

Tuesday, January 13, 2015
Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Karyl Spiller-Walsh	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	X	X	X	X	X	X

ALSO PRESENT:

Consultant Gino Carlucci, PGC Associates
Planning and Economic Development Coordinator, Susy Affleck-Childs
Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm.

There were no public comments.

Open Space Committee Appointment:

The Board is in receipt of an email dated January 8, 2015 and also a resume from Charlie Ross who is interested in serving on the Open Space Committee. **(See Attached)** Mr. Ross was present at the meeting and introduced himself and described his interest in the Committee.

There was also an email from Selectmen Glenn Trindade dated January 13, 2014 supporting this appointment. **(See Attached)**

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to appoint Charlie Ross to the Open Space Committee through June 30, 2016.

A letter of appointment will be sent to Charlie Ross and the Town Clerk. Charlie will need to be officially sworn in by the Town Clerk.

Resignation Open Space Committee:

Susy Affleck-Childs reported that Laura Bockoven had submitted her resignation from serving on the Open Space Committee since she is relocating out of the area.

PEDB Meeting Minutes:

December 9, 2014:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to approve the minutes from December 9, 2014.

December 16, 2014:

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to approve the minutes from December 16, 2014.

MILLSTONE VILLAGE SCENIC ROAD PUBLIC HEARING:

Tree Warden Fred Sibley joined the PEDB for this public hearing.

The Board is in receipt of the following documents: **(See Attached)**

- Scenic Road Work Permit Application
- Scenic Road Work Permit Public Hearing Notice
- Photo of Subject Tree
- Letter from Sergeant Jeff Watson dated October 2, 2014
- 1/7/15 SAC notes to PEDB on Tree Replacement.

Mr. Brian Clark was present representing Millstone Village.

The Chairman opened the public hearing.

On a motion made by Bob Tucker and seconded by Mike Heavey, the Board voted unanimously to waive the reading of the public hearing notice.

Property owner and resident Betty McCall Vernaglia was present at the hearing.

The subject tree is a 20 inch maple located within the Town's right of way on the west side of Winthrop Street in front of 74 Winthrop. The *Scenic Road Rules and Regulations* provide for tree replacement on a one square inch per two square replacement at locations to be specified by the Planning Board and Tree Warden within one year after a Scenic Road Work Permit is issued. The formula indicated that 22 three inch caliper replacement trees be replanted or the equivalent.

The following was recommended by Fred Sibley:

1. Tree is not the best and it has been around a while.
2. Suggest planting three trees similar to sugar maple on upslope along the top of the ridge.
Total three trees
3. Negotiation with the owner to do this.

Mr. Clark reported that this had been discussed with the owner Betty McCall Vernaglia and she is comfortable with the recommendation. The installation of the trees will be done by the developer. The trees will be on private property adjacent to town right of way. The slope will need to be cut back to get the 500 ft.

Member Spiller-Walsh would like to see more of a buffer installed since there was extensive clearing. She wonders if some low bushes could be added to soften the total open view of the new units being built at Millstone Village.

Betty McCall Vernaglia indicated she had no problem with adding lower bushes or plants.

Fred Sibley recommends the rhododrum as a good choice. He further suggests centering one tree at 30 ft. and going 25 ft. from that with the other trees. This is the skeleton of the planting.

Susy will write up a decision for the next meeting and will include the language regarding the supplemental plantings.

Susy also wanted it entered into the record that the abutters were notified and the public hearing was advertised in the Milford Daily News. There was also a sign posted on the tree.

Continuation:

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to continue the hearing until January 27, 2015 at 7:30 pm.

Committee REPORTS

- CPC did have a meeting and is open to new ideas. They will be discussing possible projects for CPA funds at their March 2015 meeting.
- There was a Design Review Committee meeting and there was good discussion on the design guidelines.

Consultant Report:

- There was no report from Consultant Carlucci.

Update Planning and Economic Department:

- Last week there was a good meeting with Jeff Robinson of the Salmon Health and Retirement Group and Town department heads re: the forthcoming ARCPUD application for an assisted living development on Village Street. There will be a pre-application meeting on Tuesday, February 10, 2015. Design Review Committee, Open Space, Board of Selectmen and Conservation Commission have been invited.
- Proposals from consultants to update the Town of Medway Design Guidelines are due Thursday, January 15, 2015.
- There will be a joint meeting with the Design Review Committee on Monday January 19, 2015 at 7:00 pm at the Medway Senior Center. The discussion will be limited to design guidelines. A future meeting will be held to discuss roles and expectations. Jim Wieler has agreed to facilitate that meeting. Date to be determined.
- Susy attended the CIPC meeting to review the funding request to continue the Welcome to Medway signs. There was not a proposal for the sign in the Industrial Park.
- There was a Rt. 109 Committee meeting. The right of way work has slowed the progress. There was good discussion about the pocket parks and street lighting.

