

Town of Medway

ZONING BOARD OF APPEALS
155 Village St, Medway, MA
(508) 321-4915 • FAX: (508) 321-4988

Eric Arbeene, Chair
Brian White, Vice Chair
Carol Gould, Clerk
Rori Stumpf, Member
Bridgette Kelly, Member

TOWN OF MEDWAY
ZONING BOARD OF APPEALS

Notice is hereby given that the **Zoning Board of Appeals** of the Town of Medway will conduct a **Public Hearing** on **Wednesday, September 06, 2017 at 7:35 P.M.** in the **Sanford Hall** at the **Town Hall, 155 Village St, Medway, MA** on an application from **Egidio & Rose Rovedo and Patrice Green**, with respect to properties, located at 11 Clark Street, Assessor Parcel No. 43-011, and 13 Clark Street, Assessor Parcel No. 43-010, AR-I Zoning District.

The application is for Variances from Section 6.1 to allow for the construction of a single family home at 13 Clark Street. Where, under common ownership, the two lots are currently "merged" to meet the zoning requirements for frontage in the AR-I Zoning District, the applicants request to utilize these lots as separate single family parcels. The applicants seek a frontage variance for 11 Clark Street to 150.00 ft. and 13 Clark Street to 150.04 ft.

Copies of the petition are on file in the offices of the Town Clerk and Community and Economic Development, 155 Village St, Medway, MA during normal office hours, Monday through Friday.

Zoning Board of Appeals
Medway, MA

Milford Daily News 8/23/2017 and 8/30/2017.





TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Application Checklist

It is the responsibility of the applicant to furnish all supporting documentation with the application. Please include the checklist with your application.

Ten copies of the following shall be submitted:

- ☒ **Application** – Every application shall be submitted on an official application form, provided by the Community and Economic Development Office or Town Clerk. Please make sure to fill out the entire application completely.
- ☒ **Plot Plans** – Prepared by and under the seal of a registered engineer or registered land surveyor, the plan shall include existing conditions and proposed changes to show clearly the nature of the specific request being made by the applicant. The plans shall include a north point, names of streets, zoning districts, property lines, dimensions of the subject lot, locations of buildings on the lot, parking areas, driveways and all other information pertinent to the petition or application as required by the Zoning Bylaw, other Bylaws or Rules and Regulations. All changes requested by the applicant shall be clearly identified. For Variance requests – show topography (and soil condition if pertinent) of the property.
- ☒ **Building Plans** - If necessary, include accurate scaled renderings of elevations, showing exterior facades indicating height, materials, architectural features; and floor plans.
- ☒ **Other supportive material** that will give the Board the necessary information about the project.

One copy of the following shall be submitted:

- ☒ **Legal Notice Billing Agreement Form**
- ☒ **Site Access Agreement Form**
- ☒ **Certified List of Abutters** - Includes two sets of labels. Fill out the attached form and submit to Board of Assessors. (Note: It may take up to 10 days to receive this list, please request the abutters list as soon as possible)
- ☒ **Fees** – All applications shall be accompanied by a filing fee made payable to the Town of Medway in the specified amount. See schedule of fees in this application packet.
- ☒ **Electronic Submission** – All applications shall include one electronic copy of all information (except the Certified List of Abutters and fee) in a PDF form. All PDFs and electronic information should be labeled. Submissions may be accepted via email to zoning@townofmedway.org, thumb-drive or on CD.



TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Application for Zoning Board of Appeals Hearing

Be sure all questions are answered fully. If more space is necessary, attach additional sheets.

<i>Applicant Name(s)</i> Egidio A. Rovedo, Rose M. Rovedo, Patrice R. Green, f/k/a Patrice R. Rovedo	<i>Applicant Address</i> 11 Clark Street, Medway, MA 02053		
	<i>Applicant Telephone #</i> 617-448-6077	<i>Applicant Email</i> patrice@greenaromatics.com	
<i>Attorney/Engineer/Consultant Name (if any)</i> Stephen J. Kenney, Esq.	<i>Address</i> Kenney & Kenney 181 Village Street Medway, MA 02053		
	<i>Telephone #</i> 508-533-6711	<i>Email</i> sjk@kenney-law.com	
<i>Property Owner (if different than Applicant)</i>	<i>Address</i>	<i>Telephone #</i>	
<i>Location of Property</i> 13 Clark Street, Medway, MA 02053		<i>Zoning District(s)</i> ARI	
<i>Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title</i> Book 6862, Page 211 11-20-85		<i>Assessors Parcel ID #</i> 43-010	
<i>Present use of property</i> Vacant Parcel	<i>Proposed use of property</i> Single Family Residence	<i>Have you applied for a building permit?</i> <input type="radio"/> Y <input checked="" type="radio"/> N	<i>Has permit been denied?</i> <input type="radio"/> Y <input checked="" type="radio"/> N

