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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

January 25, 2023

NOTICE of PUBLIC HEARING

Minor Site Plan and Drive-Thru Special Permit Medway Commons – 67B and 67C Main Street

Pursuant to the *Medway Zoning Bylaw*, SECTIONS 3.5 Site Plan Review and 5.4 Schedule of Uses, and the provisions of Massachusetts General Laws, Chapter 40A, notice is given that the ***Medway Planning and Economic Development Board will conduct a public hearing on Tuesday, February 14, 2023 at 7:15 p.m.*** to consider the application of Charter Realty and Development Corporation of Greenwich, CT for approval of a drive-thru special permit and a minor site plan for building renovations and site improvements to the former McDonalds building at Medway Commons at 67B and 67C Main Street and for the reconfiguration of the Starbucks drive-thru lane. The hearing will take place at Medway Town Hall, 155 Village Street. It will also be available via Zoom.

The property is located in the Central Business District. The 7.1 +/- acre property (*Medway Assessors Map 41, Parcels 23-067B and 23-067C*) and is owned by Hidden Acres Realty Trust of Medway, MA with a ground lease to Charter Medway II, LLC of Greenwich, CT. The site is bounded on the north by Main ST (Route 109), and on the east, south and west by other land owned by Hidden Acres Realty Trust and leased to Charter Medway I and II, LLC of Greenwich, CT.

The applicant proposes to divide and renovate the interior and exterior of the former McDonald's building to accommodate two new restaurant tenants. The main tenant space will be occupied by Chipotle and includes on-site seating and an order ahead, drive-thru pick-up window. The tenant for the second restaurant space is not yet finalized. The building size will not change. There is no increase in parking. Site work includes a substantial redesign and re-routing of the Starbucks drive-thru lane, a new dumpster enclosure at the northwest corner of the lot where Chipotle will be located, for the Chipotle outdoor seating area, additional crosswalks and sidewalks, and construction of a right-turn lane in the driveway area south of the subject building to provide better access to the businesses located in the southern portion of

Medway Commons. The improvements are shown on “Minor Site Plan for Chipotle & Starbucks – Medway Commons, 67C Main Street, Medway, MA” dated December 22, 2023, prepared by Tighe & Bond of Portsmouth, NH.

The application, site plan and associated materials are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected during regular Town Hall office hours. Project information is also posted at the Planning and Economic Development web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/medway-commons-minor-site-plan-chipotle-starbucks>

Pursuant to Chapter 107 of the Acts of 2022, the hearing will be conducted in person, and as a courtesy, via remote means (ZOOM) in accordance with applicable law. While the option for remote attendance and/or participation is being provided as a courtesy to the public and board members, the meeting and hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

The Board encourages public participation in the hearing. The ZOOM access instructions will be included on the agenda for the February 14, 2023 which will be posted at least 48 hours prior to the meeting at: <https://www.townofmedway.org/node/926/agenda/2021>. Members of the public may also watch the meeting on Medway Cable Access - channel 11 on Comcast Cable, channel 35 on Verizon Cable, or on Medway Cable’s Facebook page @medwaycable.

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

Matthew J. Hayes, P.E.
Chairman

To be published in the *Milford Daily News*:

- Monday, January 31, 2023
- Tuesday, February 7, 2023