



**TOWN OF MEDWAY**  
**Planning & Economic Development Board**  
155 Village Street  
Medway, Massachusetts 02053

*Andy Rodenhiser, Chairman*  
*Robert K. Tucker, Vice-Chairman*  
*Thomas A. Gay, Clerk*  
*Matthew Hayes, P.E.*  
*Richard Di Iulio*

## **Memorandum**

October 23, 2018

TO: Maryjane White, Town Clerk  
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator  
RE: **ANR (Subdivision Approval Not Required) Plan** – 288 & 290 Village Street

At its October 23, 2018 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

**Name of Plan:** Plan of Land Located at 288 and 290 Village Street in Medway, MA  
**Location/Address:** 288 & 290 Village Street  
**Assessor's Reference:** Map 58, Parcels 083 and 084  
**Zoning District:** AR-II  
**Property Owners:** Tony J. SR & Dawn M. Leland  
290 Village Street  
Medway, MA 02053  
**Applicant:** Same as property owners  
**Plan Date:** October 22, 2018  
**Prepared by:** William D. Halsing, PLS  
Land Planning, Inc.  
167 Hartford Avenue, Medway, MA 02053  
**Scale:** 1 inch = 20 feet

An ANR plan dated October 15, 2018 and the associated ANR application was filed with the Planning and Economic Development Board on October 16, 2018. The ANR plan shows the creation of the 8,919 sq. ft. Parcel 1B to be split off from the back of 288 Village Street to be conveyed to and combined with 290 Village Street. Both properties are owned by the applicant. The remaining property at 288 Village Street, shown as Lot 1A on the ANR Plan, has 22,600 sq. ft. property; this property also has reduced frontage variance dated August 4, 1993 from the ZBA.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated October 16, 2018. He indicated that the ANR plan met the substantive and technical requirements for plan endorsement but lacked a few minor information points that needed to be shown on the plan before the Board's endorsement. A revised plan dated October 25, 2018 was submitted which addressed the technical deficiencies. Mr. Carlucci recommended the Board endorse the revised plan as presented.

The Planning and Economic Development Board determined that the subject *Plan of Land **DID NOT*** show a subdivision as no new lots were being created and both lots have suitable frontage on a public way (Village Street). At its October 23, 2018 meeting, the Board voted to endorse the submitted Plan of Land dated October 22, 2018. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

We understand the plan will be recorded at the Norfolk County Registry of Deeds during the week of October 29<sup>th</sup>.

*Copies to:* Donna Greenwood, Principal Assessor  
Jack Mee, Building Commissioner  
Dave D'Amico DPS Director  
Bridget Graziano, Conservation Agent  
Tony Leland  
Bill Halsing, Land Planning, Inc.

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S RECORDS.

# Plan of Land

Located at  
**288 Village Street**  
**290 Village Street**  
**Medway, MA**

Owned by  
**Tony J. Sr. & Dawn M. Leland**  
**290 Village Street**  
**Medway, MA**

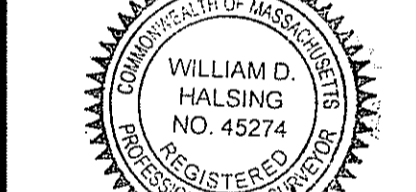
APPROVAL UNDER THE  
 SUBDIVISION CONTROL LAW  
 NOT REQUIRED  
 MEDWAY PLANNING BOARD

DATE: 10-23-18  
 [Signature]  
 DATE: 10/23/18  
 [Signature]  
 DATE: 10/23/18  
 [Signature]

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS

PLANNING BOARD ENDORSEMENT DOES NOT MAKE A STATEMENT REGARDING THE CLAIM OF OWNERSHIP OF THE FORMER RAILROAD BED

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS

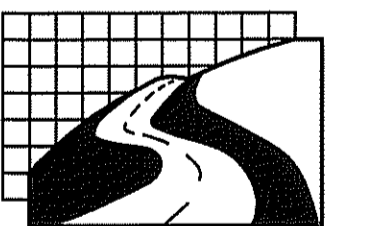


DATE: 10/23/18  
 WILLIAM D. HALSING P.L.S. #45274  
 FOR LAND PLANNING, INC.