Requested Relief (check all that apply):

- ☐ A **Special Permit** as provided in Section(s) _____ of the Medway Zoning Bylaws.
- ☒ A **Variance** from the requirements of Section(s) 6.1 Table 2 of the Medway Zoning Bylaws.
- ☐ An **Appeal** of the Building Commissioner's decision. (*Attach copy of decision.*)
- ☐ A **Comprehensive Permit** under MGL c. 40B (subsidized housing)
- ☐ Other, please explain: _____

State briefly reasons for application:

See Addendum

TO BE COMPLETED IF REQUESTING A VARIANCE:

What circumstances exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district? (See MGL c. 40A Section 10)

See Addendum

What substantial hardship is caused by the circumstances listed above, when the Medway Zoning Bylaw is applied? (See MGL c. 40A Section 10)

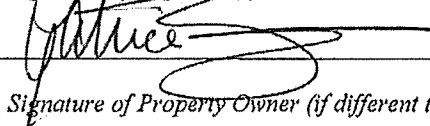
See Addendum

State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.

See Addendum

I hereby certify that the above statements and all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Signature of Applicant(s)



Signature of Property Owner (if different than Applicant)

Date

Aug. 4, 2017

Date

For Town Hall use only

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

To be filled out by the Zoning Board of Appeals:

Date Received

Received by

ADDENDUM

The Petitioners seek a Variance for real estate located at 13 Clark Street, Medway, Norfolk County, Massachusetts, which is shown on Lot 2 on a Plan entitled "Plan of Land in Medway, Mass., Property of: Lillian B. Shannon, Scale: 1"=40', December 1, 1972, Schofield Brothers Inc., Registered Land Surveyors 121 East Main Street, Milford, Mass." Recorded at Norfolk County Registry of Deeds as Plan No. 1 of 1973, Book 4900, Page 386. Plan was signed by the Town of Medway Planning Board Representative as Approval under the Subdivision Control Law not required on December 13, 1972. At the time that the Plan was signed by the Town of Medway Planning Board Representative, both Lots 1 and 2 on the Plan were in conformity with the Zoning Bylaws of the Town of Medway at that time. Lot 1 has an area of 1.10 acres +/- and Lot 2 has an area of 1.13 acres +/- . Lot 1 has frontage of 150 feet and Lot 2 has frontage of 150.04 feet. 13 Clark Street is shown as Lot 2 on the Plan. 11 Clark Street is where the applicants, Mr. and Mrs. Rovedo, reside and have resided for a number of years. There is a single-family residence on Lot 1 and Lot 2 is a vacant lot. The Rovedo's and their daughter, Patrice R. Green, f/k/a Patrice R. Rovedo, now seek a Variance of frontage requirement for Lot 2, as a frontage requirement for a lot in Zoning District AR-1 is now 180 feet. At the time that the lot was created, the frontage requirement was 150 feet. Lot 2 has more than adequate area for the zoning district.

The circumstances that exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district are as follow. As was previously stated, the lot was created on December 13, 1972 when the Town of Medway Planning Board Representative signed the plan as an Approval not required plan. At that time both lots were in conformity with zoning requirements as having more than adequate area and adequate frontage. Over the years the zoning district requirements have changed so that now there is 180 feet of frontage required in Zoning District AR-1. As a result Lot 2 which was not built upon does not have adequate frontage but has more than adequate area and would meet all other zoning requirements for a single-family residence. As a matter of fact, the subject lot may be a bit larger than other lots in the neighboring area. Patrice Green, f/k/a Patrice Rovedo, is the only child of Egidio Rovedo and Rose Rovedo and now wishes to build a single-family residence on Lot 2 as shown on the Plan in order to be closer to her elderly parents who are now 92 and 91 years of age and require assistance at home so that they can remain at home and not have to go to assisted living or a nursing home. Mr. and Mrs. Rovedo had made plans that Lot 2 would be part of their retirement plans as they had purchased both lots from the individual that developed and created the lots in 1972. It is now necessary that their daughter, Patrice Green, f/k/a Patrice Rovedo, now build a single-family residence so as to live there and care for her elderly parents.

The substantial hardship that is caused by the shape of the lot is that there is not adequate frontage at this time but there had been adequate frontage at the time of the creation of the lot and at the time of the purchase of the lot by the Rovedo's. As stated, the Rovedo's are now elderly and require assistance to remain in their home which they wish to do.

