

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



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVED – April 11, 2023

Tuesday, March 7, 2023
Medway Planning and Economic Development Board
Meeting Minutes

REMOTE SPECIAL MEETING

Member	Matt Hayes, Chair	Bob Tucker	Jessica Chabot	Sarah Raposa	Tom Gay Assoc. Member
Attendance	Zoom	Zoom	Zoom	Zoom	Absent with Notice

Pursuant to the provisions of Chapter 107 of the Acts of 2022, an act which extends certain COVID-19 measures adopted during the State of Emergency, and under which public bodies retain the option of holding open meetings and hearings remotely, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021 meeting, Planning and Economic Development Board members participated remotely for this special meeting. Access via Zoom was provided for public participation. Information for participating via Zoom was included at the end of the agenda.

ALSO PRESENT:

Barbara J. Saint Andre, Director of Community and Economic Development (Via Zoom)
Susan E. Affleck-Childs, Community and Economic Development Coordinator (Via Zoom)

The special meeting was called to order by Chair Hayes at 7:00 pm. A roll call of members present was held with the following members present via Zoom: Matt Hayes, Sarah Raposa, Bob Tucker, and Jessica Chabot

There were no Citizen Comments.

Public Hearing - Proposed Amendments to Medway Zoning Bylaw and Map

The Board was provided the following documents: **See Attached.**

- Public Hearing Notice dated 2-17-23

- Article A – Central Business District
- Article B – Electric Vehicle Parking
- Article C – Oak Grove
- Article D – Section 6 Dimensional Regulations
- Article E – Housekeeping items
- Article F – Home Based Business
- Article G – Construction contracting services
- Article H – Solar Installations
- Article I – Groundwater Protection metal roofs
- Article J – Proposed AR-III zoning district
- Sample notice sent to property owners in proposed AR-III zoning districts
- Public Comments Received

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously by roll call vote to waive the reading of the public hearing notice.

Roll Call Vote:

Matt Hayes	aye
Sarah Raposa	aye
Jessica Chabot	aye
Bob Tucker	aye

A screen share of the articles was shown. The articles have been submitted to the Select Board for inclusion on the warrant. The Select Board will review at its March 20, 2023 meeting.

Article J: Proposed AR III Zoning District

The Board took the articles out of order since there were residents interested in discussing Article J, which would create a new Agricultural Residential III and re-zone the Brentwood neighborhood and Kenart neighborhoods to AR-III.

The proposed new zoning district would have a minimum lot area of 10,000 sq. ft. and reduced frontage and front setbacks. This would allow more flexibility for the residents to work on their homes without having to go to the ZBA for some variances. This amendment would not allow for multi-family housing. Currently two family homes are allowed in the Brentwood area. There was a suggestion to specify the minimum lot size for a two-family home in ARIII as 30,000 square feet.

A resident was concerned whether the process of notification would change if this new zoning were to pass. It was stated that the abutter notification would not change, just the threshold for what would require a permit.

There was a discussion about the height restriction. It is currently proposed at 35', the same as AR-II. There was a recommendation to decrease the maximum height to 32' to make sure the homes stay consistent with the other ranch homes in area. The Board is in agreement.

Article E: Housekeeping Items

The Board was informed by Ms. Saint Andre, that she recommends deleting the item to delete the BESS moratorium since the temporary moratorium expires on its own at the end of June and the Attorney General's office has extended its time to review the battery storage bylaw approved at the November 2022 town meeting to beyond the May 8, 2023 annual town meeting.

Article A: Central Business District Affordable Housing Requirements

This article would allow the Board by special permit to reduce the affordable housing requirement in the Central Business District to not less than 10%. A property owner in the CBD requested that another criterion be added for consideration, whether the development includes first floor commercial uses along Main Street. The Board is fine with this amendment.

Article G: Construction Contracting Services

This Article adds a definition for the construction contracting services and identifies where such an establishment could be located either by right or by special permit. This was discussed with the EDC and there are in support but there was no formal vote. The EDC did suggest allowing this use by special permit in the Neighborhood Commercial District instead of "by right". The Board was in agreement.

Article F: Home Based Business

This Article was amended to include definitions for Section 8.3 which included Gross Vehicle Weight Rating and Outdoor Storage. There was the inclusion of a requirement that Off-Street parking spaces for a home-based business shall be located within the standard zoning setbacks of the property except those on already existing driveways or parking areas.

Building Commissioner Jon Ackley provided an email opining that prohibiting a home-based business from parking a single trailer is unreasonable when a resident without a home based business can have a trailer on their residential lot. He recommended adding language that there be no more than one registered trailer allowed. There is an opinion that there is already a limitation and as long as the trailer is registered it should be allowed. A suggestion was made to allow up to two.

Resident Charlie Myers of Curtis Lane commented that there is a difference between a contractor's construction trailer and a resident's boat trailer in the back or side of property. The issue is when a home based business is putting these items within the setback and such items become an eyesore to the neighborhood. These items should not be on the immediate curb or within the front setback.

There was a suggestion to discuss this further with the Building Commissioner and refine the language and come back to the Board.

The public hearing will be continued.

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously by roll call vote to continue the public hearing on proposed amendments to the Medway Zoning Bylaw to March 14, 2023 at 7:45 pm.

Roll Call Vote:

Matt Hayes	aye
Sarah Raposa	aye
Jessica Chabot	aye
Bob Tucker	aye

Annual Report:

Susy Affleck-Childs provided all with the draft 2022 Annual Report. (**See Attached**) Thanks to Ms. Saint Andre for excellent edits. There have been comments and suggestions provided. A few minor modifications will be made to the final version.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously by roll call vote to approve the 2022 annual report with a modification.

Roll Call Vote:

Matt Hayes	aye
Jessica Chabot	aye
Sarah Raposa	aye
Bob Tucker	aye

NEXT MEETING:

- March 14, 2023

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted Unanimously by roll call to adjourn the meeting.

Roll Call Vote:

Matt Hayes	aye
Jessica Chabot	aye
Sarah Raposa	aye
Bob Tucker	aye

The meeting was adjourned at 8:19 p.m.

Prepared by,
Amy Sutherland
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Barbara J. Saint Andre
Director, Community and Economic Development



March 7, 2023

**Medway Planning & Economic Development Board
Special Meeting**

**Public Hearing – Proposed Amendments
to Medway Zoning Bylaw and Map**

- Public Hearing Notice dated 2-17-23
- Article A – Central Business District
- Article B – Electric Vehicle Parking
- Article C – Oak Grove
- Article D – Section 6 Dimensional Regulations
- Article E – Housekeeping items
- Article F – Home Based Business
- Article G – Construction contracting services
- Article H – Solar Installations
- Article I – Groundwater Protection metal roofs
- Article J – Proposed AR-III zoning district
- Sample notice sent to property owners in proposed AR-III zoning districts
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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS PLANNING AND ECONOMIC DEVELOPMENT BOARD

February 17, 2023

NOTICE OF PUBLIC HEARING Proposed Amendments to Medway Zoning Bylaw and Map Tuesday, March 7, 2023

Pursuant to the *Medway Zoning Bylaw* and G.L. ch. 40A, §5, the Planning and Economic Development Board will conduct a public hearing on Tuesday, March 7, 2023 at 7:00 p.m. to receive comments on proposed amendments to the *Medway Zoning Bylaw and Map*. Pursuant to the provisions of Chapter 107 of the Acts of 2022, an act which extends certain COVID-19 measures adopted during the State of Emergency, and under which public bodies retain the option of holding open meetings and hearings remotely, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021 meeting, Planning and Economic Development Board members will be participating remotely for this meeting and hearing. Access via Zoom is provided for public participation.

<https://us02web.zoom.us/j/86393963923?pwd=c21MdGkzcDUwVGMrQ2pScDI1YmtLQT09>

The proposed amendments have been prepared for inclusion on the warrant for consideration at the May 8, 2023 town meeting. The subject matter of the proposed amendments is summarized below. The specific article identifiers will be revised as the Select Board finalizes the warrant and assigns warrant article numbers.

ARTICLE A – Central Business District - This article proposes to amend Section 10.3.D.6 regarding affordable housing requirements for mixed use developments in the Central Business zoning district.

ARTICLE B – Electrical Vehicle Parking – This article proposes to add several electric vehicle related definitions to Section 2 Definitions; and to amend Section 7.1.1.E.4 Electric Vehicle Parking to add requirements for Electric Vehicle Ready Parking Spaces in compliance with the MA Stretch Building Code.

ARTICLE C – Oak Grove and Central Business Districts – This article proposes to make a series of amendments in Tables 9.4.C.1 A through 9.4.C.1.C in Section 9.4 Oak Grove Park Districts Building Types, Use and Design Standards regarding uses and lot standards; and to amend Section 10.4.C.1. to delete reference to "Rowhouse on Separate Lot" as a permitted use in the Central Business District.

ARTICLE D - Dimensional Regulations – This article proposes to add a definition for "Footprint" in Section 2 Definitions; add text in Section 6.2.F Dimensional Requirements Setbacks to allow for the projection of steps, porches, eaves, cornices, windowsills, or belt courses into zoning setback areas; and to revise Section 6.3.C Dimensional Requirements

Accessory Buildings or Structures to refer to the footprint of accessory buildings and principal buildings.

ARTICLE E – Housekeeping – This article proposes a number of non-substantive changes, including:

- 1) Delete Section 1.8 Temporary Moratorium (BESS facilities) in its entirety.
- 2) In Sections 8.9.C and 8.10.C, delete the definitions for “Host Community Agreement”; delete Section 8.9.O and Section 8.10.O which require Host Community agreements for Registered Medical Marijuana Facilities and Recreational Marijuana Facilities;
- 3) Amend Section 3.5.4. I.3. in Site Plan Review to remove text allowing for a developer to meet their sidewalk requirement by constructing sidewalk elsewhere in the community

ARTICLE F – Home Based Business -This article proposes to amend Section 8.3 to reference certain definitions in Section 2 Definitions and make a series of minor edits to clarify performance standards for home based businesses particularly related to outdoor storage and off-street parking.

ARTICLE G – Construction Contracting Services - This article proposes to include a new definition in Section 2 Definitions and to amend the Table of Uses in Section 6.1 to specify the zoning districts where the Construction Contracting Services use is permitted by right, permitted by special permit, and prohibited.

ARTICLE H – Solar Electric Installations – This article proposes to amend Section 8.11 Solar Electric Installations regarding use of pesticides and herbicides at ground mounted solar electric installations and to clarify the accessory use of batteries at such installations.

ARTICLE I – Groundwater Protection District - This article proposes to amend the Groundwater Protection Overlay District, Section 5.6.3.F.2 to prohibit certain metal roofs on buildings in the groundwater protection district unless such metal roof meets pollution prevention measures specified in the MA Stormwater Handbook.

ARTICLE J – Agricultural Residential III – This article proposes to add a new Agricultural Residential-III zoning district to the list of zoning districts in Section 4.1; and establish use regulations and dimensional regulations for the new AR-III zone; and amend the Medway Zoning Map to rezone certain properties to AR-III.

Drafts of the proposed amendments are on file at the offices of the Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular business hours. The proposed amendments will also be posted online at the Board’s web page at the Town’s web site at: <https://www.townofmedway.org/planning-economic-development-board>. For further information or questions, please contact the Medway Planning office at 508-533-3291.