### REVISIONS

No.	Date	Design	Checked
1			
2			
3			
4			
5			
6			

Field By:	BJH	9/18
Designed By:	WDH	9/18
Drawn By:	WDH	10/18
Checked By:	WDH	10/18



## Land Planning, Inc.

Civil Engineers • Land Surveyors  
 Environmental Consultants

### Bellingham

167 Hartford Ave.  
 Bellingham, MA 02019  
 508-966-4130

### North Grafton

214 Worcester St.  
 N. Grafton, MA 01536  
 508-839-9526

### Hanson

1115 Main Street  
 Hanson, MA 02341  
 781-294-4144

bellingham@landplanninginc.com

Date	October 22, 2018	Sheet No.	1
Job No.	B1483		

FOR REGISTRY OF DEEDS USE ONLY

### REFERENCES:

#### 290 VILLAGE STREET

OWNER: TONY J. LELAND, SR. & DAWN M. LELAND  
 290 VILLAGE STREET  
 MEDWAY, MASSACHUSETTS  
 DEED BOOK: 26185 PAGE: 459

#### 288 VILLAGE STREET

OWNER: TONY J. LELAND, SR. & DAWN M. LELAND  
 290 VILLAGE STREET  
 MEDWAY, MASSACHUSETTS  
 DEED BOOK: 36356 PAGE: 499

PARCEL '1B' IS TO BE CONVEYED FROM TONY J. LELAND, SR. AND DAWN M. LELAND (288 VILLAGE STREET) TO TONY J. LELAND, SR. AND DAWN M. LELAND (290 VILLAGE STREET) TO BECOME PART OF ASSESSOR PARCEL 58-084

### PLANS:

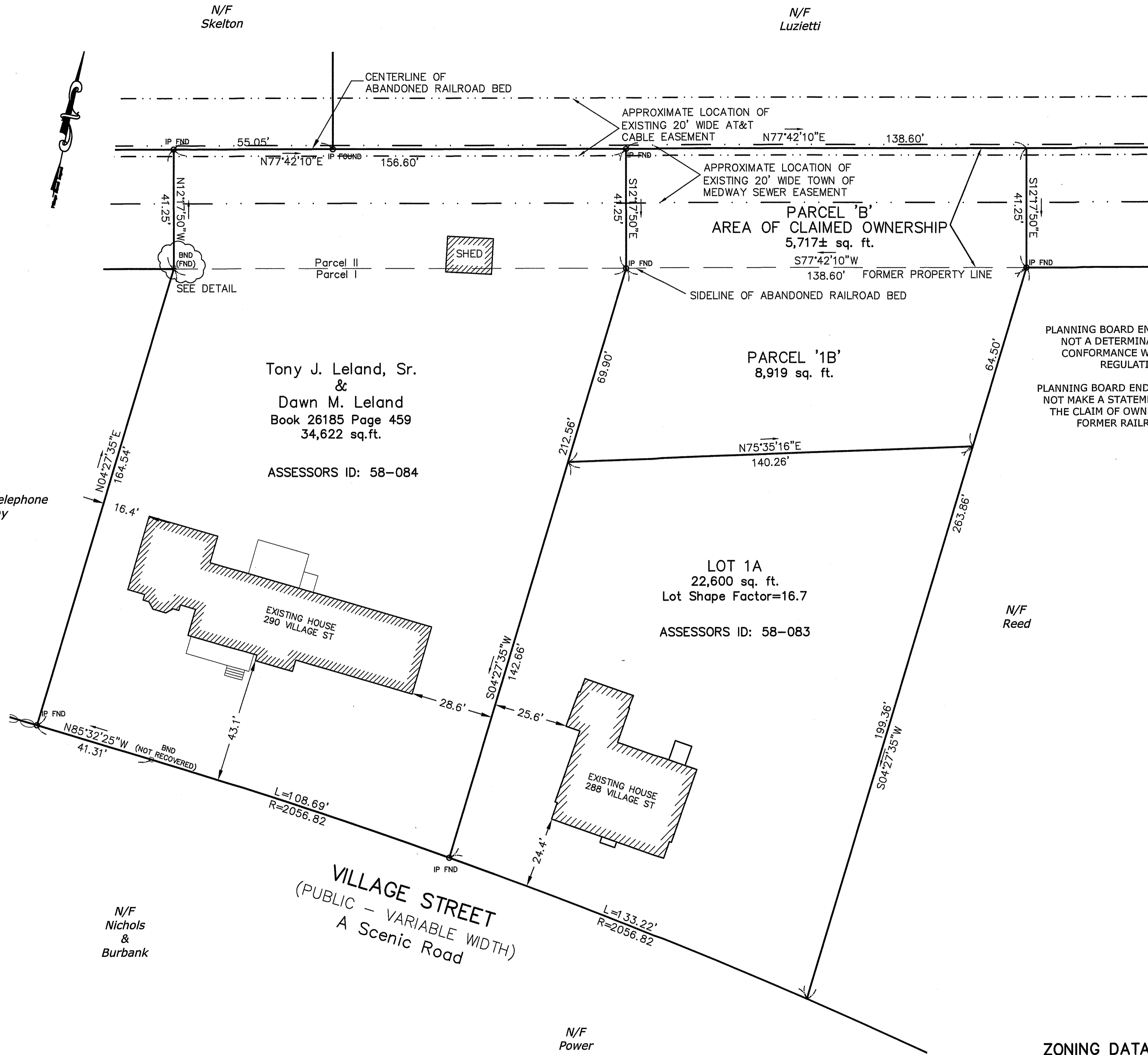
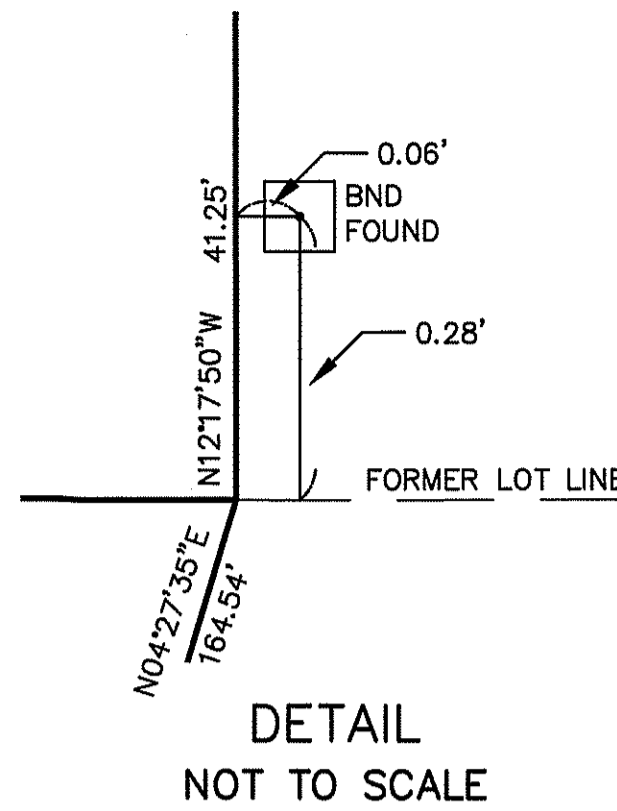
PLAN BOOK: 417 PLAN: 686  
 1922 COUNTY LAYOUT PLAN  
 PLAN BOOK: 101 PLAN: 124  
 COUNTY LAYOUT OF VILLAGE ST. & COTTAGE ST.  
 PLAN BOOK: 101 PLAN: NO.124 & 125  
 PLAN BOOK: 589 PLAN: 30

