

Board Members
Brian White, Chair
Gibb Phenegar, Vice Chair
Christina Oster, Clerk
Tom Emero, Member
Rori Stumpf, Member



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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS

RECEIVED TOWN CLERK
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DECISION
SPECIAL PERMIT
98 MAIN STREET – ROCKY’S ACE HARDWARE

20 Day Appeal
August 2, 2022

Applicant(s): Rocky’s Ace Hardware
98 Main Street
Medway, MA 02053

Location of Property: 98 Main Street (Assessor Parcel ID: 40-055).

Land Court Cert. No: 161308

Approval Requested: The application is for the issuance of a **special permit** under Section 3.4 of the Zoning Bylaw and Section 5.4, Schedule of Uses, for outdoor display of merchandise.

Members Participating: Brian White (Chair), Gibb Phenegar (Vice Chair), Christina Oster (Clerk), Tom Emero (Member)

Members Voting: Brian White (Chair), Gibb Phenegar (Vice Chair), Christina Oster (Clerk), Tom Emero (Member)

Date of Decision: July 6, 2022

Decision: **GRANTED WITH CONDITIONS**

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I. PROCEDURAL HISTORY

1. On June 2, 2022, the Applicant filed for the issuance of a **special permit** under Section 3.4 of the Zoning Bylaw and Section 5.4, Schedule of Uses, for outdoor display of merchandise.
2. Notice of the public hearing was published in the MetroWest Daily News on June 22, 2022, and June 29, 2022, and notice sent by mail to all parties in interest and posted in Town Hall as required by G.L. c. 40A §11.
3. The public hearing was opened on July 6, 2022. The hearing was closed the same evening.
4. The Property is located in the Central Business (CB) District. The front setback requirement is 10 feet, and the side and rear setback requirements are 25 feet. The minimum lot area requirement is 10,000 sq. ft.
5. The Board notified Town departments, boards and committees of this application.
6. All documents and exhibits received during the public hearing are contained in the Zoning Board of Appeals' files and listed in Section V. of this Decision.

II. TESTIMONY

Kevin Bradley, Manager of Store Support for Rocky's Ace Hardware, was present to explain the application which requests permission to display merchandise on the sidewalk outside the store. Mr. Bradley explained that the depth of the sidewalk is 9 feet 5 inches deep, and the columns in front of the store are 7 feet 10 inches from the windows. Mr. Bradley measured the merchandise that will be displayed in front of the store and depicted those measurements on the drawing submitted to the Board. The merchandise in front of the store will be for display only and will not be the complete stock of items. Mr. White stated that inside of the columns there needs to be 6 feet of clearance. Mr. Phenegar noted that the displays will have to be located between the columns to maintain the 6-foot clearance requirement. The requirements for an outdoor display of goods were reviewed with the applicant.

III. FINDINGS

In making its findings and reaching the decision described herein, the Board is guided by G.L. c. 40A, as amended, and by the Medway Zoning Bylaw. The Board also considered evidence and testimony presented at the public hearing.

A. Section 3.4 Special Permit Decision Criteria

The Board found the application meets all the required Special Permit Decision Criteria for Section 3.4 on the following findings:

1. The proposed site is an appropriate location for the proposed use.

The site is used as a retail store in a shopping center and has ample room for the outdoor display.

2. Adequate and appropriate facilities will be provided for the operation of the proposed use.

The display will be placed against the wall of the store, leaving more than six feet of clearance for pedestrians and access.

3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment.

The outdoor display area will not interfere with access to or ingress from the store and will leave more than six feet of sidewalk clearance.

4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.

The display is located on the sidewalk next to the building, outside of the fire lane.

5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use.

The display will not cause any detrimental effects.

6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.

The outdoor display is an accessory use in a shopping plaza that is in keeping with the commercial character of the district.

7. The proposed use is in harmony with the general purpose and intent of the Zoning Bylaw.

The outdoor display supports the most appropriate use of land.

8. The proposed use is consistent with the goals of the Medway Master Plan.

The special permit promotes the goal of helping to retain businesses in town.

9. The proposed use will not be detrimental to the public good.

The outdoor display will not be detrimental to the public good.

The Board finds that the Applicant has demonstrated through evidence submitted, including the plan, review of the square footage and usage of the proposed outdoor display areas, that it has met all the required Special Permit Decision Criteria under Section 3.4 of the Zoning Bylaw.

IV. CONDITIONS OF APPROVAL

Based upon the findings of the Board and testimony and information received into the record during the public hearing process, the Board hereby **GRANTS** the Applicant, Rocky's Ace Hardware a **SPECIAL PERMIT** under Section 3.4, Special Permit of the Zoning Bylaw, and

Section 5.4, Schedule of Uses, for outside display of merchandise, for the construction of an outdoor display on property located at 98 Main Street (Parcel ID: 40-055), subject to the following ***CONDITIONS***

1. This special permit is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies, or commissions. Any changes to the special permit and that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Board for review as a new request.

