March 9, 2020

NOTICE OF PUBLIC HEARING
Proposed Amendments to Medway Zoning Bylaw
Tuesday, March 24, 2020

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 24, 2020 at 7 p.m. to receive comments on proposed amendments to the Medway Zoning Bylaw, last published January 6, 2020. The hearing will occur in Sanford Hall at Medway Town Hall, 155 Village ST, Medway, MA. Individuals with physical disabilities may access the second floor meeting room by elevator.

The articles have been prepared for inclusion on the warrant for consideration at the May 11, 2020 Annual Town Meeting. The subject matter of the proposed amendments is summarized below. The specific article identifiers will be revised as the Board of Selectmen finalizes the warrant and assigns warrant article numbers.

ARTICLE A – Miscellaneous Housekeeping
- Revise Section 4.2.A Zoning Map to include the date of the most recently updated Zoning Map (12-27-19).
- Revise Section 8.9 Registered Medical Marijuana Facilities to change the words “Massachusetts Department of Public Health” to “Massachusetts Cannabis Control Commission” and to revise the language for mandatory findings.
- Revise Section 6.1 TABLE 2 Dimensional and Density Regulations to require a minimum lot frontage of 50 feet in the Central Business, Village Commercial, and Neighborhood commercial zoning districts.
- Revise Section 6.2.F Setbacks to add requirements for sight line clearance at intersections, to prohibit structures and swimming pools from being constructed in the front setback, and to prohibit boats, trailers, or unregistered vehicles from being stored in the front setback of any lot.
- Revise Section 9 Oak Grove Park Districts, Table 9.4.C.1.A to correct a reference under “cottage” from 9.5.B.2 to 9.5.B.5 for Pocket Neighborhood Development Standards.

ARTICLE B – Accessory Uses and Incidental Accessory Objects
- Add a definition of “Incidental Accessory Object” in Section 2 DEFINITIONS
- Revise Paragraph H in Section 6.3 Accessory Buildings and Structures to indicate that the standard zoning setback requirements apply to a list of certain incidental accessory objects.
ARTICLE C – Adaptive Use Overlay District
- Revise Section 5.6.2 Adaptive Use Overlay District to amend the list of allowed and prohibited uses for an adaptive use project to terms that are defined in the Zoning Bylaw.
- Clarify that adaptive use projects are allowed on properties located in the Adaptive Use Overlay District with at least 50’ of frontage on a street.

ARTICLE D – Multi-Family Housing
- Revise Section 5.6.4 to add language that an applicant is not entitled to the maximum possible number of multi-family dwelling units.

ARTICLE E – Use Table, Section 5.4
- Move all marijuana related uses to a new Marijuana Related Uses category rather than have some listed under Business Uses and some listed under Industrial Uses.
- Separate Motel and Hotel into separate use categories.
- Prohibit certain specified Indoor Sales in the Central Business District.
- Fill in columns for Oak Grove zoning districts for drive through facilities.

ARTICLE F – Special Permits in the Central Business District, Section 5.4.1
- Add language regarding purpose, applicability and definitions
- Specify that the provisions of Section 8.6 Affordable Housing apply to mixed-use developments
- Add text regarding the percentage of space of a four-story mixed-use building can be comprised of multi-family housing units
- Revise criteria for issuing a special permit for a mixed-use development

ARTICLE G – Environmental Standards
- Replace Section 9.3 Environmental Standards with updated and improved standards to address noise, odor and other environmental concerns

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 are be posted online at the Planning and Economic Development Board’s web page at the Town’s web site – https://www.townofmedway.org/planning-economic-development-board/pages/proposed-amendments-medway-zoning-bylaw-may-11-2020-annual. 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, attend the public hearing, and express their views at 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.

Andy Rodenhiser
Planning & Economic Development Board Chairman