Director of Economic Development and Community Development:

Stephanie Mercandetti was present. She informed the Board that she has been making the rounds to the variety of Boards and Commissions. She has already attended the Open Space Committee, Rt. 109 Committee and the Zoning Board of Appeals. She is planning on attending the Redevelopment Authority and Energy Committee next week. She is also setting up appointment with various state and regional economic development agencies.

The Chairman would like Stephanie to review and provide and recommendations and priorities of the various additional zoning amendment ideas.

The goal was to have the zoning bylaw recodification put on the winter 2015 town meeting warrant. This town meeting is scheduled for March 2015. However, the BOS has decided that it would be best to have the zoning bylaw recodification considered at the annual town meeting in May. Susy expects that warrant will close in mid-February.

O KELLEY STREET ANR:

The Board is in receipt of the following: (See Attached)

- Subdivision Plan from 1953 for property east of the Rosenberg property
- Portion of minutes from 11-11-14 PEDB mtg.
- Plan Review memo from Gino Carlucci, PGC Associates dated 11-7-14.
- 11-4-14 memo from Attorney Barry Queen on behalf of the applicant.
- Proposed ANR plan dated June 20, 2014 prepared by Andrews Surveying and Engineering, Inc.
- ANR Plan review memo from Gino Carlucci, PGC Associates dated August 4, 2014.
- Camelot III decision (12-12-1995).
- Camelot III amended plan (selected sheets dated 2-26-1996)

Land surveyor Byron Andrews representing the applicant was present. He provided an updated ANR plan dated January 13, 2015. (See Attached). He informed the Board that this is the same plan but has he added colored lines to delineate some of the areas in question. The blues lines are the edge of the rights of way of Kelly and Vine Streets. The two houses which have been built on Kelly Street were identified. The 1953 plan was shown and referenced but did not show endorsement. It was speculated that this could have occurred prior to subdivision control law being accepted in Medway. Susy noted that Kelly Street was accepted in 1941. The plan from 1996 was sheet 4 of one of Camelot III. The cul-de-sac is shown on this plan. This was established as noted on plan. The cul-de-sac was shown as reference and part of the Camelot III plan. This was part of the subdivision plan, without it there would not be enough frontage. It was indicated that there was always a cart path which was referred to as Vine.

Mr. Andrews indicated that the wetlands will need to be crossed to gain access.

Consultant Carlucci communicated that for requirements for ANR Endorsement, it does not matter if it is a private or public way. He recommends endorsement of the ANR.

The Board is comfortable with what has been presented in regards to the endorsement of the ANR plan.

VOTE:

On a motion made by Bob Tucker and seconded Matthew Hayes, the Board voted unanimously to endorse the ANR plan for 0 Kelly Street prepared by Andrews Survey and Engineering and dated January 13, 2015.

Mr. Andrews will scan the signed Mylar and send a pdf version of the plan to Susy on Wednesday, January 14, 2015.

The deadline for action on this application is Friday 16, 2015. A decision memo will be filed with the Town Clerk and a copy will be provided to various Town departments.

Zoning Bylaw Recodification:

The Board is in receipt of the following documents:

- Draft recodified Zoning Bylaw dated 1-12-15 from Judi Barrett. (*Not attached due to large size.*)
- List of ideas for outreach and community education leading up to 5-11-15 Town Meeting. (**Attached**)
- List of follow-up and other needed/possible zoning bylaw amendments. (**Attached**)

Board has been presented with the draft of the recodification document. Susy explained that there has not been a review of the spacing issues. Judi Barrett will be attending the next meeting on January 27th to discuss any loose ends. It was suggested that the Board members review the document prior and come prepared with questions. The whole document will be reviewed from beginning to end.

Member Spiller-Walsh communicated to the members that she has a lot of issues with the changes which were done regarding reference to the design guidelines and Design Review Committee. She disagrees with this being removed.

Susy suggested to member Spiller-Walsh that she be specific in referencing areas with which she has concerns and provide suggestions. This should be provided prior to the meeting so that all can review for discussion.