Interested persons or parties are invited to review the draft proposed amendments and participate in the public hearing. Written comments are encouraged and may be sent to the Medway Planning and Economic Development Board, 155 Village Street, Medway, MA 02053 or emailed to: planningboard@townofmedway.org. All written comments will be entered into the record during the hearing.

Matthew J. Hayes

Planning & Economic Development Board Chair

To be published in the *Milford Daily News*:

Monday, February 20, 2023 and Tuesday, February 28, 2023

May 8, 2023 Annual Town Meeting

ARTICLE A: (Zoning Amendments – Central Business District)

To see if the Town will vote to amend the Zoning Bylaw by amending Section 10, Central Business District, Section 10.3.D.6 as follows (new wording in **bold**):

6. Affordability Requirements. The provisions of Section 8.6. Affordable Housing shall apply to Mixed-Use Developments; **however, for a proposed development where the percentage of affordable units required under Section 8.6 exceeds 10%, the Planning and Economic Development Board may by special permit provide for a lower percentage of affordable units than required by Section 8.6, but in no event less than 10%, if the Planning and Economic Development Board finds that the special permit would be in the best interests of the Town, provides additional design or other community benefits beyond the minimum requirements of the zoning bylaw, and is consistent with the purposes of the Central Business District. The Decision Criteria in Section 3.4.C do not apply to special permit applications under this Section.**

Or act in any manner relating thereto.

Electric Vehicle Parking
REVISED Draft – January 26, 2023
With edits offered by the Energy and Sustainability Committee

ARTICLE B - Electric Vehicle Parking: To see if the Town will amend the Zoning Bylaw, Section 2 DEFINITIONS by adding the following definitions:

ELECTRIC VEHICLE (EV): An automotive-type vehicle for on-road use, such as passenger, automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current.

ELECTRIC VEHICLE READY PARKING SPACE (“EV READY SPACE”): A designated parking space which is provided with wiring and electrical service located within 6 feet of the parking space that is sufficient to provide AC Level 2 or ~~equivalent~~ **better** EV charging, as defined by Standard SAE J1772 for EVSE servicing electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

And by amending Section 7.1.1 Off-Street Parking and Loading, E. General Parking Requirements, item 4. Electric Vehicle Parking by revising the text as follows: (new text in **bold**, deleted text in strikethrough)

4. Electric Vehicle Parking

- a.** Industrial, **municipal**, commercial, and multi-family housing developments with fifteen or more parking spaces shall include parking spaces with Electric Vehicle Charging Stations for employee, resident and customer use. The quantity of such spaces shall be as follows:

Total # of Parking Spaces	# of Electric Vehicle Parking Spaces with Electric Vehicle Charging Stations
15-25	1
26-50	2
51-75	3
76-100	4
101-150	5

151-200	6
201-300	7
301-400	8
401-500	9
Over 500	2% of total

b. Electric Vehicle Ready Parking Spaces shall also be provided in accordance with:

- 1) 2023 Stretch Code Update, 225 CMR, Chapter 22, Section R404.4 Wiring for Electric Vehicle (EV) charging (Residential); and**
- 2) 225 CMR, Chapter 23, Section C405.13 Wiring for Electric Vehicle (EV) charging (Commercial)**

c. The required number of Parking Spaces with Electric Vehicle Charging Stations and Electric Vehicle Ready Parking Spaces is to be included within the total number of required parking spaces computed pursuant to section 7.1.1.E. 1.

Or act in any manner related thereto.

May 8, 2023 Annual Town Meeting

ARTICLE C – Oak Grove and Central Business Districts: To see if the town will vote to amend the Zoning Bylaw, by:

1. Amending the Oak Grove Park Districts, Tables 9.4.C.1.A through 9.4.C.1.C as follows (new language in **bold**, deleted language in strikethrough):

TABLE 9.4.C.1.A - RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		ROWHOUSE (RH) ON SEPARATE LOT	ROWHOUSE (RH) ON COMMON LOT
1. DEFINITION		A small footprint attached single family residential building with narrow massing and located on an individual lot. Each dwelling unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.	A small footprint attached single family residential building with narrow massing and located on a common lot with other units. Each dwelling unit is separated horizontally by common walls and groups of buildings may be separated by a common driveway or community space.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	1,200 S.F.	1,200 3,000 S.F.
2.2	Frontage (Min./ Max.)	18 Ft. / 24 Ft.	40 18 Ft. / 24 Ft.
2.3	Front Yard Build-To-Zone (Min./Max.)	5 Ft./15 Ft.	5 Ft./15 Ft.
2.4	Side Yard Setback (Min.)	0 Ft. (15 Feet if Detached)	0 Ft. (15 Feet if Detached) (0 ft if common wall)
2.5	Rear Yard Setback (Min.)	15 Ft.	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	15%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	2.5 Stories/35 Ft.	2.5 Stories/35 Ft.
3.2	Street Facing Wall Width (Min./Max.)	18 Ft. / 24 Ft.	18 Ft. / 24 Ft.
3.3	Street Facing Entrance	Not Required	Not Required
3.4	Maximum Building Footprint (SF)	Not Required	Not Required
4. ADDITIONAL STANDARDS			
4.1		Off-street parking is not allowed between the buildings.	Off-street parking is not allowed between the buildings.
4.2		A maximum of 8 units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or Outdoor Amenity Space.	A maximum of 8 units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or Outdoor Amenity Space.

TABLE 9.4.C.1.A - RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS

1. BUILDING TYPES AND DEFINITIONS			
		COTTAGE (C)	MULTI-FAMILY BUILDING (MF)
1. DEFINITION		A small detached single-family dwelling with narrow massing. Cottages are permitted on individual lots or as part of a Pocket Neighborhood Development.	A residential building type with three or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. MF Buildings do not include non-residential uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	1,200 S.F.	8,000 S.F.
2.2	Frontage (Min./Max.)	25 Ft. / 40 Ft.	80 Ft. Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	5 Ft. / 20 Ft.	10 Ft. / 30 Ft.
2.4	Side Yard Setback (Min.)	5 Ft.	15 Ft.
2.5	Rear Yard Setback (Min.)	10 Ft.	20 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	20%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	1.5 Stories / 22 Ft.	4 Stories / 40 Ft.
3.2	Street Facing Wall Width (Min./Max.)	18 Ft. Min.	18 Ft. / 100 Ft.
3.3	Street Facing Entrance	Not Required	Not Required
3.4	Maximum Building Footprint (SF)	Not Required	Not Required
4. ADDITIONAL STANDARDS			
4.1		Maximum of 1 Dwelling Unit per building.	
4.2		Maximum unit size is 1,400 GFA and 3 Bedrooms.	
4.3		See Section 9.5.B.2 for Pocket Neighborhood Development Standards.	

TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS

1. BUILDING TYPES AND DEFINITIONS			
		MIXED USE BUILDING (MUB)	GENERAL COMMERCIAL BUILDING (GCB)
1.1 DEFINITION		A building that typically can accommodates a variety of ground floor commercial <u>and business</u> uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district.	A building that typically can accommodates a variety of ground floor commercial, <u>business, office and retail</u> uses and upper floor office uses, or all office uses , at a scale that is compatible and complimentary to its given district. GC Buildings do not include residential uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min./ Max.)	50 Ft. Min.	50 Ft. Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.
2.4	Side Yard Setback (Min.)	10 Ft. (0 Ft if Common Wall)	10 Ft. (0 Ft if Common Wall)
2.5	Rear Yard Setback (Min.)	20 Ft.	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories /40 Ft.	3 Stories/40 Ft.
3.2	Street Facing Wall Width (Min./Max.)	30 Ft. / 150 Ft.	30 Ft. / 100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not required	Not required
4. ADDITIONAL STANDARDS			
4.1		One-story buildings must have a minimum street facing façade height of 18 feet.	One-story buildings must have a minimum street facing façade height of 18 feet.
4.2		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 20 feet to accommodate vehicle access to the side and rear of the property.

TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS

1. BUILDING TYPES AND DEFINITIONS			
		HOTEL (HTL)	GAS STATION AND CONVENIENCE STORE (GCR)
1.1 DEFINITION		A building type defined in Section 2 of the Zoning Bylaws.	This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind. This reverse layout highlights the building, shields the pumps and canopy and pulls the curb-cuts away from the street, creating easier access.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min./Max.)	75 Ft. Min.	100 Min. / 150 Ft. Max. (Per Street)
2.3	Front Yard Build-To-Zone (Min./Max.)	20 Ft. Min.	5 Ft. Min./15 Ft. Max. (Per Street)
2.4	Side Yard Setback (Min.)	10 Ft.	20 Ft.
2.5	Rear Yard Setback (Min.)	20 Ft.	30 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	5 Stories /50 Ft.	1.5 Stories / 24 Ft.
3.2	Street Facing Wall Width (Min./Max.)	30 Ft. / 150 Ft.	30 Ft. / 60 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not required	4,000 S.F.
4. ADDITIONAL STANDARDS			
4.1			A maximum of 6 gas pumps are allowed and must be located behind the convenience store and have two means of access and egress.
4.2			Gas station canopies should be designed as an integral part of the store architecture whenever possible.

TABLE 9.4.C.1.C. - INDUSTRIAL AND COMMUNITY BUILDING AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		FABRICATION OR FLEX BUILDING (FFB)	CIVIC OR COMMUNITY BUILDING (CB)
1.2 DEFINITION		A building located and designed to accommodate a variety of fabrication, trades and general industrial uses and related support services such as office, storage, distribution, and sales. Flex buildings also support these uses and provide affordable space to small and creative business enterprises.	A building located and designed for public <u>use and/or</u> assembly such as for <u>municipal</u> , social, religious, educational, recreational, and similar civic uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min./ Max.)	50 Min.	80 Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 30 Ft.	20 Ft. Min.
2.4	Side Yard Setback (Min.)	20 Ft (0 Ft if Common Wall)	15 Ft
2.5	Rear Yard Setback (Min.)	20 Ft	20 Ft
2.6	Outdoor Amenity Space Lot Coverage (Min.)	10%	20%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories / 60 Ft	3 Stories / 45 Ft
3.2	Street Facing Wall Width (Min./Max.)	60 Ft. / 100 Ft.	60 Ft. / 100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not required	Not Required
4. ADDITIONAL STANDARDS			
4.1		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	

2. And by amending Central Business Zoning District, Section 10.C.1 by eliminating subsection (a) in its entirety, as follows:

~~a. Rowhouse (RH) on Separate Lot as set forth in TABLE 9.4.C.1.A.~~

and re-lettering the remaining subsections of Section 10.C.1 accordingly.

Or act in any manner relating thereto.

May 8, 2023 Town Meeting

ARTICLE D – Dimensional Regulations: To see if the Town will vote to amend the Zoning By-law as follows, (new language shown in **bold**, deleted language shown in strikethrough):

1. Add the following in Section 2, Definitions:

Footprint: The land area covered by a structure at ground level measured on a horizontal plane.

2. And Section 6, Dimensional Requirements, Section 6.2.F by adding a new item 5 as follows:

5. Nothing herein shall prevent the projection of steps, porches (not exceeding 30 square feet in area), eaves, cornices, windowsills or belt courses into any required setback.