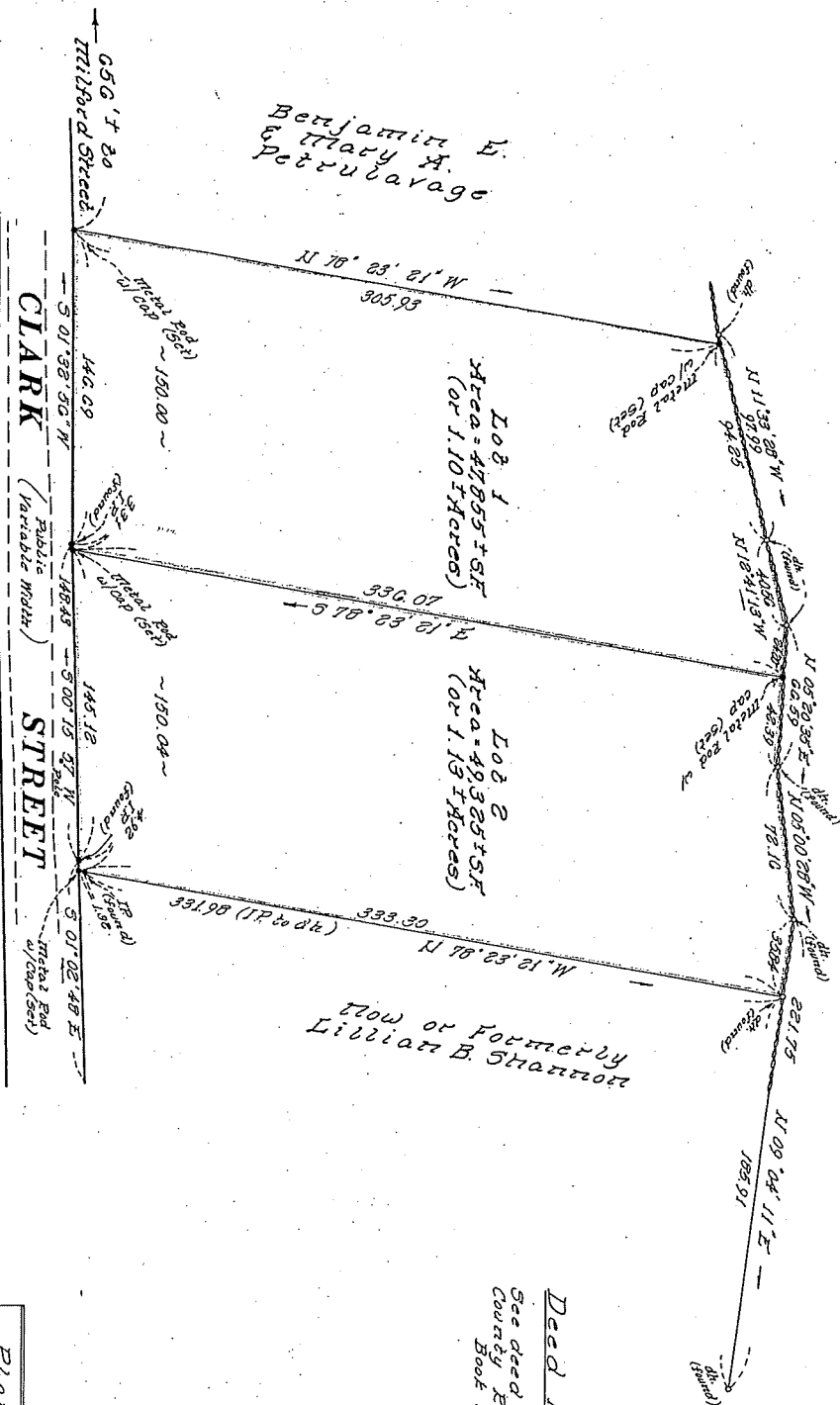
The grant of relief would not nullify or derogate from the intent of the Zoning Bylaw as the lot is the same or larger than most, if not all, of the other lots in the neighboring community. All of the lots that abut the subject lot are either similar size or smaller. The building of a single-family residence on such a lot of this size would not derogate from or nullify the intent of the Zoning Bylaw.

A similar but much more extensive Variance was granted to the owners of the property located at 7 Clark Street, Medway, MA in May of 2000. Attached is a copy of the Decisions for the Board's reference and review. Also attached is a copy of the Plan and a copy of the Deeds running in to the Rovedo's.

Grid North



ITILFORD MEDWAY REALTY TRUST



Deed Reference

See deed recorded in Norfolk County Registry of Deeds, Book 2063 Page 477-478.

Norfolk Registry of Deeds
Dorchester, Mass.

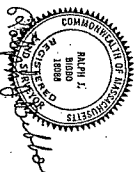
Received Dec. 2, 1972 with Deed
Lillian B. Shannon to
Eugene A. Roxo, et al.
Filed as No. 1, 1972 at 4:00 P.M. 38.
Attest [Signature] Registrar

Plan of Land in
MEDWAY, MASS.