2. Any work or use that deviates from this Decision may be a violation of the Medway Zoning Bylaw. All conditions imposed by this Decision are mandatory, and any violation of a condition imposed by this decision may be a violation of the Medway Zoning Bylaw. Any violations of this Decision may prevent the issuance of a building permit and/or occupancy permit, or result in the issuance of a cease and desist order, noncriminal penalties, or fines, as further provided in Section 3.1 of the Zoning Bylaw. Please note that Section 3.1.F of the Zoning Bylaw provides:

1. Anyone who violates a provision of this Zoning Bylaw, or any condition of a variance, site plan review decision or special permit, shall be punishable by a fine of not more than three hundred dollars for each offense. Each day during which any portion of a violation continues shall constitute a separate offense.

2. As an alternative means of enforcement, the Building Commissioner may impose noncriminal penalties pursuant to G.L. c. 40, § 21D and Article XX of the Town's General Bylaws, in accordance with the following schedule:

First offense: warning (verbal or written)

Second offense: one hundred dollars

Third offense: two hundred dollars

Fourth and each subsequent offense per violation: three hundred dollars

3. As provided in Section 3.4.E of the Zoning Bylaw, special permits shall lapse within two years, which shall not include such time required to pursue or await the determination of an appeal under G.L. c. 40A, §17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date, except for good cause. Upon receipt of a written request by the applicant filed at least 30 days prior to the date of expiration, the Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested.

4. All outdoor display shall be in compliance with the Plan submitted to the Board as listed in Section V of this Decision and attached hereto, provided, however, that the Building Commissioner may approve minor changes that are of such a nature as are usually approved as "field changes" that do not require further review by the Board. The dimensions shall not be

changed without Board approval, except that minor changes in dimension that do not increase the size of the display or encroach on the required six feet of clearance may be allowed by the Building Commissioner as field changes.

5. Only products offered for sale by the store may be displayed. The sidewalk space shall not be leased to or used by an outside vendor or include self-contained fixtures such as vending machines, or coin operated amusements.

6. Merchandise must be displayed such that a minimum of 6 feet of sidewalk clearance is maintained at all times for pedestrians and handicap accessibility. Merchandise displays must be offset from the columns at the store front in order to maintain 6 feet of sidewalk clearance. Items should be located immediately adjacent to the building and may not extend beyond the subject business' storefront space. Display items shall not obstruct the normal ingress and egress from the store.

7. Outdoor display racks and shelving shall be:

a. Constructed of sturdy materials such as wood, iron, steel, clay, canvas, aluminum, or plastic. Prohibited shelving materials are glass, porcelain, and other breakable materials, including any items that may pose a hazard.

b. Maintained and in good condition at all times. Broken, rusting, degraded, torn, tattered or similar items shall be removed promptly.

8. Displays shall specify that the actual sale of outdoor merchandise shall take place inside the store.

9. No additional business signage beyond pricing and product information is authorized by this special permit.

10. The display is subject to the requirements of the fire department.

V. INDEX OF DOCUMENTS

A. The application included the following plans and information that were provided to the Board at the time the application was filed:

1. Application dated June 2, 2022
2. Plan showing diagram of the Rocky's Ace Hardware Store Front, undated.

VI. VOTE OF THE BOARD

By a vote of 4 to 0 on a motion made by Joe Barresi and seconded by Gibb Phenegar, the Zoning Board of Appeals hereby **GRANTS** the Applicant, Rocky's Ace Hardware, a **SPECIAL PERMIT** under Section 3.4 Special Permit of the Zoning Bylaw for an outdoor display on property located at 98 Main Street (Parcel ID: 40-055), in accordance with the application and Plan provided and subject to the **CONDITIONS** herein.

Member:	Vote:	Signature:
Brian White	Aye	_____
Gibb Phenegar	Aye	_____
Christina Oster	Aye	_____
Tom Emero	Aye	_____

The Board and the Applicant have complied with all statutory requirements for the issuance of this Decision on the terms set forth. A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Applicant, and notice will be mailed to all parties in interest as provided in General Laws, chapter 40A, section 15.


Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, chapter 40A, section 17, and shall be filed within 20 days after the filing of this notice in the office of the Medway Town Clerk.

In accordance with General Laws chapter 40A, section 11, no special permit shall take effect until a copy of the Decision is recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title, bearing the certification of the Town Clerk that twenty days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed within said twenty day period or the appeal has been filed within such time. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The fee for recording or registering shall be paid by the Applicant. A copy of the recorded Decision, and notification by the Applicant of the recording, shall be furnished to the Board.

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Member:	Vote:	Signature:
Brian White	Aye	_____
Gibb Phenegar	Aye	_____
Christina Oster	Aye	_____ 
Tom Emero	Aye	_____

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