3. And Section 6, Dimensional Requirements, Section 6.3.C, as follows:

C. In a residential zoning district, the ~~area~~ **footprint** of any single accessory building or structure shall not exceed the ~~gross floor area of~~ **footprint of the principle principal** residential building on the premises unless authorized by special permit from the Zoning Board of Appeals.

Or act in any manner related thereto.

May 8, 2023 Town Meeting

Article E. (Zoning Amendments – Housekeeping) To see if the Town will vote to amend the Zoning Bylaw as follows:

1. Change “Town Administrator” to “Town Manager” wherever it appears in the Zoning Bylaw.
2. Delete Section 1.8, Temporary Moratorium, in its entirety.
3. Amend Section 1.7 by deleting “Planning and Economic Coordinator, under the auspices of the Planning and Economic Development Board”, and insert “Director, Community and Economic Development”.
4. In Section 8.9.C and Section 8.10.C, delete the definitions for “Host Community Agreement (HCA)” in their entirety; delete Section 8.9.O and Section 8.10.O, which require Host Community Agreements for Registered Medical Marijuana Facilities and Recreational Marijuana Facilities, in their entirety.
5. To amend Section 3.5.4 Procedures for Site Plan Review, I. 3. as follows, (new text in **bold**, deleted text in strikethrough):
 3. Unless the Board determines that adequate means of pedestrian travel is already provided to the site, sidewalks shall be provided along the entire frontage of the subject property along existing public ways, including the frontage of any lots held in common ownership with the parcel(s) within five years prior to the submission of the application for site plan review and approval. In those instances where the Board determines that sidewalk construction is not feasible or practical, the Applicant will fund sidewalk construction elsewhere in the community. ~~This may be accomplished either by constructing an equivalent length of sidewalk elsewhere in the community as authorized by the Department of Public Works or~~ **by** making a payment in lieu of sidewalk construction to the Town. ~~; or a combination of both.~~

Or act in any many related thereto.

May 8, 2023 Town Meeting
Home Based Businesses

ARTICLE F – Home Based Business: To see if the Town will vote to amend the Zoning Bylaw, Section 8.3 Home Based Business as follows, (new language shown in **bold**, deleted language shown in strikethrough):

8.3. HOME-BASED BUSINESS

- A. Purposes. The purposes of the Home-Based Business bylaw is to provide for the conduct of home occupations in a residential or mixed-use district while preserving the residential character of the premises and preventing adverse effects on the neighborhood.
- B. Applicability. A Home-Based Business shall be allowed by right as shown in TABLE 1 if it meets the requirements of this Section 8.3.
- C. **Definitions. See Section 2 Definitions herein for definitions of: Home-Based Business and Gross Vehicle Weight Rating (GVWR) and Outdoor Storage.**
- D. Basic Requirements.
 - 1. The business use is subordinate to the **primary** residential use of the premises. No more than 20 percent of the gross floor area of the dwelling and any accessory structures, up to a maximum of 1,000 square feet of gross floor area, shall be used for the home-based business.
 - 2. **Other than as specified in items D 5, 6, 7 and 8, ~~T~~there** shall be no visible evidence of the home-based business from the street or an adjacent lot. A home-based business shall be conducted entirely indoors within the principal dwelling on the lot or a building accessory thereto.
 - 3. There shall be no ~~outside~~ **outdoor** storage associated with the home-based business. Accessory structures such as sheds, detached garages, and barns may be used for unheated storage of the home-based business's stock in trade, commodities, tools, equipment, **vehicles** or products.
 - 4. Not more than one non-resident shall be employed on the premises at any time, and the maximum number of customers on the premises at any given time shall not exceed the number that can be accommodated in one passenger vehicle.
 - 5. The maximum number of off-street parking spaces for employee and customer parking shall be two. (Amended 11-16-15)
 - 6. **Off-street parking spaces shall not be located within the standard zoning setbacks of the property except for those on already existing driveways or established parking**

areas at such time as the home-base business is established. No additional curb cuts are permitted.

- 7.** There shall be no outside parking of **trailers, wheeled equipment, no** more than two Class 3 ~~commercial~~ motor vehicles and no ~~commercial~~ motor vehicles rated Class 4 and above as defined by gross vehicle weight rating (GVWR) **associated with the home-based business.** (Added 11-16-15)
 - 8.** There shall be no change in the exterior appearance of the dwelling or accessory building used for the home-based business. Any new building constructed for the business shall not deviate from the residential character of the area. No signs shall be permitted for a home-based business except as provided in Section 7.2.2 of this Zoning Bylaw.
 - 9.** No equipment or process shall be used in the home-based business which creates noise, vibration, odor, fumes, gas, smoke, dust, or electrical disturbance detectable to the normal senses off the lot.
 - 10.** A home-based business shall not generate any solid waste or sewage discharge in volume or type greater than that associated with a typical residential use.
 - 11.** Deliveries or pick-ups of supplies or products for the home-based business are allowed between 8 am and 8 pm. Vehicles used for such delivery and pick-ups shall be limited to those that customarily serve residential neighborhoods.
 - 12.** The owner or operator of the home-based business shall reside on the premises. (Added 11-16-15)
- C. There is no limit to the number of home-based businesses that may occupy a single dwelling unit, provided that the cumulative total of the area used for home-based businesses on the premises shall not exceed Paragraph C (1) above.
- D. Special Permits. A home-based business that does not comply with all of the above standards shall only be allowed by special permit from the Zoning Board of Appeals. Special permits granted hereunder shall be based upon the criteria in Section 3.4.
- E. Registration. Pursuant to G.L. c. 110, Sections 5-6 and Chapter 227, § 5A, most home-based businesses are required to register with the Town Clerk and obtain a Business Certificate before commencing business operations.

Or act in any manner related thereto.

May 8, 2023 Annual Town Meeting

ARTICLE G – Construction Contracting Services: To see if the Town will vote to amend the Zoning Bylaw by adding the following definition in Section 2:

CONSTRUCTION CONTRACTING SERVICES - The premises and structures which serve as the office space and staging area of a building, plumbing, electrical, carpentry, or other similar construction contractor, excluding landscaping businesses and those contractors primarily involved in the excavation or the relocation or transfer of earth. Associated retail sales, showroom, product assembly, storage areas for finished and unfinished products, and servicing of equipment in support of the contracting business are also allowed. All equipment, supplies and materials associated with the business must be stored inside at all times. In the Village Commercial Zoning Districts, on-site parking for company vehicles shall be limited to three commercial vehicles.

And by amending Table 1, Schedule of Uses in Section 5 Use Regulations to allow Construction Contracting Services by right in the following zoning districts: Business Industrial, West Industrial, East Industrial, Neighborhood Commercial, and Oak Grove Business Park; and by special permit in the Central Business District and Village Commercial Districts, and prohibited in all other districts.

Or to act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

May 8, 2023 Town Meeting

Article H: (Zoning Amendments - Solar) To see if the Town will vote to amend the Zoning Bylaw Section 8.11 Solar Electric Installations, by deleting the following section 8.11.G.3 in its entirety:

~~3. Control of Vegetation—Herbicides or pesticides may not be used to control vegetation or animals at a Ground Mounted Solar Electric Installation.~~

And by amending the following definition in Section 8.11.B (new verbiage in **bold**):

Ground-Mounted Solar Electric Installation: A Solar Electric System that is affixed to the ground (not roof-mounted) and all appurtenant fencing, access driveways, drainage infrastructure, electronics, **batteries that are incidental and necessary for the storage of solar energy generated by the installation**, and any surrounding shade management areas.

Or act in any manner related thereto.

May 8, 2023 ATM
Groundwater Protection District

ARTICLE I – Groundwater Protection District: To see if the Town will vote to amend the Zoning Bylaw, Groundwater Protection Overlay District, Section 5.6.3 F.2, Prohibited Uses, by adding a new item “p”. as follows:

p. Installation of metal roofs as defined in the current version of the Massachusetts Stormwater Handbook (Volume 1, MA Stormwater Management Standards, Standard #3,) on any new or existing structure, unless such metal roof meets the pollution prevention measures as specified in the Massachusetts Stormwater Handbook for infiltration of runoff from a metal roof that is located within the Zone II or Interim Wellhead Protection Area of a public water supply. This prohibition shall not apply to roofs of 200 sq. ft. or less.

Or act in any manner related thereto.

(Zoning Amendments – AR-III)
DRAFT – January 26, 2023
(sac edits 2-28-23 with addresses of properties)

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw as follows:

Amend Section 4.1.A by adding: “3. Agricultural Residential III (AR-III)”, and renumbering Village Residential accordingly to 4.

Amend Table 1, Schedule of Uses, by adding changing the column labeled “AR-II” to read “AR-II and AR-III”.

Amend Section 6.1 Table 2: Dimensional and Density Regulations, by inserting a new column labeled “AR-III”, as follows:

	TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS										
Requirement	AR-I	AR-II	AR-III	VR	CB*	VC	NC	BI	EI	ER	WI
Minimum Lot Area (Sq. Ft.)	44,000	22,500 30,000 ^{a, b}	10,000	22,500 30,000 ^{a, b}	10,000	10,000	20,000	20,000	20,000	20,000	40,000
Minimum Lot Frontage (Ft.) <i>(Amended 5-10-21)</i>	180'	150'	85'	150'	NA ^f	50'	50'	75'	100'	150'	100'
Minimum Setbacks (Ft) ^c											
Front	35'	35'	25'	20' ^d	10'	20' ^d	35'	25'	30'	30'	30'
Side	15'	15'	15'	10' ^d	10' 25' ^e	10' ^d	15'	15'	20'	20'	20'
Rear	15'	15'	15'	10' ^d	25'	10' ^d	15'	15'	30'	30'	30'
Maximum Building Height (Ft.)	35'	35'	35'	35'	40'	40'	40'	40'	60'	40'	60'
Maximum Lot Coverage (Pct. of lot) (Primary and accessory buildings and structures) – Amended 5-8-17	25%	30%	30%	30%	80%	80%	40%	40%	NA	NA	NA
Maximum Impervious Coverage (Pct. of lot)	35%	40%	40%	40%	NA	NA	80%	80%	80%	80%	80%
Minimum Open Space (Pct. of lot)	NA	NA	NA	NA	15%	NA	20%	20%	20%	20%	20%

Amend Section 8.11, Solar Installations, Section 8.11.C.3 and Section 5.6.4, Multi-Family Housing, Section 8.6.4.B.1 by adding “AR-III” after “AR-II”

And by amending the Zoning Map to re-zone the following parcels to AR-III:

2, 4, 5, 6, 7 and 8 Beatrice Lane; 1, 2, 3, 4, 5 and 6 Carole Lane; 20, 22, 24, 30, 32, 34, 36, 38, 40 and 42 Coffee Street; 1, 3, 4, and 6 Douglas Street, 1 through 14, 16, 17, 19 through 27, 29, 33, and 35 through 48 Gorwin Drive; 92, 96, 98, and 102 Holliston Street; 1, 3 through 15, 17, 19, 20, 22, 23, 23A, 24, 25, and 26 Karen Avenue; 1, 2, 4, 6, 8, 10, 11, and 12 Lee Lane; 36, 38, 40,

42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, and 64 Main Street; 1, 2, 3, 4, 5, 7, 9, and 10 through 25 Meryl Street; 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 14, and 15 Richard Road; 2 through 11, 13, 15, 15R, 16 and 17 Robin Circle; 1, 2 and 4 Kenart Road; 2, 3, and 4 Koyview Place; 0 and 19 Kenney Drive; 38, 40, 42, and 46 Holliston Street.

