/structures pre-existing nonconforming? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Proposed Use of Property: Two-family dwelling | Is the proposal subject to approval by the BOH or BOS? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Is the proposal subject to approval by the Conservation Commission? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Date Lot was created: January 22, 2019 (merged two lots) | Is the property located in the Floodplain District? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Date Building was erected: January 14, 2021 | Is the property located in the Groundwater Protection District? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the property meet the intent of the Design Review Guidelines? n/a | Is the property located in a designated Historic District or is it designated as a Historic Landmark? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>Describe Application Request:</p> <p>On August 7, 2019, the Zoning Board granted a decision for a frontage variance from Section 6.1, Table 2 and a Special Permit under Section 5.4, Table 1.C to allow a two-family house that would have the exterior appearance of a single family dwelling.</p> <p>On March 18, 2020, the Zoning Board granted a decision for change to the location of the dwelling, modification to the building plans and tree removal within setbacks.</p> <p>I am requesting a modification to change the shape of the lot into Lots 3 and Parcel A (not a buildable lot) as proposed on the "Approval-Not-Required Plan of Land in Medway, MA" dated March 14, 2022 Owner: Lynne Tatevosian, prepared by Colonial Engineering, Inc. P.O. Box 95, 11 Awl Street, Medway, MA 02053.</p> | | | |

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

| Required Data | Bylaw Requirement | Existing | Proposed |
|-------------------|--------------------------------|---------------------|---|
| A. Use | | two-family dwelling | two-family dwelling |
| B. Dwelling Units | 2 | 2 | 2 |
| C. Lot Size | 22,500 s.f. | 46,103 s.f. | Lot 3 - 40,744 s.f. & Parcel A 5,359 s.f. |
| D. Lot Frontage | 150' | 89.31' | 89.31' |
| E. Front Setback | 35' | 138.2' | 138.2' |
| F. Side Setback | 15' | 30.0' | 30.0' |
| G. Side Setback | 15' | 27.6' | 27.6' |
| H. Rear Setback | 15' | 54.0' | 54.0' |
| I. Lot Coverage | 30% structure & 40% Impervious | 5.94% | Lot 3 - 7.5% structure & 18.2% Impervious |
| J. Height | 35' | 32'6" | 32'6" |
| K. Parking Spaces | Exempt | Exempt | Exempt |
| L. Other | | | |

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org and 4 paper copies to the Community & Economic Development Department.



n/f
KNOX ROGERS &
ALLISON JILL DELUCIA
ASSESSOR'S PARCEL 57-67
4 STAGECOACH WAY

DEMETRIOS & MELISSA GIALLOUSIS
ASSESSOR'S PARCEL 57-68
5 STAGECOACH WAY

ZONING REQUIREMENTS

- ZONE: AR-II
- AREA: 22,500 S.F.
- FRONTAGE: 150'⁰*
- FRONT SETBACK: 35'
- SIDE SETBACK: 15'
- REAR SETBACK: 15'
- LOT COVERAGE STRUCTURES: 30%
- • LOT 3: 7.5%
- LOT COVERAGE IMPERVIOUS: 40%
- • LOT 3: 18.2%

*VARIANCE GRANTED FOR REDUCED LOT FRONTAGE

OWNER & APPLICANT
LYNNE TATEVOSIAN
14 FRANKLIN STREET
MEDWAY, MA 02053

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL II (AR-II)

ASSESSORS PARCEL
57-078

PLAN & DEED REFERENCE
DEED BOOK 36604, PAGE 172
PLAN BOOK 679 NO. 33

FOR REGISTRY USE

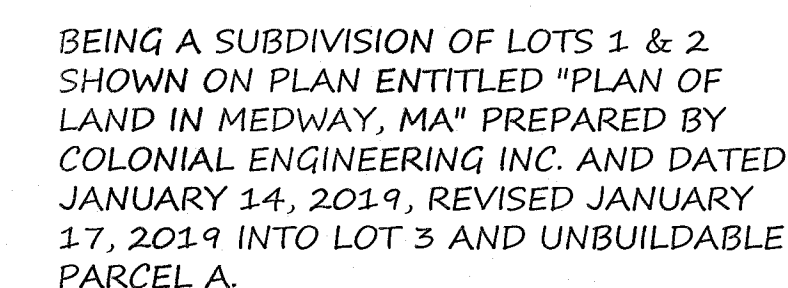
w/f
PAUL J. & MICHELLE
SANTOSUSSO
ASSESSOR'S PARCEL 57-81
2 FRANKLIN CREEK LANE

PARCEL A
5,359 S.F.
0.12 ACRES
100% UPLANDS
(NOT A BUILDABLE LOT)

LOT 3
40,744 S.F.
18.95 L.S.F.
0.94 ACRES
100% UPLANDS

n/f
BETH & JOSEPH TUNNEY
ASSESSOR'S PARCEL 57-80
16 FRANKLIN STREET

n/f
JOSEPH & MICHELLE MELE
ASSESSOR'S PARCEL 57-77
12 FRANKLIN STREET



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

DATE: 3-14-22
Anthony M. DelMoro
REGISTERED LAND SURVEYOR

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.

