

## Board Members

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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=c21MdGkzcDUwVGMvQ2pScDI1YmtLQT09>

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](mailto: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