Member Spiller-Walsh would like time prior to the meeting to meet with Susy and Stephanie to discuss some of her concerns.

Outreach/Education:

The discussion next moved to how to provide outreach and education to the community about the recodification. The Board thought an informative meeting would be helpful where the community, developers and builders could attend. There could be an email sent about the meeting through Medway Contact List.

The Board would like to address the Rules and Regulations immediately after the recodification is accepted. There is concern that Rules and Regulations will not get updated.

Ideas for Future Zoning Work After Recodification:

The members reviewed the list of ideas for future zoning work after recodification which was provided. This list was an accumulation of ideas from the various work session throughout the year plus the on-going list the Board has been carrying. The task will be to prioritize this list.

It was communicated that many towns have stopped using “use” variances.

Member Spiller-Walsh wants to discuss setbacks in relation to site plans with Judi Barrett.

The Board was in agreement that they would like to see the fine and fee section addressed immediately.

It was suggested that the new Director of Planning and Economic Development provide her input in regards to prioritizing the list of future zoning work for recodification.

OTHER BUSINESS:

- The Affordable Housing Trust has purchased the former American Legion property at 6 Cutler Street. This property has recently been winterized.
- There was a meeting with the residents of Azalea Drive. It was a productive meeting. The street was accepted at town meeting but now the Town has to finalize the “paperwork”. Town Counsel recommended that easements be used to convey the road to the Town. This will be on the agenda for the next Board of Selectmen meeting on January 20, 2015.
- There is a joint Planning and Economic Board meeting with the Design Review Committee meeting on January 19, 2015 at the Medway Senior Center.
- There will be a *Complete Streets* Program meeting with the Board of Selectmen, Board of Health and Planning and Economic Development on Monday February 2, 2015.
- The Redevelopment Authority Meeting is scheduled for January 14, 2015 at 7:00 pm.

ADJOURN

On a motion made by Karyl Spiller-Walsh, and seconded by Matt Hayes, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 8:45 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

Reviewed and edited by,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Susan Affleck-Childs

From: Charlie Ross <charlie.ross.mba@bc.edu>
Sent: Thursday, January 08, 2015 6:31 AM
To: Susan Affleck-Childs
Cc: Paul Marble; Tina Wright
Subject: Application for Appointment: Medway Open Space Committee
Attachments: Charlie Ross OSC.docx

Susan Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway

Dear Susy,

I'd like to request the Planning and Economic Development Board consider me for a position on the Medway Open Space Committee. I have enclosed a résumé.

I've had a lifelong interest in open space, going back to my childhood growing up in the (then fairly-rural) town of Walpole. My house abutted woods, and I could walk a full half-mile to school without ever emerging on a street. Unfortunately, those woods, like many similar spots in Walpole, were lost over the decades.

My wife and I have lived in Medway since 1989. Raising our two sons (now young adults) and pursuing our careers took most of our time until recently. We supported land conservation during these years primarily through donations to various organizations. Once our sons reached their teenage years, we started traveling with them to national parks across the country to help pass on our love of natural places.

As we transition to being empty-nesters, we've sought different ways to increase our volunteer efforts. In my case, I would like both to more-actively pursue my interest in preserving open space and also begin "giving back" to our town.

I can't claim impressive credentials in conservation, other than keeping informed and providing monetary support. But I believe I'd bring valuable skills to the committee. My profession is project management – I'm very organized and results oriented. My educational background includes both business and communications – and I've leveraged the latter, over the years, to help organizations in outreach to stakeholder communities. My hobbies include photo editing, travelogue writing, social media, and website maintenance – something that I believe could be leveraged in achieving two of the committee's core goals: outreach/awareness (#4) and developing a culture of open space acquisition and habitat maintenance (#5).

(An example of my website work, showcasing and explaining nature, can be seen at <http://ross.smuqmuq.com/vacations/2014.>)

I can also help provide simple manpower for working on the town's open space sites.

I look forward to answering any questions the Board may have.

In conclusion, I'd like to express my thanks to you, Paul Marble, and Tina Wright for your encouragement as I looked into applying for this position.