As shown on the attached zoning map amendment.

Or act in any manner related thereto.

Properties for Inclusion in Proposed New AR-III Zoning District

Address #	Street Name	Map and Lot Number	Lot Size (sq. ft.)	Owner's Name	Owner's Mailing Address
BRENTWOOD NEIGHBORHOOD					
7	BEATRICE LN.	32-101	12,632	FREEMAN JOHN D FREEMAN LIFE ESTATE LOWELL	7 BEATRICE LN.
5	BEATRICE LN.	32-102	12,632	CIOPPA MARK	5 BEATRICE LN.
8	BEATRICE LN.	32-109	10,454	CRONAN CAROLYN CRONAN JANICE	8 BEATRICE LN.
2	BEATRICE LN.	32-115	10,019	SMITH MATTHEW C SMITH JENNIFER F	2 BEATRICE LN.
4	BEATRICE LN.	32-116	10,019	POTTLE ASHLEY A LUONGO ERIC D	4 BEATRICE LN.
6	BEATRICE LN.	32-117	10,019	OLSON THEODORE P OLSON NICOLE R	6 BEATRICE LN.
2	CAROLE LN.	32-052	10,454	MCLAUGHLIN LAWRENCE F MCLAUGHLIN JOAN K	2 CAROLE LN.
1	CAROLE LN.	32-064	12,197	MCNEIL CYNTHIA K	1 CAROLE LN.
5	CAROLE LN.	32-111	11,326	ROMAN MARIA N ROMAN ALCIDES	5 CAROLE LN.
3	CAROLE LN.	32-112	11,326	GASNER RANSOME V GASNER ANNELIESE E	3 CAROLE LN.
4	CAROLE LN.	32-130	10,500	SINGH DEVELOPMENT LLC	158 WASHINGTON AVE CHELSEA MA 02150
6	CAROLE LN.	32-131	10,454	KOZIK KEVIN J KOZIK KELLY A	6 CAROLE LN.
4	CAROLE LN.	32-153	10,500	ROSSINI KENNETH MISSAGGIA DAVID	22 SPRUCE ST. HOLLISTON MA 01746
4	CAROLE LN.	32-160	10,500	VILLAGE STREET CONSTRUCTION INC	64 VILLAGE STREET MILLIS MA 02054
20	COFFEE ST.	32-150	23,566	SCANNELL RICHARD W. SCANNELL FRANCES	20 COFFEE ST.
22	COFFEE ST.	32-151	21,706	SULLIVAN NADIA	22 COFFEE ST.
24	COFFEE ST.	32-152	21,344	GOMEZ SUSAN M GOMEZ SERGIO	24 COFFEE ST.
40	COFFEE ST.	32-034	11,326	JENKINS JENNIFER M	40 COFFEE ST.
42	COFFEE ST.	32-035	13,504	COVE COLEEN	42 COFFEE ST.
30	COFFEE ST.	32-133	14,375	REGAN TRUSTEE MICHAEL MOSLEY TRUSTEE SUZANNE	30 COFFEE ST.
32	COFFEE ST.	32-134	14,810	DESIMONE EDWIN	32 COFFEE ST.
34	COFFEE ST.	32-135	13,068	MCWADE ADELL TRUSTEE MCWADE FAMILY IRREVOCABLE TRST	34 COFFEE ST.
36	COFFEE ST.	32-136	11,761	DEOLYMPIO PETER DEOLYMPIO TERESA	36 COFFEE ST.

Address #	Street Name	Map and Lot Number	Lot Size (sq. ft.)	Owner's Name	Owner's Mailing Address
38	COFFEE ST.	32-137	12,197	OLSEN CRAIG L OLSEN KIMBERLY A	38 COFFEE ST
6	DOUGLAS ST.	32-132	10,753	CHIOCCO NICHOLAS P VALERI GINA E	6 DOUGLAS ST.
4	DOUGLAS ST.	32-143	11,761	HARRIGAN CHRISTOPHER HARRIGAN MELISSA	4 DOUGLAS ST.
3	DOUGLAS ST.	32-154	12,632	GILL DAYNA MCCABE MATTHEW	3 DOUGLAS ST.
1	DOUGLAS ST.	32-155	11,476	HAMEL LIFE ESTATE DIANE G HAMEL JEFFREY W /SCOTT C	1 DOUGLAS ST.
40	GORWIN DR.	32-119	18,731	CHERELLA, JR. ALPHONSE W. CHERELLA GAIL	40 GORWIN DR.
42	GORWIN DR.	32-120	16,117	BENOIT TIMOTHY P BENOIT JENNIFER M	42 GORWIN DR.
44	GORWIN DR.	32-121	13,504	MARTINI FAMILY TRUST MARTINI JOHN J	44 GORWIN DR.
46	GORWIN DR.	32-122	11,761	ETTENHOFER TODD A. ETTENHOFER SUSAN E.	46 GORWIN DR.
48	GORWIN DR.	32-123	10,890	CABRAL SARAH M.	48 GORWIN DR.
9	GORWIN DR.	31-064	11,456	ABBOTT BENJAMIN ABBOTT LESLIE	9 GORWIN DR.
7	GORWIN DR.	31-065	13,467	KORNMULLER GEORGE E. KORNMULLER EILEEN	7 GORWIN DR.
5	GORWIN DR.	31-066	12,663	JONES DAVID M.	5 GORWIN DR.
3	GORWIN DR.	31-067	11,436	LI NA	3 GORWIN DR.
1	GORWIN DR.	31-068	13,891	FASOLINO JOHN V. MCKENNEY MEGHANN A.	1 GORWIN DR.
2	GORWIN DR.	31-072	12,500	MALMBERG ROBERT A/DOROTHY E MALMBERG DAVID A MALMBERG ROBERT A II	2 GORWIN DR.
4	GORWIN DR.	31-073	12,500	RAPOSA CRAIG W RAPOSA ALISON M	4 GORWIN DR.
6	GORWIN DR.	31-074	12,541	RESSLER ERIC J. RESSLER TATIANA C.	6 GORWIN DR.
8	GORWIN DR.	31-075	12,548	O'LOUGHLIN JOHN O'LOUGHLIN STELLA	8 GORWIN DR.
10	GORWIN DR.	31-076	12,548	OSTREICHER ELIZABETH V	10 GORWIN DR.
38	GORWIN DR.	32-118	10,454	DEMARTINIS GIANLUCA	38 GORWIN DR.
47	GORWIN DR.	32-139	16,553	BRANDIMARTE CHANTA D	47 GORWIN DR.
45	GORWIN DR.	32-140	16,117	MULDOON DALE	45 GORWIN DR.
43	GORWIN DR.	32-141	15,246	LEPAGE TRUSTEE CAROL A VAN BRUNT TRUSTEE JAMES	43 GORWIN DR.
41	GORWIN DR.	32-142	12,197	DESOUZA JR CARLOS P	41 GORWIN DR
39	GORWIN DR.	32-156	16,050	FOSS JEFFREY FOSS CHERYL M.	39 GORWIN DR.

Address #	Street Name	Map and Lot Number	Lot Size (sq. ft.)	Owner's Name	Owner's Mailing Address
37	GORWIN DR.	32-157	13,291	MAGUIRE JOHN P. MAGUIRE ETHEL	37 GORWIN DR.
35	GORWIN DR.	32-158	10,704	DOUGHERTY JOHN DOUGHERTY JENNIFER	35 GORWIN DR.
33	GORWIN DR.	32-159	10,000	COMPANIK EDWARD F OREILLY SUSAN L	33 GORWIN DR.
29	GORWIN DR.	32-161	10,000	BAER WALTER R. BAER JUDITH A.	29 GORWIN DR.
27	GORWIN DR.	32-162	10,000	OROURKE MICHAEL K. OROURKE TERESA M.	27 GORWIN DR.
23	GORWIN DR.	32-164	10,019	SHEPPARD TINA LOUISE SISSINS CHRISTOPHER JOSEPH	23 GORWIN DR.
21	GORWIN DR.	32-165	10,019	HUTT CHARLES J. HUTT M. BARBARA	21 GORWIN DR.
19	GORWIN DR.	32-166	10,019	JOHNSON LAWRENCE T. JOHNSON ELLEN M	19 GORWIN DR.
17	GORWIN DR.	32-167	10,740	CHIAPPINI MEGHAN E	17 GORWIN DR.
15	GORWIN DR.	32-168	10,865	TREANOR PATRICIA ANN	15 GORWIN DR.
13	GORWIN DR.	32-169	11,260	MURPHY BENJAMIN	13 GORWIN DR
11	GORWIN DR.	32-170	11,654	GREENBERG MAX T./CONSTANCE L.E GREENBERG ROBERT G. ET AL	11 GORWIN DR.
12	GORWIN DR.	32-087	12,548	JORDAN ROBERT L. GEORGE L & LEONA R JORDAN IRREVOCABLE TRUST	12 GORWIN DR.
14	GORWIN DR.	32-088	12,548	KANE JOHN T. KANE MARYANNE D.	14 GORWIN DR.
16	GORWIN DR.	32-089	12,548	FERRARI ROBERT D. FERRARI PATRICIA	16 GORWIN DR.
20	GORWIN DR.	32-096	12,500	BASSETT GLEN BASSETT KATHLEEN	20 GORWIN DR.
22	GORWIN DR.	32-097	12,500	WILDE GREGORY WILDE CATHERINE	22 GORWIN DR.
24	GORWIN DR.	32-098	12,500	SHERMAN JOSEPH SHERMAN DEBBIE JO	24 GORWIN DR.
26	GORWIN DR.	32-099	12,500	BURROUGHS SCOTT B.	26 GORWIN DR.
28	GORWIN DR.	32-100	12,632	MARINUCCI PAUL B, TRUSTEE PAJOMI REALTY TRUST	28 GORWIN DR.
36	GORWIN DR.	32-110	11,976	JEWER DAVID JEWER LISA N RINN	36 GORWIN DR.
25	GORWIN DR.	32-163	10,019	BARTONE DENISE GORMLEY KENNETH J.	25 GORWIN DR.
102	HOLLISTON ST.	31-069	12,632	OBRIEN TRUSTEE LIFE ESTATE M FRANCIS OBRIEN FAMILY IRREV TRUST	102 HOLLISTON ST.

