



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

Medway Open Space Residential Development (OSRD)
Medway Zoning Bylaw – SECTION V. Use Regulations

Minimum Tract Size = 8 acres (unless property abuts the Charles River, Hopping Brook or Chicken Brook)

Designated Open Space = 50% of tract size

- Land to be left in its natural state, accessible to the public.
- Up to 10% of the open space area can be paved or built upon for bike paths, playgrounds, etc.
- Within the Open Space portion of the tract, the % of land that is a resource area (wetlands) cannot exceed the % of the entire tract that is a resource area.
- Open space cannot include any surface stormwater system (detention pond); sub-surface drainage, septic and leaching systems; land within 30' of any dwelling unit; 50% of the land area subject to any type of utility easement; parking areas.

Housing – May be any combination of single family, two-family or multi-family structures. A multi-family structure cannot contain more than 5 dwelling units. Standard frontage and lot requirements are waived to provide maximum site design flexibility.

Site Design Requires a 4 Step Design Process

- Identify conservation areas and important site features (open space area)
- Locate sites for dwelling units
- Align streets/trails
- Draw lot lines

Maximum Possible Number of Dwelling Units (Yield Plan)

$$\text{Yield} = \frac{\text{Total Area} - (.5 \times \text{Wetland Area}) - (.1 \text{ of Total Area})}{\text{Minimum Required Lot Area (of the applicable residential zoning district)}}$$

NOTE – The maximum possible number of dwelling units (yield) is not automatically the number of units that will be approved. It is only a maximum possible, not an entitlement.

Standard Medway Affordability Requirement

- 15% of the total number of units must be “affordable”
- Affordability requirements are applicable to any development with a proposed net increase of 3 or more dwelling units.
- For every “affordable” unit that is required, the developer is authorized to construct one additional market rate unit and may adjust lot sizes and frontage distances to do so.

Approval Process with PEDB

- Step 1 – Pre-application Meeting
- Step 2 - Special Permit based on a Concept Plan – full public hearing
- Step 3 – Definitive Plan with full engineering – public hearing

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