--Charlie Ross

charlie.ross.mba@bc.edu

Highlights

- PMI-certified Project Management Professional, managing large projects
- Effective communicator, including the use of social media and web sites
- Medway resident since 1989
- Lifelong interest in open space

Professional Experience

GTE/CSC/General Dynamics (1982-present)

Senior IT Project/Program Manager. I implement large application and infrastructure systems. Typically, I manage high-stakes projects. Often highly visible, my projects frequently have aggressive schedules, critical dependencies, nationally-dispersed teams, or challenging budgets. I'm experienced in managing subcontractors.

Over the years, there are two projects that I'm especially proud of, because they were "game changers." In addition to normal project challenges, they required outreach and education for hundreds or thousands of employees.

- In the 2000s, I managed the replacement of a dozen separate purchasing systems and processes with a single, multi-company, online procurement system. Available to 30,000 users, it provides a web-based requisition, approval, ordering, and bidding system using a common approach nationwide.
- In the 1990s, I managed the selection and implementation of the company's first online engineering data management system, providing desktop access to technical information and substantially eliminating the use of paper drawings and microfilm.

Volunteer Experience

- **Web Assistant and Petfinder Coordinator**, 2014-present, for Beagles of New England States (BONES), a dog rescue organization. I help maintain the group's online public presence. <http://bonesbeagles.org>.
- **Church Lector** at three different parishes: a total of 10 years' experience reading in front of large congregations.
- **Marriage Preparation Teacher** (with my wife) at church (early 2000s)
- **Committee Chair**, Packet Radio Committee, Framingham Amateur Radio Association, 1990s.
- **Founder/Newsletter Editor** of a Special Interest Group (SIG) in the former Boston Computer Society, 1990s.

Education

MBA, Boston College

Certificate of Professional Achievement, Software Engineering, Northeastern University

BS, Boston University College of Communications

Support of Land Conservation

Member or contributor:

- Appalachian Mountain Club (~30 years)
- Massachusetts Audubon Society (~25 years)
- Sudbury Valley Trustees (~25 years)
- Trustees of Reservations (~20 years)
- Upper Charles Conservation Land Trust (~3 years)

MEDWAY SCENIC ROAD WORK PERMIT APPLICATION - Part 1

Medway Planning and Economic Development Board
155 Village Street, Medway, MA 02053 508-533-3275

RECEIVED
Date: 12/25/14

This application for a Scenic Road Work Permit is made pursuant to the Planning Board's Rules and Regulations for Review and Issuance of Scenic Road Work Permits (adopted July 16, 2002). Please refer to the Rules and Regulations for specific definitions of all italicized words included in this application.

1. Applicant/Location Information:

Location/Address on Scenic Road: WEST side Winthrop St
Name of Applicant: Millstone Builders LLC
Primary Contact: STEVEN UENICASA manager
Mailing Address: P O Box 1205 WESTBORO MA 01581
Telephone: 508-560-9440 Email address: SU@SUCASA.COM

2. Describe the repair, maintenance, paving or reconstruction work you wish to do in the Town's right-of-way on the Scenic Road: clear cut and lower the grade to provide sight distance for proposed new roadway

3A. Is there a stone wall(s) in the Town's right-of-way of the Scenic Road where you propose to repair, maintain, reconstruct or pave? You must contact the Medway Department of Public Services (DPS) at Town Hall, 155 Village Street, 508-533-3275 to answer this question. A representative of the DPS must visit the site to answer Questions 3A and 3B and sign below.

YES - If YES, please answer 3B NO - If NO, skip 3B and go to 4A

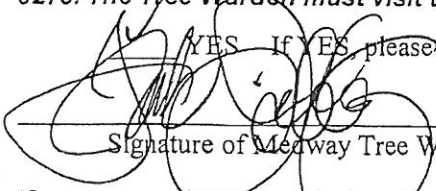
Signature of Medway DPS Representative

Date

3B. If you answered YES to 3A, does the proposed work to repair, maintain, reconstruct or pave in the Town's right-of-way of a Scenic Road involve the tearing down or destruction of a stone wall or any portion thereof? YES NO

4A. Are there any tree(s) located within the Town's right-of-way of the Scenic Road? You must contact the Medway Tree Warden Fred Sibley to answer this question. Leave a message for him at 508-533-3275. The Tree Warden must visit the site to answer Questions 4A and 4B and sign below.

YES - If YES, please answer 4B NO - If NO, skip 4B and go to 5



Signature of Medway Tree Warden

12/3/14

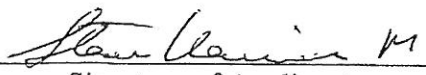
Date

4B. If you answered YES to 4A, does the proposed work to repair, maintain, reconstruct or pave in the Town's right-of-way of a Medway Scenic Road involve the cutting or removal of a tree(s)?