98	HOLLISTON ST.	31-071	10,454	FALLAVOLLITA PAUL FALLAVOLLITA SUSAN	98 HOLLISTON ST.
Address #	Street Name	Map and Lot Number	Lot Size (sq. ft.)	Owner's Name	Owner's Mailing Address
96	HOLLISTON ST.	31-082	12,632	MACGREGOR HOLLY A	96 HOLLISTON ST.
92	HOLLISTON ST.	31-086	16,117	BISON JEFFREY T BISON THERESA	92 HOLLISTON ST.
20	KAREN AVE.	32-053	10,019	REARDON JUDITH	20 KAREN AVE.
22	KAREN AVE.	32-054	11,326	CREEDEN JOHN F. CREEDEN DONNA L.	22 KAREN AVE.
24	KAREN AVE.	32-055	12,197	BEECHER PETER M BEECHER JANET L.	24 KAREN AVE.
26	KAREN AVE.	32-056	12,632	MCDANIEL RICHARD D MCDANIEL BARBARA	26 KAREN AVE.
14	KAREN AVE.	32-065	10,019	KWASHIE ERIC KWASHIE FELICIA	14 KAREN AVE
12	KAREN AVE.	32-066	10,019	QUINN DIANE F	12 KAREN AVE.
11	KAREN AVE.	32-073	12,632	COHN ALAYNA THATCHER EQUADINA	11 KAREN AVE.
9	KAREN AVE.	32-074	14,375	MCCAULEY PAUL J. MCCAULEY KAREN A.	9 KAREN AVE.
7	KAREN AVE.	32-075	13,504	WARD EUGENE J WARD MARGARET N	7 KAREN AVE.
5	KAREN AVE.	32-076	14,810	ST. CYR DEREK S ST. CYR VANESSA	5 KAREN AVE.
3	KAREN AVE.	32-077	17,797	AROCHÉ CAROLÉ LEE	3 KAREN AVE.
1	KAREN AVE.	32-078	12,632	COADY LE MARGARET A COADY JOHN D JR	1 KAREN AVE
15	KAREN AVE.	32-113	13,068	DOW KAREN M.	15 KAREN AVE.
13	KAREN AVE.	32-114	10,019	VOZZELLA LAWRENCE	13 KAREN AVE.
25	KAREN AVE.	32-124	11,326	DRISCOLL JOHN P. DRISCOLL MARY K.	25 KAREN AVE.
23A	KAREN AVE.	32-125	12,632	WARFIELD PETER WARFIELD SUSAN	23-A KAREN AVE.
23	KAREN AVE.	32-126	11,761	SMITH CHARLES P. SMITH DIANE M.	23 KAREN AVE.
12	KAREN AVE.	32-127	10,019	CARRETTA ELIZABETH	21 KAREN AVE.
19	KAREN AVE.	32-128	16,117	SENIER-LABARRE JOANNE T.	19 KAREN AVE.
17	KAREN AVE.	32-129	10,308	DEPAULA MARCOS A PAULA MARCIA M	17 KAREN AVE.
4	KAREN AVE.	41-010	15,682	PURCELL REBECCA L PURCELL ROBERT	4 KAREN AVE.
6	KAREN AVE.	41-011	14,375	LEGER ERIKA R LEGER DAVID S JR	6 KAREN AVE.
8	KAREN AVE.	41-012	12,632	YEOMANS RICHARD P JR FLAHERTY NANCY	8 KAREN AVE.
10	KAREN AVE.	41-013	10,454	STYGLES CHRISTOPHER D STYGLES JENNIFER L	10 KAREN AVE.

2	LEE LN.	32-046	12,632	HOGAN ANDREW J HOGAN JULI A AUSTER	2 LEE LN.
Address #	Street Name	Map and Lot Number	Lot Size (sq. ft.)	Owner's Name	Owner's Mailing Address
4	LEE LN.	32-047	12,632	DEWOLFE DEBORAH D	4 LEE LN.
6	LEE LN.	32-048	14,375	GRIMES DONALD F GRIMES CATHERINE	6 LEE LN.
8	LEE LN.	32-049	15,070	OBYCK FAMILY TRUST ROBERT W. OBYCK,JR. TR, ET AL	8 LEE LN.
10	LEE LN.	32-050	13,068	BRADY GREGORY T BRADY SARAH J	10 LEE LN.
12	LEE LN.	32-051	13,944	TAYLOR BRETT J TROMBETTA MONICA A	12 LEE LN.
1	LEE LN.	32-057	12,197	LUCCIO DYANA V	1 LEE LN.
11	LEE LN.	32-138	15,246	HANDY RICHARD D HANDY ANN-MARIE E	11 LEE LN.
36	MAIN ST.	32-045	11,761	SALVATORE MARY E.	P.O. BOX 69
38	MAIN ST.	32-058	12,197	SHEEDY TIMOTHY M SHEEDY LOURDES C	38 MAIN ST.
40	MAIN ST.	32-059	12,197	PELLEGRINI ROGER PELLEGRINI LINDA	40 MAIN ST.
42	MAIN ST.	32-060	11,761	HANLEY KEVIN P. SAWTELLE HOLLY	42 MAIN ST.
44	MAIN ST.	32-061	10,890	RUND ROBERT B. RUND DEBORAH L.	44 MAIN ST.
46	MAIN ST.	32-062	10,454	KRUPNICK RANDY S KRUPNICK MARGARET A	46 MAIN ST.
48	MAIN ST.	32-063	11,820	MCDONOUGH MATTHEW K	48 MAIN ST.
64	MAIN ST.	41-007	11,326	ODONNELL DEIRDRE ODONNELL THOMAS	64 MAIN ST.
50	MAIN ST.	41-014	12,197	HOROWITZ BARBARA LIFE ESTATE HARVEY CHERYL FAITH	50 MAIN ST.
52	MAIN ST.	41-015	10,019	WOOD DONNA M	52 MAIN ST.
56	MAIN ST.	41-017	10,672	ALONZO JULIO A	56 MAIN ST.
58	MAIN ST.	41-018	11,761	BELL TRUSTEE DOROTHY G TENNEY FAMILY IRREVOCABLE TRST DOROTHY A	58 MAIN ST.
60	MAIN ST.	41-019	13,068	MCCAUL WILLIAM MCCAUL ARLENE	60 MAIN ST.
62	MAIN ST.	41-020	11,326	TORREY SAMUEL S.JR TORREY SAMUEL S III	62 MAIN ST.
54	MAIN ST.	41-016	10,019	GODDARD KEVIN M	54 MAIN ST.
9	MERYL ST.	31-077	12,632	ABSI LIFE ESTATE GENEVIEVE E ABSI RIAD & MICHAEL	9 MERYL ST.
7	MERYL ST.	31-078	12,632	ZINCK MICHAEL ZINCK DENISE I	7 MERYL ST.

5	MERYL ST.	31-079	12,632	ANDERSON TRUSTEE ANNIE M WENZEL TRUSTEE NUALA M	5 MERYL ST.
3	MERYL ST.	31-080	12,632	ROSS ANDREW C ROSS ADRIENNE L	3 MERYL ST.
Address #	Street Name	Map and Lot Number	Lot Size (sq. ft.)	Owner's Name	Owner's Mailing Address
1	MERYL ST.	31-081	12,500	OBER PATRICIA A.	1 MERYL ST.
10	MERYL ST.	31-083	14,810	GARTNER THOMAS GARTNER FRANCES	10 MERYL ST.
2	MERYL ST.	31-087	13,068	MCKENNEY DOUGLAS J. JR.	2 MERYL ST.
4	MERYL ST.	31-088	13,068	MORTON JOSHUA J MORTON STEPHANIE S	4 MERYL ST.
16	MERYL ST.	32-068	13,504	CHAMPEAU ALFRED W.& LILLIAN C.	16 MERYL ST.
18	MERYL ST.	32-069	13,504	MCCARTHY STEPHEN M MCCARTHY MELISSA A	18 MERYL ST.
20	MERYL ST.	32-070	13,504	SOUZA FREDERICK A SOUZA SHEILA M	20 MERYL ST.
22	MERYL ST.	32-071	13,504	ATILLO MARGARITA	22 MERYL ST.
24	MERYL ST.	32-072	13,504	GODDARD KEITH A GODDARD CHRISTINE	24 MERYL ST.
12	MERYL ST.	32-080	16,117	OBRIEN EILEEN M OBRIEN ANDREW M	12 MERYL ST.
14	MERYL ST.	32-081	15,750	CASSIDY JAMES F CASSIDY CAROLYN	14 MERYL ST.
15	MERYL ST.	32-092	12,548	MORIN MICHAEL H MORIN COLLEEN N	15 MERYL ST
13	MERYL ST.	32-093	12,632	CODKIND BRADLEY SCOTT CODKIND WILLA TAMAR	13 MERYL ST.
11	MERYL ST.	32-094	12,632	CLARK TRUSTEE MAUREEN E MAUREEN E CLARK LIVING TRUST	11 MERYL ST.
25	MERYL ST.	32-103	12,632	CROTEAU JAMES THEROUX LAURA	25 MERYL ST.
23	MERYL ST.	32-104	12,632	FREDIAN WILSON P DOUCETTE DANIELLE M	23 MERYL ST.
21	MERYL ST.	32-105	12,632	CELLI FRANCIS G II CELLI JANE L	21 MERYL ST.
19	MERYL ST.	32-106	12,632	FOLEY MARK F FOLEY ASHLEY E	19 MERYL ST.
17	MERYL ST.	32-107	12,632	KILLIZLI JOSEPHINE	17 MERYL ST.
10	RICHARD RD.	32-067	14,375	TRAINOR MICHAEL S TRAINOR DIANE BOWEN	10 RICHARD RD.
9	RICHARD RD.	32-082	17,860	MEISTER ALAN J MEISTER CATHERINE C	9 RICHARD RD.
15	RICHARD RD.	32-090	10,865	SALGADO RONALDO R SALGADO REGIANE D	15 RICHARD RD
11	RICHARD RD.	32-091	12,632	MULDOON JULIE GRAY TIMOTHY	11 RICHARD RD.

14	RICHARD RD.	32-095	12,632	ORLOVA, SVETLANA	14 RICHARD RD.
12	RICHARD RD.	32-108	12,632	WARDWELL DEBORAH	12 RICHARD RD.
5	RICHARD RD.	41-004	14,375	LAMPKE TRUSTEE LUCILLE J LUCILLE J LAMPKE LIVING TRUST	5 RICHARD RD.
Address #	Street Name	Map and Lot Number	Lot Size (sq. ft.)	Owner's Name	Owner's Mailing Address
3	RICHARD RD.	41-005	10,019	LANDER RACHAEL L WOLFF	3 RICHARD RD.
1	RICHARD RD.	41-006	10,890	MULLER KEVIN D MULLER JILL C	1 RICHARD RD.
4	RICHARD RD.	41-022	10,454	WILLIAMS JOSHUA C WILLIAMS KRISTINA A	4 RICHARD RD.
8	RICHARD RD.	32-079	10,454	BUXTON KATHLEEN A	8 RICHARD RD.
2	RICHARD RD.	41-021	10,019	MUCCI ANGELO	2 RICHARD RD.
5	ROBIN CIR.	41-002	12,632	BUTLAND JONATHAN KIDD CHRISTINA	5 ROBIN CIR
3	ROBIN CIR.	41-003	11,326	CULLEN EDITH E	3 ROBIN CIR.
16	ROBIN CIR.	31-084	14,810	SPURLING JOHN K SPURLING KAREN D	16 ROBIN CIR.
10	ROBIN CIR.	31-085	14,810	LATOSEK JR TRUSTEE JOSEPH J LATOSEK TRUSTEE JESSICA L	10 ROBIN CIR.
17	ROBIN CIR.	31-089	11,761	DEVEAU JOSEPH A JR DEVEAU CHRISTINE L	17 ROBIN CIR.
15	ROBIN CIR.	31-090	12,197	DUDDY LIFE ESTATE PAULA A DUDDY JENNIFER J/STEVEN C/DAVID	15 ROBIN CIR.
15R	ROBIN CIR.	31-091	8,407	DUDDY LIFE ESTATE PAULA A DUDDY JENNIFER J/STEVEN C/DAVID	15 ROBIN CIR.
2	ROBIN CIR.	32-083	16,117	PRIDE DIANE	2 ROBIN CIR.
4	ROBIN CIR.	32-084	16,988	SULLIVAN RYAN P SULLIVAN CAROLYN T	4 ROBIN CIR.
6	ROBIN CIR.	32-085	18,731	ANTHONY CHRISTOPHER A	6 ROBIN CIR.
8	ROBIN CIR.	32-086	16,988	FASOLINO GEORGE M FASOLINO BARBARA	8 ROBIN CIR.
13	ROBIN CIR.	40-060	19,602	DOCHERTY EDGAR E DOCHERTY DOLORES	13 ROBIN CIR.
9	ROBIN CIR.	40-062	10,454	COLLINS ROBERT G COLLINS JESSICA M	9 ROBIN CIR.
7	ROBIN CIR.	41-001	11,326	SMITH MARILYN E	7 ROBIN CIR.
11	ROBIN CIR.	40-061	21,774	MCWHINNIE DAVID J MCWHINNIE JUDITH A	11 ROBIN CIR.