Property of: Lillian B. Shannon
Scale: 1"=40'
December 1, 1972
Schmidt Brothers Inc. Registered
Land Surveyors
121 East Main Street, Milford, Mass.

Approval under the Subdivision
Control Law not required.
Joseph J. Shanahan

Date: Dec. 13, 1972



Refers to Medway Measurers Atlas Sheet 4

Research by S.I.P. Drawn by S.I.P.
Field Check by S.I.P. Checked by S.I.P.
Computed by S.I.P. Approved by S.I.P.
R.L.S.

We, ~~Egidio~~
Egidio A. Rovedo and Rose M. Rovedo, husband and wife

of 11 Clark Street, Medway,

Norfolk County, Massachusetts

~~being~~ ~~unmarried~~, for consideration paid, and in full consideration of nominal consideration of less than One Hundred (\$100.00) Dollars

grant to Egidio A. Rovedo and Rose M. Rovedo, husband and wife for life with the full power during their lifetime to mortgage, alienate, convey, sell or otherwise ~~dispose of said real estate during their lifetime with the~~ ~~with the~~ remainder to Patrice R. Rovedo of Medway, Norfolk County, Massachusetts.

~~Notarized~~

WITH QUITCLAIM COVENANTS the land situated on the westerly side of Clark Street, ~~Medway, Norfolk County, Massachusetts~~ bounded and described as follows:

Lot # 1

Beginning at a metal rod on the westerly side of Clark Street at the southeasterly corner of the lot hereinafter described and the northeasterly corner of land of Benjamin E. & Mary A. Petrulavage. Said metal rod is 656 feet, more or less, north of Milford Street;

Thence running N-78° 23' 21"-W a distance of 305.93 feet along land of said Petrulavage to a metal rod set in stone wall at land of Milford-Medway Realty Trust;

Thence running N-11° 33' 28"-W a distance of 94.25 feet to a drill hole in stone wall;

Thence running N-12° 41' 13"-W a distance of 40.56 feet to a drill hole in stone wall;

Thence running N-05° 20' 35"-E a distance of 24.20 feet to a metal rod in stone wall, a corner, at other land of Lillian B. Shannon, the previous three (3) courses along land of Milford-Medway Realty Trust;

Thence running S-78° 23' 21"-E a distance of 336.07 feet along land of Shannon to a metal rod on the west sideline of Clark Street;

Thence running S-00° 15' 57"-W a distance of 3.31 feet along the sideline of Clark Street to an iron pipe;

Thence running S-01° 32' 56"-W a distance of 146.69 feet along the sideline of Clark Street to the point of beginning.

Said lot #1 contains 47,855 square feet, more or less.

Lot # 2

Beginning at a metal rod on the westerly side of Clark Street at the southeasterly corner of the lot hereinafter described and the northeasterly corner of Lot #1, previously described:

Thence running N-78° 23' 21"-W a distance of 336.07 feet along Lot #1 to a metal rod in stone wall at property of Milford-Medway Realty Trust;

Thence running N-05° 20' 35"-E a distance of 42.39 feet to a drill hole in wall;

Thence running N-05° 00' 28"-W a distance of 72.16 feet to a drill hole in wall;

Thence running N-09° 04' 11"-E a distance of 35.84 feet to a drill hole in wall at other property now or formerly of Shannon;

RECEIVED RECORD 1
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Thence running S-78° 23' 21"-E a distance of 333.30 feet along other land now or formerly of Shannon to a metal rod on the northerly sideline of Clark Street;

Thence running S-01° 02' 48"-E a distance of 4.92 feet along the sideline of Clark Street to an iron pipe;

Thence running S-00° 15' 57"-W a distance of 145.12 feet along the sideline of Clark Street to the point of beginning.

Said lot #2 contains 49,325 square feet, more or less.

Said lots #1 and #2 are shown on a Plan entitled, "Plan of Land in Medway, Mass., Property of Lillian B. Shannon, Scale 1"=40' December 1, 1972, Schofield Brothers, Inc., Registered Land Surveyors, 121 East Main Street, Milford, Mass.", Ralph J. Bibbo, Registered Land Surveyor No. 18088, to be recorded with Norfolk District Registry of Deeds, Plan Book _____, Plan _____

Being the same parcel of real estate conveyed to Ejidio A. Rovedo and Rose M. Rovedo pursuant to a deed dated January 2, 1973, being recorded in Book 4900, Page 386.

Witness ^{our} hand and seal this _____ day of November 20, 1985

Ejidio A. Rovedo
Ejidio A. Rovedo

Rose M. Rovedo
Rose M. Rovedo

Patrice R. Rovedo

The Commonwealth of Massachusetts

Norfolk

ss.