YES NO

5A. If question 3B OR 4B was answered YES, a Scenic Road public hearing and Work Permit are required. You must complete the remainder of this application.

5B. If both questions 3B AND 4B were answered NO, a Scenic Road public hearing and Work Permit are NOT required and you do NOT need to complete the rest of this application. Please sign below and file this application with the Medway Planning and Economic Development office. No further action is needed on your part.



Signature of Applicant

12/25/14

Date

MEDWAY SCENIC ROAD WORK PERMIT APPLICATION – Part 2

Medway Planning and Economic Development Board
155 Village Street, Medway, MA 02053 508-533-3291

If you answered YES to Question 3B or 4B, a Scenic Road Public Hearing and Work Permit are required. Please complete the rest of this application. Prepare the following items as attachments. Sign below and file this application with all required supplemental materials to the Medway Planning Board, 155 Village Street, Medway, MA 02053. Submit the original application and 8 copies of each item A – E noted below.

A) Written description and plans/drawings showing the location of the proposed disturbance area (where work is proposed involving the cutting or removal of trees or the tearing down or destruction of stone walls), the location of trees and stone walls, and the boundaries of the Town's right-of-way.

B) Written statement explaining the purpose and need to cut or remove tree(s) or tear down or destroy stone walls, or portions thereof.

C) Written statement outlining alternatives, proposed compensatory actions (such as the planting of replacement trees or the reconstruction of stone walls) and mitigation measures (payment in lieu of new tree planting) to the proposed cutting or removal of tree(s) or the tearing down or destruction of stone walls.

D) Photographs of all stone walls and trees within and adjacent to the proposed disturbance area.

E) Any other explanatory material that you believe may be useful to the Planning Board in evaluating your project.

F) A list of abutters, certified by the Board of Assessors. (For purposes of Scenic Roads, abutters are defined as owners of land immediately adjacent to and directly opposite from the proposed disturbance area land on any public or private street or way.)

G) Scenic Road Permit Application Fee - \$150.00 plus \$25 per tree to be removed if the project involves a tree(s) and \$150 if the project involves a stone wall(s); (Please make check payable to the Town of Medway.) waived - \$00 9/25/14

I hereby submit this application for a Scenic Road Work Permit to the Medway Planning Board. I acknowledge that I have read the Rules and Regulations for Review and Issuance of Scenic Road Work Permits (adopted July 16, 2002). I understand that, in addition to the Scenic Road Work Permit Application Fee, I am responsible for the additional expense of advertising the public hearing as specified in the Rules and Regulations. If my project involves a stone wall, I will post notice of the public hearing at least seven (7) days before by temporarily affixing a ribbon or other flagging material to the stone wall such that it is visible from the road. If my project involves a tree(s), I understand the Tree Warden will post a notice directly on the tree(s) at least seven (7) days before the public hearing. I will abide by the decision of the Medway Planning Board regarding restoration and/or compensatory measures as described in the Rules and Regulations. I understand that I may be fined if I violate these Rules and Regulations.

Stan Varnasse M
Signature of Applicant

9/25/14
Date

PROPOSED
COMMUNITY
BUILDING
FF EL = 229.0
40'

UNIT #50
TC=230.0
GAR.
GF=228.5
#5

LEACHING AREA #5P
3 ROWS OF 6 CULTEC R-330
TOT. UNITS = 18 UNITS
TOP EL = 223.0
BOT EL = 220.5
BOT STONE EL = 220.0

N/F
BETTY
McCALL-VERNAGLI
(BK 15039 PG.282)