Address #	Street Name	Map and Lot Number	Lot Size (sq. ft.)	Owner's Name	Owner's Mailing Address
KENNEY, KENART AND KOYVIEW NEIGHBORHOOD					
1	KENART RD.	50-027	10,980	PATEL KRUNAL PATEL ANKITA	1 KENART RD.
2	KENART RD.	50-020	10,890	HARRIS SHARON L	2 KENART RD.
4	KENART RD.	50-021	11,761	WAGNER ARTHUR L WAGNER PAULA M	4 KENART RD.
2	KOYVIEW PL.	50-024	10,890	MULLEN JOHN J MULLEN ROBERTA A	2 KOYVIEW PL.
3	KOYVIEW PL.	50-026	10,890	DREW SARAH ELIZABETH COLE NATHAN	3 KOYVIEW PL.
4	KOYVIEW PL.	50-025	10,890	LUCE SHAWN M SARAF TARA M	4 KOYVIEW PL.
0	KENNEY DR.	50-030	217,800	MEDWAY HOUSING AUTHORITY	0 KENNEY DR.
19	KENNEY DR.	50-031	44,000	ABBARGONI SWARAJ CHINTHALA VARSHINI	19 KENNEY DR.
38	HOLLISTON ST.	50-019	10,890	SYLVESTER CHARLENE L PERKINS LEEANNE	38 HOLLISTON ST.
40	HOLLISTON ST.	50-028	10,890	KINGSBURY ERIN M FLEMING KEVIN	40 HOLLISTON ST.
42	HOLLISTON ST.	50-029	10,890	GRIFFITHS DAVID GRIFFITHS MARIA S	42 HOLLISTON ST.
46	HOLLISTON ST.	50-032	27,922	BROWN ROBERT N BROWN KIMBERLY A	46 HOLLISTON ST.

REVISED 3-1-2023/AGR

Proposed Agricultural-Residential III Zoning Districts



Brentwood Neighborhood

February 27, 2023
Prepared by Town of Medway
Planning and Economic Development office



Kenney Drive, Kenart Road and Koyview Place Neighborhood

February 27, 2023
Prepared by Town of Medway
Planning and Economic Development office

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
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

February 27, 2023

Proposed Amendments to Medway Zoning Bylaw & Map *Public Hearing – Tuesday, March 7, 2023 at 7 p.m. via ZOOM*

I am writing to inform you of proposed amendments to the Medway Zoning Bylaw and Map that would apply to property you own in the Brentwood neighborhood. The Planning and Economic Development Board (PEDB) has prepared the amendments and submitted it to the Select Board to be included on the warrant for action at Medway's annual town meeting to be held on Monday, May 8, 2023 at Medway High School.

Your property is presently located in the Agricultural Residential II zoning district, which requires a minimum of 150' of frontage and a minimum lot size of 22,500 sq. ft. If your lot does not meet these current minimum requirements of the AR-II zoning district, it is considered a nonconforming lot. ***The PEDB is proposing that Town Meeting rezone the Brentwood neighborhood to establish a new Agricultural Residential III zoning district*** which will require a minimum of 85' of frontage, a minimum lot size of 10,000 sq. ft., and reduced setbacks.

The reason for the proposal to establish the new AR-III zoning district is to better match zoning requirements with the neighborhood's actual lot characteristics. Medway's various residential zoning districts have different requirements for minimum lot size, minimum frontage, minimum setbacks, and maximum lot coverage. By enacting zoning requirements that are more closely aligned with the existing lot sizes and lot frontages in the neighborhood, it may lessen the need for you (and your neighbors) to seek a formal variance or other relief from the Zoning Bylaw for certain property improvements you may wish to make.

State law requires local planning boards to hold a public hearing on any proposed amendment to the zoning bylaw and map. ***The purpose of this letter is to notify you of the upcoming PEDB public hearing on the proposed amendments to the Medway Zoning Bylaw and Map. The public hearing will take place on Tuesday, March 7, 2023 at 7:00 p.m. via Zoom.*** You may use this link to access the public hearing and participate in the discussion. <https://us02web.zoom.us/j/84584936912?pwd=UDdLOWdlcUNwYk82aUx1N3RxeGZmdz09>

The proposed warrant article, a list of properties, and the maps showing the areas of the proposed new Agricultural Residential III zoning district boundary changes can be viewed online at: <https://www.townofmedway.org/planning-economic-development-board/pages/582023-town-meeting-proposed-amendments-medway-zoning>. See information provided for Article J.

We encourage you to review the referenced information and participate in the March 7th hearing to learn more about the proposed amendments, ask questions, and provide comments. In the meantime, if you have any questions about the proposed amendments or wish to provide written comments, please contact Susy Affleck-Childs in the Planning and Economic Development office at 508-533-3291 or sachilds@townofmedway.org. She will be glad to assist you and can email you a copy of the proposed warrant article and associated map. Any written comments will be entered into the record during the public hearing.

On behalf of the Planning and Economic Development Board, thank you for reviewing this information. I encourage you to participate in the March 7th public hearing and attend the May 8th annual town meeting.

Yours truly,

Matthew J. Hayes

Matthew J. Hayes
Chair

Susan Affleck-Childs

From: Barbara Saint Andre
Sent: Monday, February 27, 2023 10:31 AM
To: Susan Affleck-Childs
Subject: FW: [External] 119 Main Street

Hi, Susy, below is a proposed amendment to the CB AH article for consideration by PEDB.

Barbara J. Saint Andre
Director, Community and Economic Development
Town of Medway
155 Village Street
Medway, MA 02053
(508) 321-4918

From: Kelley Morris Salvatore <ksalvatore@darroweverett.com>
Sent: Thursday, February 16, 2023 1:39 PM
To: Barbara Saint Andre <bsaintandre@townofmedway.org>
Cc: Zachary Darrow <zdarrow@darroweverett.com>; Michael Boynton <mboynton@townofmedway.org>
Subject: RE: [External] 119 Main Street

Hi Barbara –

Thanks for your feedback on our proposed revisions. Our interest on behalf of our client's substantial investment is to provide condition(s) that will provide more objective support for the PEDB to approve the reduction in affordable units. Would you support adding language referencing "when a proposal for development integrates street-facing, ground floor non-residential uses along Main Street"? We are really just looking for standard(s)/condition(s) that further supports approval.

Alternatively, do you think that a by-right reduction is something the Town would support?

As we've discussed, our client will be unable to deliver all of what this development will require with an affordable requirement of more than 10%.

Your thoughts on this are much appreciated.

Regards,

Kelley Morris Salvatore Esq.*

Partner



Rhode Island | Massachusetts | New York | Florida | North Carolina | South Carolina

*Admitted in Rhode Island and Massachusetts

One Turks Head Place, 12th Floor
Providence, RI 02903

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***Admitted to practice law RI and MA.**

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QUESTIONS: If you have any questions regarding this disclaimer, please contact DarrowEverett LLP at 401-453-1200, 617-443-4500 or 508-757-3300.

Susan Affleck-Childs

From: Jonathan Ackley
Sent: Friday, February 17, 2023 11:38 AM
To: Susan Affleck-Childs
Cc: Barbara Saint Andre; Erika Robertson
Subject: RE: ZBL Amendments
Attachments: ARTICLE F - Home Based Business TM article - Building Dept. Edits_2-17-2023.docx

Thanks Susy,

I take no exception to any of the proposed amendments except for F. Home Based Business, section 7. Please see the attached document showing my edit in red.

I still maintain that prohibiting a small business owner from parking a single registered trailer in their paved driveway is unreasonable. Add in the fact that ownership and parking of trailers for personal use is a normal occurrence in residential districts, it seems unfair to restrict the small business owner for same activity. (E.G: One property owner who does not operate a HBB can have a camper ,utility trailer, landscape trailer, etc. parked anywhere on their property but an abutter who happens to be a landscaper or carpenter cannot park a single trailer in their driveway, or anywhere on their property, because it is associated with home-based business)

Let me know if you would like to talk about it.

Jonathan Ackley

Building Commissioner
Town of Medway Building Dept.
155 Village Street, Medway MA
508-533-3253
www.TownofMedway.org

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Friday, February 17, 2023 10:22 AM
To: Jonathan Ackley <jackley@townofmedway.org>
Subject: RE: ZBL Amendments

Attached are the articles and the PH notice to be filed soon.

Susy

From: Jonathan Ackley <jackley@townofmedway.org>
Sent: Friday, February 17, 2023 10:17 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: Re: ZBL Amendments

Full text please

Get [Outlook for iOS](#)

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Friday, February 17, 2023 10:04:18 AM
To: Jonathan Ackley <jackley@townofmedway.org>
Subject: RE: ZBL Amendments

[List or the full texts of all?](#)

From: Jonathan Ackley <jackley@townofmedway.org>
Sent: Friday, February 17, 2023 9:04 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: ZBL Amendments

Hi, can you share the most recent list of ZBL amendments? Thanks

Jonathan Ackley

Building Commissioner
Town of Medway Building Dept.
155 Village Street, Medway MA
508-533-3253
www.TownofMedway.org

May 8, 2023 Town Meeting
Home Based Businesses
Building Department Edits – 2/17/2023

ARTICLE F – Home Based Business: To see if the Town will vote to amend the Zoning Bylaw, Section 8.3 Home Based Business as follows, (new language shown in **bold**, deleted language shown in strikethrough):

8.3. HOME-BASED BUSINESS

- A. Purposes. The purposes of the Home-Based Business bylaw is to provide for the conduct of home occupations in a residential or mixed-use district while preserving the residential character of the premises and preventing adverse effects on the neighborhood.
- B. Applicability. A Home-Based Business shall be allowed by right as shown in TABLE 1 if it meets the requirements of this Section 8.3.
- C. **Definitions. See Section 2 Definitions herein for definitions of: Home-Based Business and Gross Vehicle Weight Rating (GVWR) and Outdoor Storage.**
- D. Basic Requirements.
 - 1. The business use is subordinate to the **primary** residential use of the premises. No more than 20 percent of the gross floor area of the dwelling and any accessory structures, up to a maximum of 1,000 square feet of gross floor area, shall be used for the home-based business.
 - 2. **Other than as specified in items D 5, 6, 7 and 8, ~~There~~** there shall be no visible evidence of the home-based business from the street or an adjacent lot. A home-based business shall be conducted entirely indoors within the principal dwelling on the lot or a building accessory thereto.
 - 3. There shall be no ~~outside~~ **outdoor** storage associated with the home-based business. Accessory structures such as sheds, detached garages, and barns may be used for unheated storage of the home-based business's stock in trade, commodities, tools, equipment, **vehicles** or products.
 - 4. Not more than one non-resident shall be employed on the premises at any time, and the maximum number of customers on the premises at any given time shall not exceed the number that can be accommodated in one passenger vehicle.
 - 5. The maximum number of off-street parking spaces for employee and customer parking shall be two. (Amended 11-16-15)