November 20, 1985

Then personally appeared the above named Ejidio A. Rovedo, Rose M. Rovedo and Patrice R. Rovedo

and acknowledged the foregoing instrument to be their free act and deed, before me

Abraham Weiss
Notary Public

My Commission Expires *Nov. 10*, 1989



I, Lillian B. Shannon

of Milford,

Worcester County, Massachusetts

being unmarried, for consideration paid, and in full consideration of SEVENTY-FIVE HUNDRED DOLLARS (\$7,500.00)

granted to Egidio A. Roveto and Rose M. Roveto, husband and wife, AS
TENANTS BY THE ENTIRETY, both of 143 Medway Street, Milford, Worcester
County, Massachusetts with quitclaim covenants

the land situated on the westerly side of Clark Street, Medway, Norfolk
County, Massachusetts, bounded and described as follows:
(Description and encumbrances, if any)

Lot #1

Beginning at a metal rod on the westerly side of Clark Street
at the southeasterly corner of the lot hereinafter described and the northeasterly corner of land of Benjamin
E. & Mary A. Petrulavage. Said metal rod is 656 feet,
more or less, north of Milford Street;

Thence running N-78° 23' 21"-W a distance of 305.93 feet along
land of said Petrulavage to a metal rod set in stone wall
at land of Milford-Medway Realty Trust;

Thence running N-11° 33' 28"-W a distance of 94.25 feet to a
drill hole in stone wall;

Thence running N-12° 41' 13"-W a distance of 40.56 feet to
a drill hole in stone wall;

Thence running N-05° 20' 35"-E a distance of 24.20 feet to a
metal rod in stone wall, a corner, at other land of
Lillian B. Shannon, the previous three (3) courses along
land of Milford-Medway Realty Trust;

Thence running S-78° 23' 21"-E a distance of 336.07 feet along
land of Shannon to a metal rod on the west sideline of
Clark Street;

Thence running S-00° 15' 57"-W a distance of 3.31 feet along
the sideline of Clark Street to an iron pipe;

Thence running S-01° 32' 56"-W a distance of 146.69 feet
along the sideline of Clark Street to the point of beginning.
Said Lot #1 contains 47,855 square feet, more or less.

Lot #2

Beginning at a metal rod on the westerly side of Clark Street
at the southeasterly corner of the lot hereinafter described and the northeasterly corner of the Lot #1, previously
described;

Thence running N-78° 23' 21"-W a distance of 336.07 feet along
Lot #1 to a metal rod in stone wall at property of Milford-
Medway Realty Trust;

Thence running N-05° 20' 35"-E a distance of 42.39 feet to a
drill hole in wall;

Thence running N-05° 00' 28"-W a distance of 72.16 feet to a
drill hole in wall;

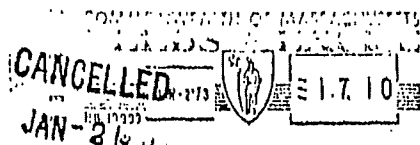
Thence running N-09° 04' 11"-E a distance of 35.84 feet to a
drill hole in wall at other property now or formerly of
Shannon;

Thence running S-78° 23' 21"-E a distance of 333.30 feet along
other land now or formerly of Shannon to a metal rod on
the northerly sideline of Clark Street;

Thence running S-01° 02' 48"-E a distance of 4.92 feet along
the sideline of Clark Street to an iron pipe;

Thence running S-00° 15' 57"-W a distance of 45.12 feet along the sideline of Clark Street to the point of beginning. Said Lot #2 contains 49,325 square feet, more or less.

Said Lots #1 and #2 are shown on a Plan entitled, "Plan of Land in Hedway, Mass., Property of Lillian B. Shannon, Scale 1"=40' December 1, 1972, Schofield Brothers, Inc., Registered Land Surveyors, 121 East Main Street, Milford, Mass.", Ralph J. Bibbo, Registered Land Surveyor No. 18088, to be recorded with Norfolk District Registry of Deeds, Plan Book _____, Plan _____



I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the Registry of Deeds for the County of _____, State of _____, and seal this _____ 27th day of December, 1972.

Lillian B. Shannon

The Commonwealth of Massachusetts

Worcester, ss.

December 27, 1972

Then personally appeared the above named Lillian B. Shannon

and acknowledged the foregoing instrument to be her free act and deed, before me

Angelo J. Roberti

 Notary Public - Suffolk County
 My Commission Expires July 12, 1979.

Recorded Jan. 2, 1973 at 9h. A. M.

TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-6059



Town Clerk
Maryjane White

C E R T I F I C A T I O N

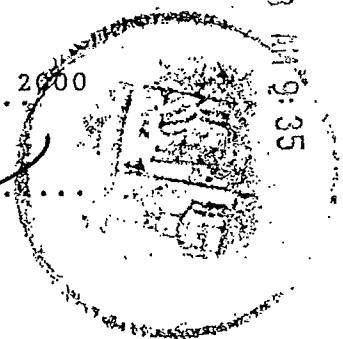
I, Town Clerk of the Town of Medway, hereby certify
that notice of the decision of the Zoning Board of Appeals
of the Town of Medway in the matter of:

.....Philip & Lorraine Federico.....

was received and filed in this office on April 11.....~~19~~2000
and no appeal was received during twenty days next after
such receipt and recording of said decision.

Dated at Medway, Massachusetts May 2 ~~19~~2000

ATTEST: *Patricia A. Sampson*
Asst. Town Clerk



RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY
Barry T. Hannon
BARRY T. HANNON, REGISTER

043028

00 MAY -8 PM 9:35

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

IN THE MATTER OF: Lorraine L. Federico
Philip A. Federico
Petitioners

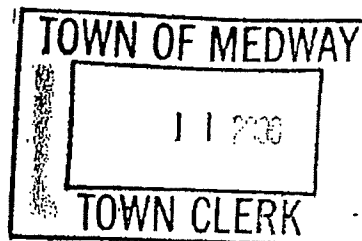
OPINION OF THE BOARD

REQUEST FOR VARIANCE

Hearing: March 15, 2000
Decision: March 15, 2000

MEMBERS PRESENT: David J. Cole, Acting Chairman
David E. D'Amico, Clerk
Stephen J. Reding
Paul R. Knueven
Donna C. Bowser

THE WRITTEN OPINION WAS DELIVERED ON MARCH 31, 2000



*20 day
appeal
May 2, 2000*

OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Medway, MA (hereinafter the Board) acting under the Zoning By-Laws of the Town of Medway, MA 02053 and the Massachusetts General Law C40A, as amended, in which the petitioners, Lorraine L. Federico and Philip A. Federico, seek relief from area and frontage requirements (V.E.3) and Lot Shape Factor (V.B.5) to divide the parcel of land into two lots each to contain one single family dwelling at 7 Clark St., Medway, MA 02053.

Hearing

Notice of the Public Hearing by the Zoning Board of Appeals in this matter was published in the Milford Daily News on March 1 and 8, 2000. Notice also was sent to all "parties in interest" and posted in the Town Hall as required

The Public Hearing was held, and the record closed, on March 15, 2000. At the hearing, five members of the public spoke in favor of; no one spoke in opposition to the application. A letter containing twelve signatures of Clark St. residents was submitted in support of the application.

Statement of Facts

The Applicant, Philip A. Federico, along with attorney, Kathleen R. Winsor, came before the Board to seek relief from area, frontage and lot shape factor requirements to divide 7 Clark St. into two lots with each to contain one, single family dwelling. The large, nearly two-acre parcel, located in the ARI zoning district, is owned by the Applicant's mother and has been in the family for nearly forty-five years. Mrs. Federico is elderly and is the sole caretaker of a disabled son. The Applicant wishes to construct a single family home on the proposed divided lot in able to better assist his mother and brother. The Applicant presented a plan which showed the division of the parcel with Lot #2 to comply with all zoning requirements, and Lot #1 to require a frontage variance to 76 feet, an area variance to 43,650 square feet and a deviation from the Lot Shape Requirement to 33. Area lots are undersized and do not meet current zoning by-laws. The character of the neighborhood would not change and the relief sought would enable the extended family to keep the homestead and remain in familiar surroundings.

The Applicant seeks the variances under the Medway Zoning By-law described below.

Findings

1. The shape and topography of the lot prohibit the ability to divide the large parcel in accordance with the current by-law.
2. The proposed division of the large lot and deviation from Lot Shape Factor requirements would not generally affect the zoning district.
3. The proposed plan was found to be in harmony with the area; was not a detriment to the public good; nor, would it substantially derogate from the intent or purpose of the by-law.
4. The overwhelming support of the Clark St. area residents.
5. Lack of public opposition to the proposal.

Federico
Page 2

Relief Granted

The Board granted, as follows, the sub-division of 7 Clark St., Medway, MA 02053 and associated variances, by votes of 5-0:

1. The lot shall be divided in general accordance with the plan provided numbered G-6845 dated January 4, 2000, signed by this Board on March 15, 2000 and attached to this decision.
2. Lot #2 - Shall comply with all current zoning regulations.
3. Lot #1 - A frontage variance to 76 feet.
4. Lot #1 - LSF shall be no greater than 33.
5. Lot #1 - An area variance to 43,650 square feet.
6. The relief granted above shall be further conditioned so as there is no permanent man-made or vegetative boundary to separate the two lots for a minimum distance of 100 feet in a westerly direction from the Clark St. road line to the rear of the two property lines.