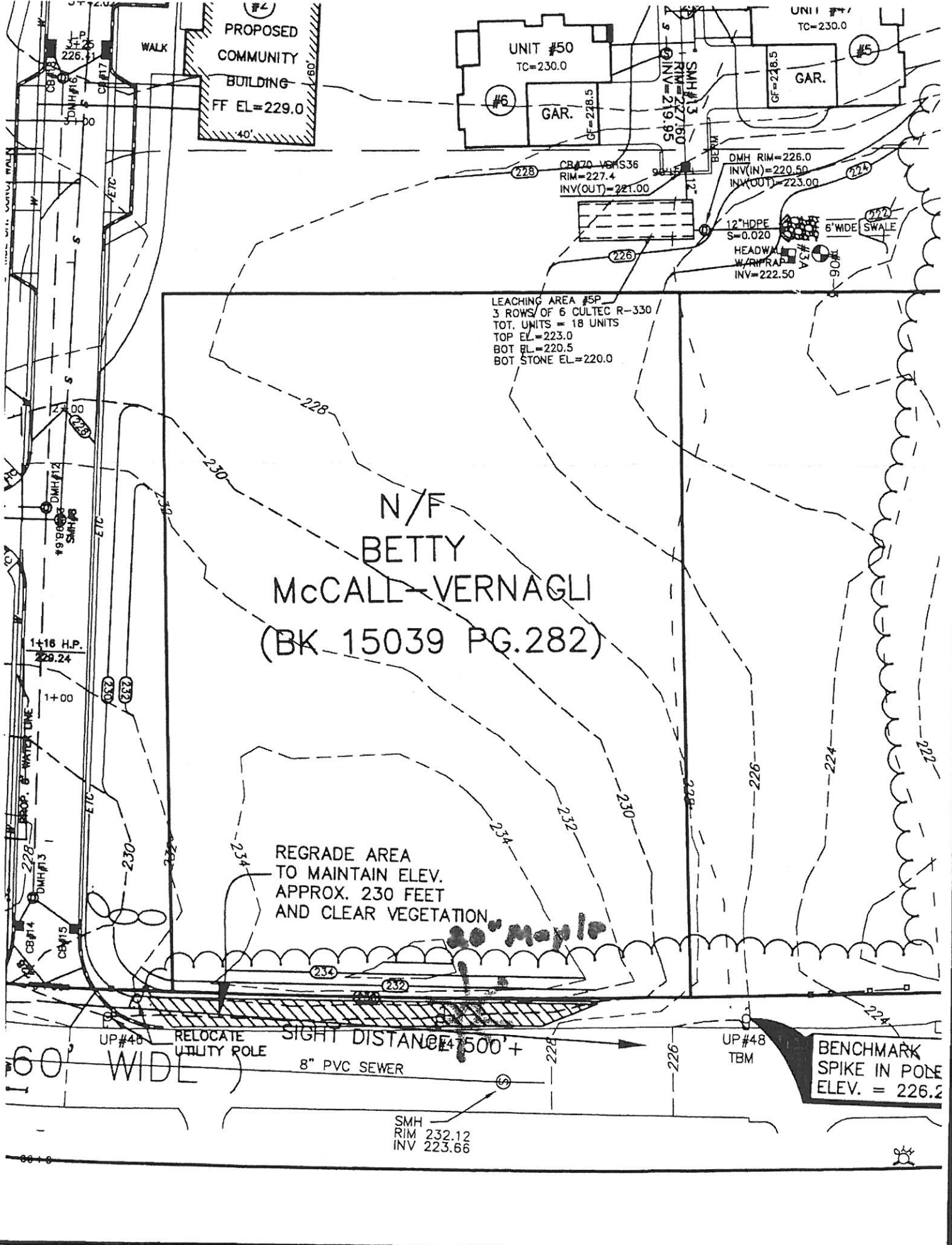
REGRADE AREA
TO MAINTAIN ELEV.
APPROX. 230 FEET
AND CLEAR VEGETATION

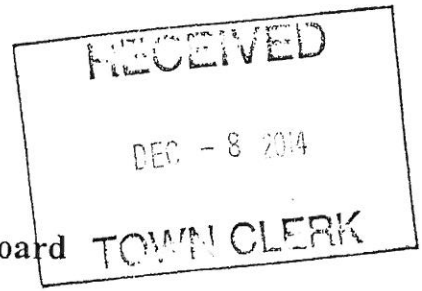
30" Maple

BENCHMARK
SPIKE IN POLE
ELEV. = 226.2

UP #48
RELOCATE
UTILITY ROPE
SIGHT DISTANCE 150' +
8" PVC SEWER

SMH
RIM 232.12
INV 223.66





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

NOTICE OF SCENIC ROAD PUBLIC HEARING
Winthrop Street – Millstone Village

In accordance with the provisions of Massachusetts General Law, Chapter 40, Section 15C (*the Scenic Roads Act*) and Chapter 87, Section 3 (*the Public Shade Tree Act*), and the Town of Medway Planning Board *Rules and Regulations for the Review and Issuance of Scenic Road Work Permits*, notice is given that ***the Medway Tree Warden and Planning and Economic Development Board will conduct a public hearing on Tuesday, January 13, 2014 at 7:15 p.m. in the Sanford Room of Town Hall, 155 Village Street, Medway, MA to consider the application of Millstone Builders LLC of Westborough, MA for a Scenic Road Work Permit.***