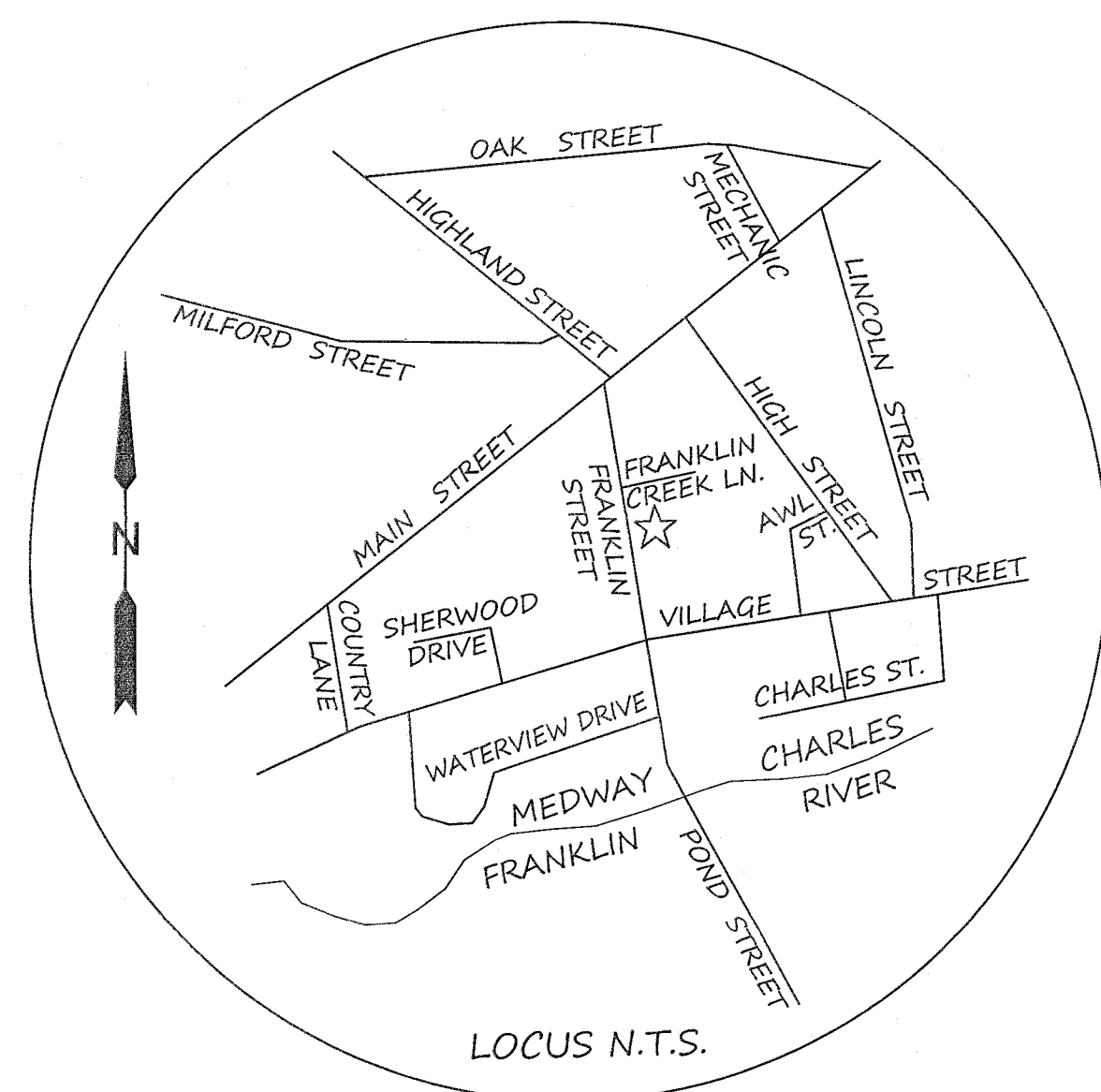
DATE APPROVED: _____

MEDWAY PLANNING BOARD

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH MEDWAY ZONING-BYLAWS.

NOTE: SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

NOTE: SEE DECISIONS FROM MEDWAY ZONING BOARD OF APPEALS DATED JUNE 20, 2018, AUGUST 7, 2019 AND MARCH 18, 2020 FOR FRONTAGE VARIANCE.



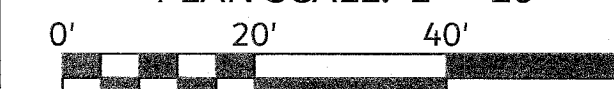
FRANKLIN (PUBLIC - SCENIC VARIABLE WIDTH) STREET

n/f
NATALIA CHEB
ASSESSOR'S PARCEL 57-125
11 FRANKLIN STREET

COLONIAL ENGINEERING, INC.

P.O. BOX 95
MEDWAY, MA 02053
508-533-1644

PLAN SCALE: 1" = 20'



SHEET 1 OF 1



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

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TOWN CLERK STAMP

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TO BE COMPLETED BY THE APPLICANT

Please attach the decision in question. Please provide attachments detailing the Reason(s) for requesting a modification to the existing decision and citation(s) of the portion(s) of the decision to be modified. Please provide any additional waiver requests as needed.

| | | |
|--|--|-------------------------------------|
| Applicant/Petitioner(s): | Previous Decision was for: | |
| Lynne Tatevosian | Variance | <input checked="" type="checkbox"/> |
| Property Owner(s): | Special Permit | <input checked="" type="checkbox"/> |
| Lynne Tatevosian | Comprehensive Permit | <input type="checkbox"/> |
| Site Address(es): 14 Franklin Street | Appeal | <input type="checkbox"/> |
| Parcel ID(s): | Date of Previous Decision: March 18, 2020 | |
| 57-078 (formerly 57-078 & 57-079) | | |
| Zoning District(s): AR-11 | | |

Signature of Applicant/Petitioner or Representative

Date

Signature Property Owner (if different than Applicant/Petitioner)

Date