The Board hereby makes a detailed record of its findings and proceedings relative to this petition, sets forth its reasons for its findings and decision, incorporates by reference any plan or diagram received by it, directs that this decision be filed in the office of the Town Clerk and be made a public record and that notice and copies of its decision be made forthwith to all parties or persons interested.

IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAW, CHAPTER 40A, SECTION 11 NO VARIANCE, SPECIAL PERMIT OR CONSTRUCTIVE GRANT OF A VARIANCE TAKES EFFECT UNTIL RECORDED IN THE REGISTRY OF DEEDS.

David J. Cole

David J. Cole, Acting Chairman

David E. D'Amico

David E. D'Amico, Clerk

Stephen J. Reding

Stephen J. Reding

Paul R. Knueven

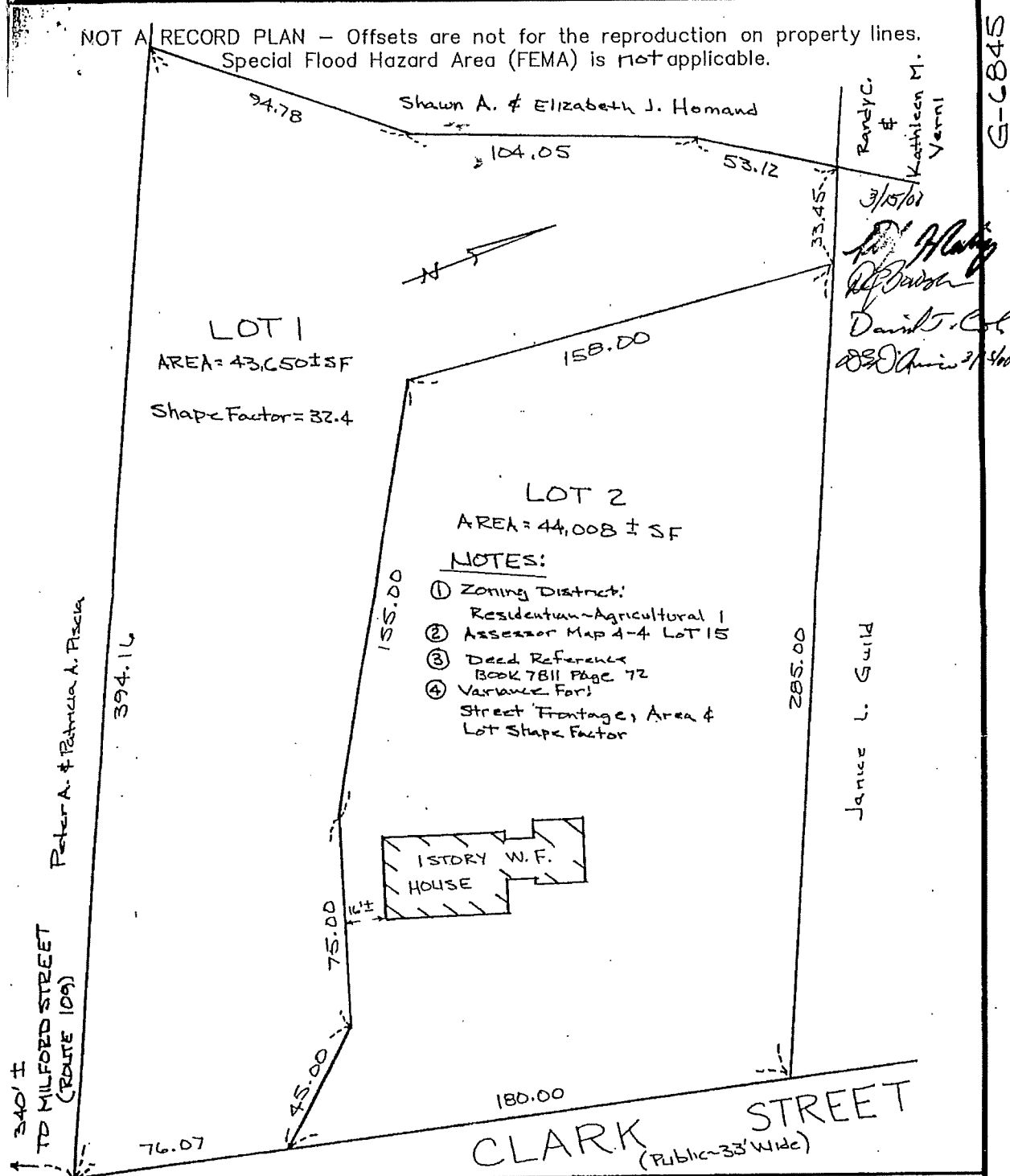
Paul R. Knueven

Donna C. Bowser

Donna C. Bowser

A True Copy
Attest: Marylane White
Town Clerk Medway

NOT A RECORD PLAN - Offsets are not for the reproduction on property lines.
Special Flood Hazard Area (FEMA) is not applicable.