A Scenic Road Work Permit is needed as a result of construction work in the Town's right-of-way on Winthrop Street, a designated Medway Scenic Road, near the location where *Millstone Village*, an 80 unit, active adult (+55) retirement community, is presently under construction. The 51 acre site is located at 129 R Lovering Street between 61 and 83 Winthrop Street in the ARI zoning district (Medway Assessor's Parcel 20-4). The Millstone Village development is owned by Millstone Builders LLC of Westborough, MA.

The applicant proposes to cut and remove one 20" diameter maple tree on the west side of Winthrop Street to provide suitable sight distance for exiting traffic from Cobblestone Drive, the primary driveway for Millstone Village. The tree in question is located within the right-of-way in front of vacant property at what is now 75 Winthrop Street. The adjacent property owner is Betty Ann McCall-Vernaglia of Medway, MA. ***A Notice shall also be posted on the subject tree at least seven (7) days before the public hearing.***

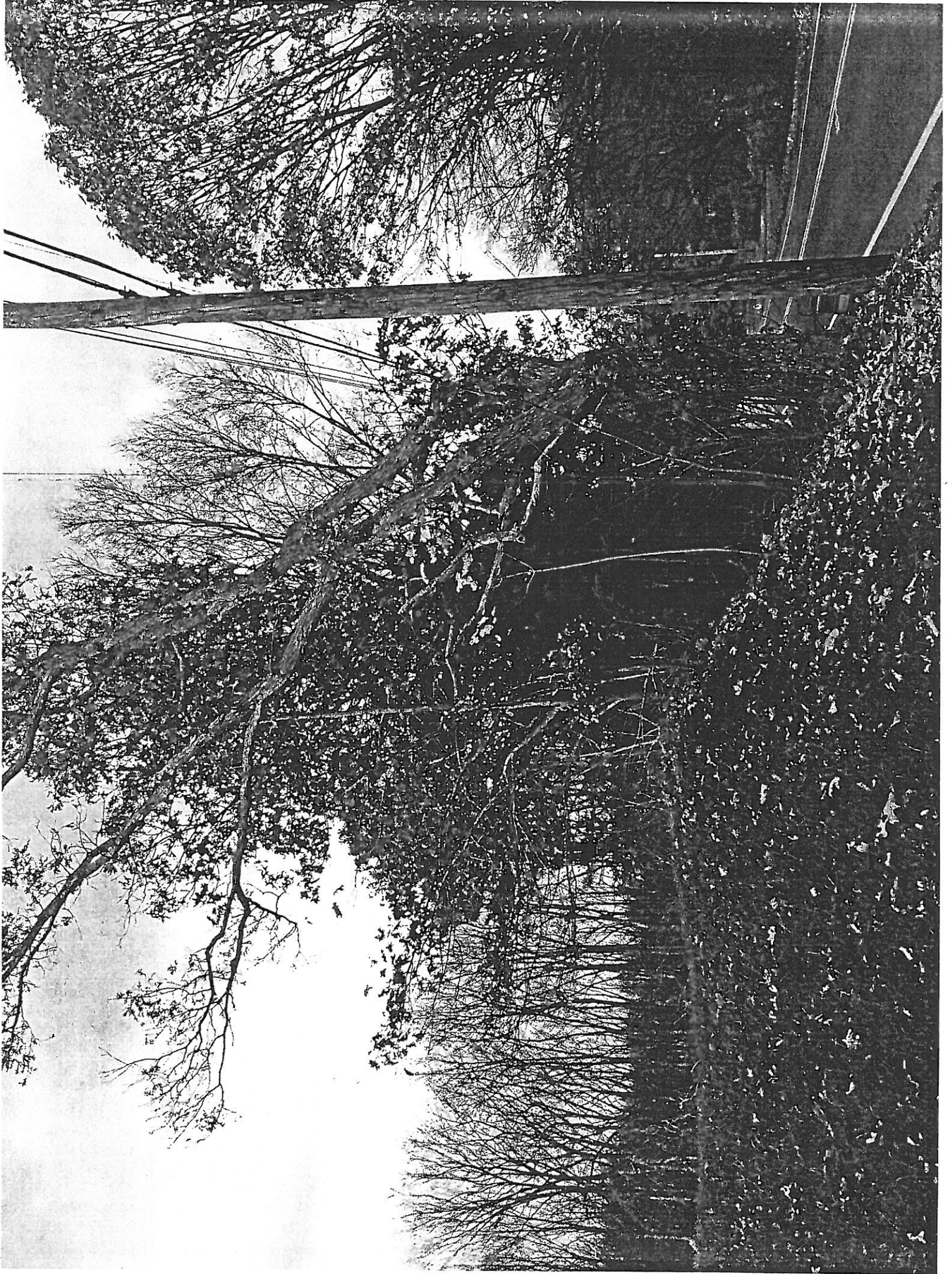
The application materials are on file with the Town Clerk at Medway Town Hall, 155 Village Street and may be inspected during normal business hours, Monday – Thursday from 7:30 am to 4:30 pm and Friday from 7:30 am to 12:30 pm. Interested persons or parties may attend the public hearing and express their views at the designated time and place. Written comments are encouraged and may be emailed to: planningboard@townofmedway.org. For additional information, please contact the Medway Planning office at 508-533-3291.