6. **Off-street parking spaces shall not be located within the standard zoning setbacks of the property except for those on already existing driveways or established parking areas at such time as the home-base business is established. No additional curb cuts are permitted.**
 7. There shall be no outside parking more than two Class 3 ~~commercial~~ motor vehicles and no ~~commercial~~-motor vehicles rated Class 4 and above as defined by gross vehicle weight rating (GVWR), and **parking of no more than one registered trailer associated with the home-based business.** (Added 11-16-15)
 8. There shall be no change in the exterior appearance of the dwelling or accessory building used for the home-based business. Any new building constructed for the business shall not deviate from the residential character of the area. No signs shall be permitted for a home-based business except as provided in Section 7.2.2 of this Zoning Bylaw.
 9. No equipment or process shall be used in the home-based business which creates noise, vibration, odor, fumes, gas, smoke, dust, or electrical disturbance detectable to the normal senses off the lot.
 10. A home-based business shall not generate any solid waste or sewage discharge in volume or type greater than that associated with a typical residential use.
 11. Deliveries or pick-ups of supplies or products for the home-based business are allowed between 8 am and 8 pm. Vehicles used for such delivery and pick-ups shall be limited to those that customarily serve residential neighborhoods.
 12. The owner or operator of the home-based business shall reside on the premises. (Added 11-16-15)
- C. There is no limit to the number of home-based businesses that may occupy a single dwelling unit, provided that the cumulative total of the area used for home-based businesses on the premises shall not exceed Paragraph C (1) above.
- D. **Special Permits.** A home-based business that does not comply with all of the above standards shall only be allowed by special permit from the Zoning Board of Appeals. Special permits granted hereunder shall be based upon the criteria in Section 3.4.
- E. **Registration.** Pursuant to G.L. c. 110, Sections 5-6 and Chapter 227, § 5A, most home-based businesses are required to register with the Town Clerk and obtain a Business Certificate before commencing business operations.

Or act in any manner related thereto.

Report of the Medway Planning and Economic Development Board

The mission of the Medway Planning and Economic Development Board (the Board) is to develop policies, planning initiatives, and zoning regulations to guide the future development of Medway in ways that are consistent with the vision and values included in the Medway Master Plan. The Board endeavors to serve the Town of Medway with the highest degree of consideration for Medway's citizens by preserving the community's land and natural resources while also working to facilitate economic development and investment in Medway to achieve a well-balanced community and tax base. The Board continued its efforts to strengthen communication and promote expanded collaboration with other Town boards, committees, and departments. The Board is represented by one of its members on the Town's Community Preservation Committee, Design Review Committee, Economic Development Committee, and Master Plan Committee. The Board's webpage includes a wealth of information regarding the Board and the Town, which you can find at [Planning & Economic Development Board | medwayma \(townofmedway.org\)](http://Planning & Economic Development Board | medwayma (townofmedway.org))

In addition, State law authorizes municipal planning boards to review and approve subdivisions, recommend street acceptance to Town Meeting, issue special permits, prepare and recommend amendments to the *Zoning Bylaw* and *Zoning Map*, and conduct Scenic Road public hearings. Pursuant to the *Zoning Bylaw*, the Board serves as the special permit granting authority for Adult Retirement Community Planned Unit Developments (ARCPUD), Open Space Residential Developments (OSRD), rehabilitation projects in the Adaptive Use Overlay Districts (AUOD), mixed use developments in the Central Business zoning district, and multi-family developments in Medway's Multi-Family Overlay District. The *Zoning Bylaw* also authorizes the Board to review and act on all applications for site plan approval.

BOARD COMPOSITION – The Board is comprised of five elected members and an Associate Member who is appointed jointly by the Select Board and the Planning and Economic Development Board. At the May 2022 election, Medway voters re-elected Matthew Hayes and Richard Di Iulio to the Board and elected Sarah Raposa, who had been appointed in January of 2022 to fill a vacancy caused by the resignation of Andy Rodenhiser. Continuing members were Bob Tucker whose term concludes in May 2023 and Jessica Chabot whose term concludes in May 2024. Following the 2022 general election, the Board selected its officers for the next 12 months. The Board re-elected Matthew Hayes as chair, Bob Tucker as vice-chair, and Rich Di Iulio as Clerk. Tom Gay was reappointed by the Board and Select Board to serve as the Board's Associate Member for another year. In September, Richard Di Iulio resigned from the Board after 7 years of dedicated service, and Sarah Raposa was elected as elected as clerk.

MEETINGS - The Planning and Economic Development Board meets regularly on the second and fourth Tuesday evening of each month at 7 p.m. During 2022, the Board met both LIVE in Sanford Hall and remotely via Zoom. Additional Board meetings are scheduled when necessary. During 2022, the Board held 33 regular and special meetings.

2022 ACCOMPLISHMENTS – The Board’s key accomplishments during 2022 included:

- Proposed and secured approval by Town Meeting (May and November 2022) of various amendments to the *Medway Zoning Bylaw*. Of note was the adoption of new regulations to address battery energy storage systems.
- Concluded a 20-month master plan update process with the adoption of a new Medway Master Plan as it reflects broad community engagement and guidance for the Town’s future planning and land use initiatives.
- Reviewed and approved site plans for a Milford Regional Hospital medical facility to be constructed at 68A Main Street; redevelopment of 6 Industrial Park Road for Phytopia for a marijuana cultivation facility; Bright Path Child Care at Medway Commons; the Town of Medway Department of Public Works for a water treatment facility at 19 Populatic Street; and a site plan modification to expand CommCan at 2 Marc Road.
- Approved proposed multi-family developments at 6 Cutler Street and 288 Village Street.
- Concluded a study process regarding battery energy storage systems (BESS).
- Completed the street acceptance process for Newton Lane

SUBDIVISIONS – The following list summarizes residential subdivision activity during 2022.

Hartney Acres Subdivision (Newton Lane) – 8 lot subdivision east of Nobscott Road. Worked with the developer on documentation for project completion and street acceptance. Newton Lane was accepted as a Town street at the November 2022 town meeting.

Choate Trail Subdivision (Copper Drive) – The Board approved this subdivision in May 2020. It is a 4 lot, permanent private way subdivision off of Highland Street. Infrastructure construction continued during 2022.

Boundary Lane – The Board approved this subdivision in July 2022. It is a 3 lot, permanent private way subdivision off of 67R and 69 Summer Street. Infrastructure construction is expected to begin in the spring of 2023.

During 2022, the Board reviewed one application for a **Subdivision Approval Not Required (ANR) Plan**. ANR plans usually show a land split or a rearrangement of property boundary lines without the construction of any new roadways. The Board endorsed one ANR plan during 2022 for 14 Franklin Street.

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (ARCPUD) -

Salmon Health and Retirement (Village Street) - In March 2016, the Board approved an adult retirement community special permit for Continuing Care Management, LLC of Westborough, MA to develop an age-restricted, active adult/senior residential living community on a 56.9-acre site located at 259, 261, 261R and 263 Village Street. Known as The Willows at Medway and Whitney Place, the development includes 225 senior living residences with 54 cottage style independent living homes scattered around the campus, a main building with 15 cottage style independent living homes, 40 memory care apartments, 60 assisted living apartments, and 56

independent living apartments; a community center/pavilion; and a medical office building. Site access and egress will be from Village Street.

Construction of the site infrastructure and main campus building began in February 2019. During 2021, the primary campus building opened, and residents are enjoying Medway's newest senior housing option.



The Willows Senior Living Community – Main Building

During 2022, construction began on the first phase of the for-sale, cottage portion of the development on Waterside Run in partnership with Black Brook Realty of Holliston, MA.



Willowside at Medway

SITE PLANS - During 2022, the Board was involved in a series of site plan reviews.

Medway Department of Public Works Water Treatment Building (19 Populatic Street) – In March 2022, the Board approved a major site plan to construct a municipal water treatment facility at 19 Populatic Street. This entails construction of a 15,640 sq. ft. building to include operations and office space for the Town's DPW water personnel, a water treatment area, and garage space with capacity for up to 8 Town vehicles. Construction is underway.



Rendered drawing of planned new Medway DPW Water Treatment Facility – 19 Populatic Street

Medway Place Shopping Plaza (114 Main Street) – In November 2021, the Board approved a major site plan with a series of conditions for a variety of site improvements at the Medway Place shopping center at 98, 108 and 114 Main Street. Medway Realty appealed that site plan decision to the Massachusetts Land Court in December 2021. The appeal process continued through 2022 and is still pending.

Milford Regional Hospital Medical Facility (86 Holliston Street/68A Main Street) – In September 2022, the Board approved a major site plan and granted a groundwater protection special permit, a parking location special permit, and a building type special for the development of a medical building for Milford Regional Hospital Medical Center, to be located on a 2.2 acre portion of the 8+ acre parcel known as 86 Holliston Street. The project includes construction of a one-story, 21,900 sq. ft. medical building for the Milford Regional Medical Center to be accessed from the existing curb cut on Main Street for Walgreens. Construction will begin in the spring of 2023.



South facing elevation – Milford Regional Hospital medical facility

Bright Path Child Care (Medway Commons)

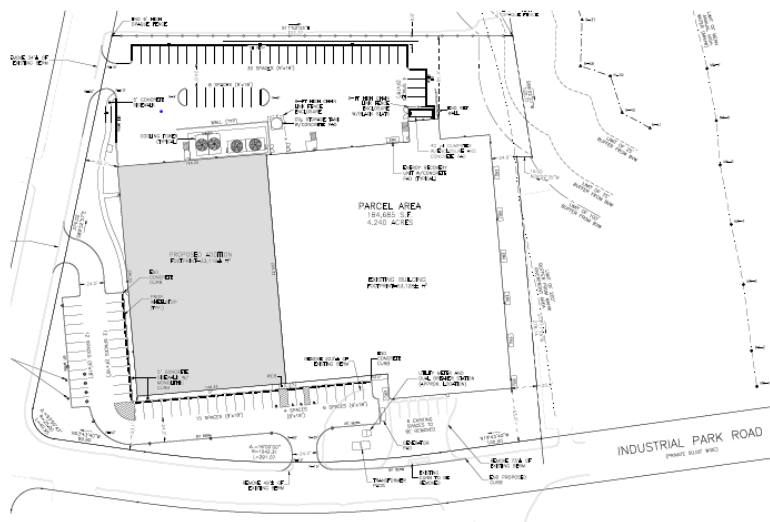
In July 2022, the Board approved a minor site plan to modify a section of the existing parking lot at the southwestern end of Medway Commons to accommodate construction of an approximately 14,200 sq. ft. outdoor play area for the new 12,700 square foot Bright Path Child

Care Center. Planned construction includes removal of pavement from 33 parking spaces, along with sidewalk and curbing areas, to be replaced with installation of various play area surface materials, fencing, landscaping, and play space equipment and amenities to be directly accessed from the new childcare center. Construction began during the summer and fall of 2022. Occupancy is expected in spring 2023.