G-6845



Frank R. Petrucci, Jr.
PROFESSIONAL LAND SURVEYOR

"VARIANCE"
PLOT PLAN OF LAND IN
MEDWAY, MA.

SCALE: 40 FEET TO AN INCH
DATE: JANUARY 4, 2000
GUERRIERE & HALNOR, INC.
ENGINEERING AND LAND SURVEYING
MILFORD - WHITINSVILLE - FRANKLIN

A True Copy
Attest: Maryanne White
Town Clerk Medway

THIS IS A SKETCH AND SHALL
NOT BE REFERRED TO AS A
PLAN FOR THE PURPOSES OF
CONVEYING OR SUBDIVIDING
LAND

G-6845



TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Site Access Agreement Form

Please complete this form, sign at the bottom, and return to the address indicated above.

By submitting this form with an application to the Zoning Board of Appeals (the Board),

I, Patrice Green, hereby give the Board, and/or Staff to the Board, access to the
(Print Name)
property in order to complete a site visit, if determined necessary. The Board, and/or Staff to the Board,
may also determine and request the necessary site visits from other Town of Medway Staff, Consultants,
Boards, and/or Committees.

This request is made by Patrice Green, who is the applicant for this project and/or
(Print Name)
the rightful property owner.

This form is submitted with the application for Variance with respect to the property
(Special Permit, Variance, or Appeal)

located at 13 Clark Street, Medway, MA.
(Property Address and/or Parcel ID)

I am the: ☒ Applicant
(Check All That Apply) ☒ Property Owner

Signature: Patrice Green

Date: Aug. 4, 2017

By declining or neglecting to submit this form, you are denying access to the property prior to opening of the hearing. Upon opening of the hearing, the Board and/or Staff to the Board may determine that a site visit is necessary.



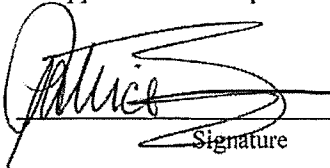
TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Legal Notice Billing Agreement Form

The Zoning Board of Appeals will prepare and submit a legal notice to be published in the *Milford Daily News*. This legal notice will appear in two consecutive issues of the newspaper, at least 14 days prior to the date of your hearing. The cost varies based upon the applicant request and information required for the notice. The Zoning Board of Appeals will forward the ad proof with the total to be paid by the applicant.

Patrice Green _____ Applicant Name	13 Clark Street _____ Property Address
617-448-6077 _____ Telephone Number	43-010 _____ Parcel ID
patrice@greenaromatics.com _____ E-mail Address	ARI _____ Zoning District

I hereby agree to provide a check in the sum of the ad proof total provided by the Zoning Board of Appeals for the required legal notice for a public hearing before the Zoning Board of Appeals.



Signature

Aug. 4, 2017

Date

Please Note: This form must be returned to the Zoning Board of Appeals when submitting your application package.

Amendment to Zoning Board of Appeals Application for Variance

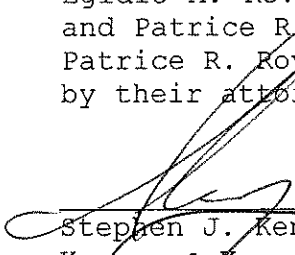
Re: Egidio A. Rovedo, Rose M. Rovedo and Patrice R. Green, f/k/a
Patrice R. Rovedo

Property Address: 11 Clark Street and 13 Clark Street

Assessor's Parcel ID No.: 43-010 for 13 Clark Street
43-011 for 11 Clark Street

The Petitioners hereby amend the Application for Zoning Board of Appeals Hearing requesting a Variance grant as follows. The Application shall now seek a Variance for not only Lot 2 as shown on the attached plan but also for Lot 1 as shown on the attached plan so that the parcels of land will remain the same as shown on the attached plan. Both parcels have adequate area and with this amendment, the applicant would be seeking a frontage variance for Lot 1 to 150 feet and for Lot 2 a frontage variance to 150.04 feet from the required frontage of 180 feet in the AR1 Zoning District.

Respectfully submitted,
Egidio A. Rovedo, Rose M. Rovedo
and Patrice R. Green, f/k/a
Patrice R. Rovedo,
by their attorney,



Stephen J. Kenney
Kenney & Kenney
181 Village Street
Medway, MA 02053
508-533-6711
BBO# 549507