### NOTES:

PARCEL 'B' AND PARCEL '1B' ARE NOT BUILDING LOTS

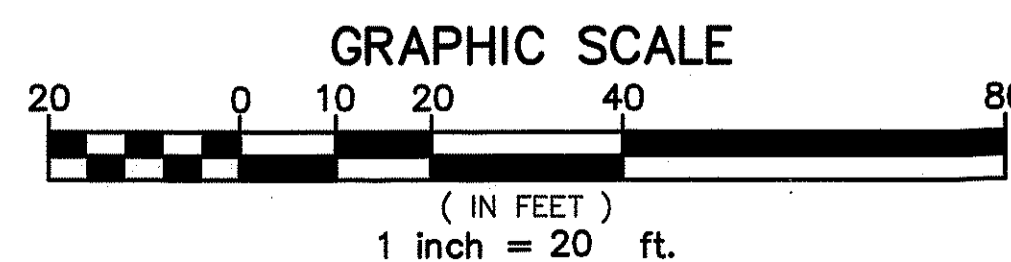
PARCEL B IS BEING CLAIMED BY TONY J. & DAWN M. LELAND AND TO BE COMBINED WITH ASSESSORS PARCEL 58-084

THESE PROPERTIES ARE NOT CLASSIFIED AS CHAPTER 61A OR 61B



CLAIMED AREA:  
 PARCEL B = 5,717 ± sq.ft.

COMBINED TOTAL AREA (290 VILLAGE STREET):  
 34,622 sq.ft.  
 8,919 sq.ft.  
 5,717 sq.ft.  
 49,258 sq.ft.



### ZONING DATA

ZONE:  
 AGRICULTURAL-RESIDENTIAL II  
 MINIMUM REQUIREMENTS  
 AREA: 22,500 sq.ft  
 FRONTAGE: 150'  
 FRONT YARD: 35'  
 SIDE YARD: 15'  
 REAR YARD: 15'

### LOCUS (NOT TO SCALE)