MARIJUANA FACILITIES

Phytopia (6 Industrial Park Road) – In November 2021, the Board issued marijuana special use permits to Phytopia, Inc. to operate a marijuana cultivation and processing facility at 6 Industrial Park Road. Phytopia plans to use the existing 53,128 sq. ft. industrial manufacturing building and construct a 66,238 sq. ft., 2-story addition to the existing building for the cultivation, manufacturing, processing, and packaging of marijuana and the delivery of such products off site to retail marijuana establishments in other communities.

During 2022, Phytopia continued to work with the Board on the associated applications for site plan approval, groundwater protection special permit, and reduced parking special permit which the Board approved in September. Construction is expected to commence during 2023.

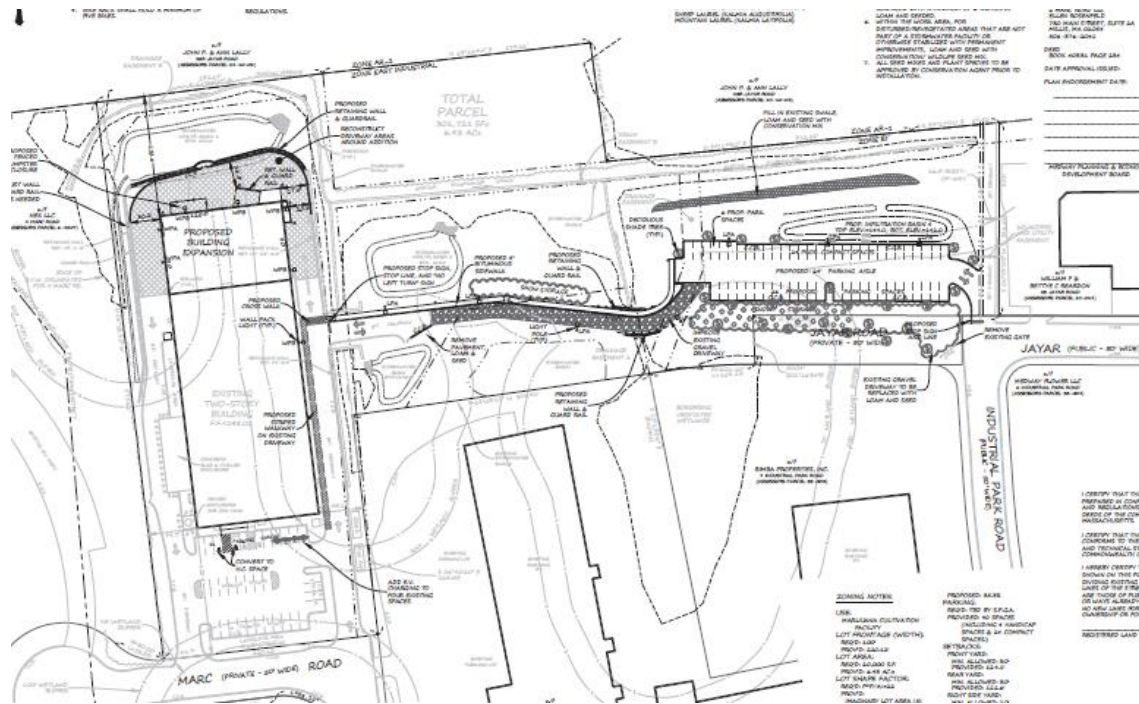


Phytopia Site Plan – 6 Industrial Park Road

NeoOrganics (4 Marc Road) – In January 2020, the Board approved a special permit to establish a recreational marijuana cultivation and processing facility in the existing 29,718 sq. ft. industrial building at 4 Marc Road. The approved scope of work includes interior renovations of the existing building to accommodate the new use, and construction of a 3,000 sq. ft. outside concrete mechanical pad to house HVAC and odor control equipment. Site and interior construction have been ongoing. Project completion and opening are expected during the spring of 2023.

2 Marc Road CommCan – Site Plan Modification - In November 2022, the Board approved a modification to the previously approved site plan and marijuana special permits for the expansion of the marijuana cultivation, manufacturing, and processing business (CommCan)

currently operating at 2 Marc Road. The plan calls for construction of a two-story, 20,000 sq. ft. addition (10,000 sq. ft. footprint) and loading dock at the rear of the existing marijuana cultivation and processing facility to be used for the processing of products, a beverage canning operation, and storage. The plan also includes constructing a 56-vehicle parking area in the previously disturbed easterly portion of the site with a gravel connecting driveway to the existing access driveway from Marc Road and a paved connecting driveway to the end of Industrial Park Road. The site work includes stormwater management facilities and other site amenities. Construction is expected to commence in the spring of 2023.



MULTIFAMILY HOUSING

Evergreen Village (22 Evergreen Street) – In April 2020, the Board approved a 6 unit, private way townhouse condominium development at 22 Evergreen Street in the Agricultural/Residential II zoning district. One affordable dwelling unit is included. Project completion is expected in mid-2023.

Cutler Place (6 Cutler Street) - In February 2022, the Board approved a multi-family special permit, major site plan, and a land disturbance permit for a 5-unit multi-family, condominium development at 6 Cutler Street. The development entails renovation of the existing 4,800 sq. ft. vintage building into three residential dwelling units and construction of a 3,000 sq. ft. addition for two residential dwelling units with 13 off-street parking spaces. Access and egress will be from a single curb cut from Cutler Street. Stormwater will be managed by means of a rain garden retention system to be constructed at the front of the property to mitigate and treat runoff from the building and parking lot. Project completion is expected in 2023.



Cutler Place Site – 6 Cutler Street

William Wallace Village (274 Village Street) – In January 2020, the Board approved a special permit and site plan to develop a 12-unit residential condominium community at 274 Village Street. Site and building construction proceeded during 2022 and project completion is expected by mid-2023.

Harmony Village (218 Main Street) – In January 2021, the Board approved a 6 unit, multi-family, condominium development at 218 Main Street. Site and building construction continued during 2022. The Board issued a Certificate of Completion in December 2022.



Rendered drawing of 4 unit building at Harmony Village

288 Village Street – In July 2022, the Board approved a 3 unit, multi-family development to be constructed at 288 Village Street. The project includes construction of one 3-family, townhouse style building. Site improvements include a 16' driveway, parking, utilities, grading, landscaping, and stormwater management facilities. Access to the development will be from Village Street in the location where the current driveway is located. A total of 9 off-street parking spaces will be provided at the rear of the site. Construction proceeded at a quick pace during 2022 and occupancy is expected in mid-2023.

PLANNING AND ECONOMIC DEVELOPMENT PERSONNEL - Medway's planning office is staffed by Susy Affleck-Childs, the Town's full time Planning and Economic Development

Coordinator. During 2022, administrative support was provided by Anna Rice, Administrative Assistant for the Community and Economic Development Department. Amy Sutherland continues to serve capably as the Board's recording secretary to prepare minutes of Board meetings. The Board is also guided by Barbara Saint Andre, Medway's Director of Community and Economic Development. Her assistance and experience are greatly appreciated.

Tetra Tech, based in Westborough, serves as the Board's "on call" engineering consultant. The Board was capably assisted during 2022 by professional engineers Steve Bouley and other specialized Tetra Tech staff with expertise in traffic engineering and stormwater management. Tetra Tech prepares technical engineering reviews for all development projects with permit applications before the Board to ensure that development plans meet the Town's standards and regulations. Tetra Tech also conducts site inspections during the construction of roadways and infrastructure for subdivisions and other development projects. Tetra Tech serves as the Board's eyes on the ground to ensure that roadway and infrastructure construction are completed in accordance with approved plans.

The Board is most appreciative of Town Counsel KP Law for their advice and assistance as it crafts creative zoning initiatives and manages the legal details of subdivisions, special permits, performance security, and street acceptance. We appreciate their diligence and care on Medway's behalf.

We value the staff and consultants with whom we work for their steadfast service to the Planning and Economic Development Board and office. Together, we have established a great team.

We do note the pending retirement of Susy Affleck-Childs in April 2023 after working for Medway for 23 years, her contributions have been of immeasurable assistance to the Board and we wish her a long, healthy, happy and fulfilling retirement.

2023 PRIORITIES - As we look to 2023, the Board and staff foresees the following priorities:

- Continue to refine the Medway *Zoning Bylaw* and *Map* by proposing needed amendments.
- Continue to monitor site infrastructure construction at the Willows senior living community being developed by Salmon Health and Retirement off of Village Street, Choate Trail subdivision off of Highland Street, Evergreen Village multi-family off of Evergreen Street, William Wallace Village multi-family off of Village Street, 20 Broad Street multi-family, and Cutler Place multi-family development. Also, 2 Marc Road expansion, Milford Hospital medical facility, and other developments.
- Support the work of the Master Plan Committee for action by the Select Board to establish a Master Plan Implementation Committee during 2023.
- Review and act on applications for several development proposals (Medway Commons Chipotle/Starbucks, ETS site plan for 39 Alder Street, Mockingbird Lane multi-family development, redevelopment of the south side of Main Street)

- Work to complete the street acceptance and bond release process for at least one longstanding subdivision.
- Work with the Conservation Commission and its staff on a Tree Protection bylaw for future Town Meeting consideration
- Continue to work with Community and Economic Development and Public Works departments to both refine and implement the Town's Stormwater Management and Land Disturbance Bylaw and to establish corresponding *Rules and Regulations*.
- Update the Board's *Site Plan Rules and Regulations*.

CLOSING COMMENTS – This Board believes Medway continues to have a number of key development opportunities that will invigorate and enrich the community for future generations of Medway's residents.

We believe that good results come from good planning. With that philosophy, we hope that the community will continue to support us as elected officials and embrace the fundamental soundness of good planning and engineering practices. With each passing year, the build-out of Medway's undeveloped land continues. It becomes even more imperative that Medway be vigilant in its efforts to grow smartly. This is how we endeavor to serve.

The Board will continue to work toward a vision that establishes and promotes a more diversified tax base for Medway, thereby creating a more economically stable community. We will do that by utilizing proper planning techniques, giving attention to design elements that make our community attractive, respecting residents' opinions and perspectives, and balancing the community's vision with private property rights.

I would like to recognize the dedicated work of the allied land-use committees with whom we directly collaborate – the Master Plan Committee, Design Review Committee, Open Space Committee, Economic Development Committee, Affordable Housing Committee and Trust, Zoning Board of Appeals, and the Medway Redevelopment Authority.

It has been my privilege and pleasure to serve Medway during 2022 with my fellow Board members Tom Gay, Bob Tucker, Rich Di Iulio, Jess Chabot, and Sarah Raposa. I admire their dedication and thank them for providing their time, talents, and thoughtful perspectives.

On behalf of the entire Board, I want to thank the citizens of Medway for electing us to guide the future growth and development of our wonderful community. We value that trust and will endeavor to do our very best to continue to earn it in the years ahead.

Respectfully submitted,
Matthew J. Hayes, Chair