Andy Rodenhiser
Chairman

To be published in the *Milford Daily News*
Monday, December 29, 2014 and Tuesday, January 6, 2015

cc: *Medway Town Officials/Departments* – Board of Selectmen/Town Administrator, Inspector of Buildings/Zoning Enforcement Officer, Conservation Commission, Historical Commission, Department of Public Services, Tree Warden.

Telephone: 508-533-3291 Fax: 508-321-4987
sachilds@townofmedway.org





Allen M. Tingley
Chief of Police

Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

October 2, 2014

To: Medway Board of Selectman
Medway Planning Board and Economic Development Board

From: Jeffrey W. Watson
Sergeant/Safety Officer
Medway Police Department

Ref: Millstone Village
Adult Retirement Community
Sight line issues

I would like to make the Board of Selectmen and the Medway Planning and Economic Development Board aware of a safety concern at the Millstone Village currently under construction on Winthrop Street.

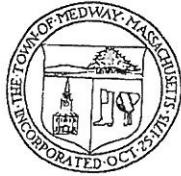
While checking the construction site I noticed a safety concern when exiting the North entrance/exit. There is not a proper sight line on the North side. While stopped looking North, Verizon pole #46 is presently in a bad location. However the new location that is marked with a white stick would put the pole directly in the exiting driver's line of sight. Pole #46 should be moved further back (west) at least five feet from the new location. Verizon Pole #47 is also in the sight line and should also be moved back (westerly).

Per my previous recommendation and in compliance with the approved Millstone Village Plan, the developer properly graded and removed any and all shrubs that would have restricted the sight line. However, just after Verizon pole #47 the grade of the land along with another large tree and other small trees interfere with the sight line.

It would be my recommendation, that both poles be moved along with the removal of the large tree located near pole #47. The grading should be continued from the first Verizon pole #46 to approximately 30 feet north of Verizon pole #46. These revisions would allow for a safer egress onto Winthrop Street from the development.

Respectfully,

Jeffrey W. Watson
Sergeant/Safety Officer
Medway Police Department



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

MEMORANDUM

January 7, 2015

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Scenic Road Work Permit – West side of Winthrop Street north of Millstone Village



The tree subject to the Scenic Road work permit application is a 20" maple tree.

Tree Replacement Calculations

Section 405-8 B of the *Scenic Road Rules and Regulations* provides for tree replacement on a one square inch per two square inch replacement basis, at locations to be specified by the Planning Board and Tree Warden, within one year after a Scenic Road Work Permit is issued.

A one square inch per two square inch replacement value is calculated by finding the diameter of the subject tree to be removed at one foot above the ground and determining its trunk area (tree radius squared x 3.14). The resulting figure is halved and that amount equals the total number of square inches of replacement trees that are required.

The subject tree is a **20 inch maple**. Its radius = 10 inches.

$$\begin{array}{r} 10^2 = 100 \text{ sq. inches} \\ \times \quad 3.14 \\ \hline 314 \text{ sq. inches of trunk area} \end{array}$$

Divide 314 by 2 = 157 sq. inches of trunk area of replacement trees

A 3 inch diameter/caliper tree has an area of approximately 7 sq. inches.

Divide 157 by 7 = 22 three-inch (3") caliper replacement trees or the equivalent.

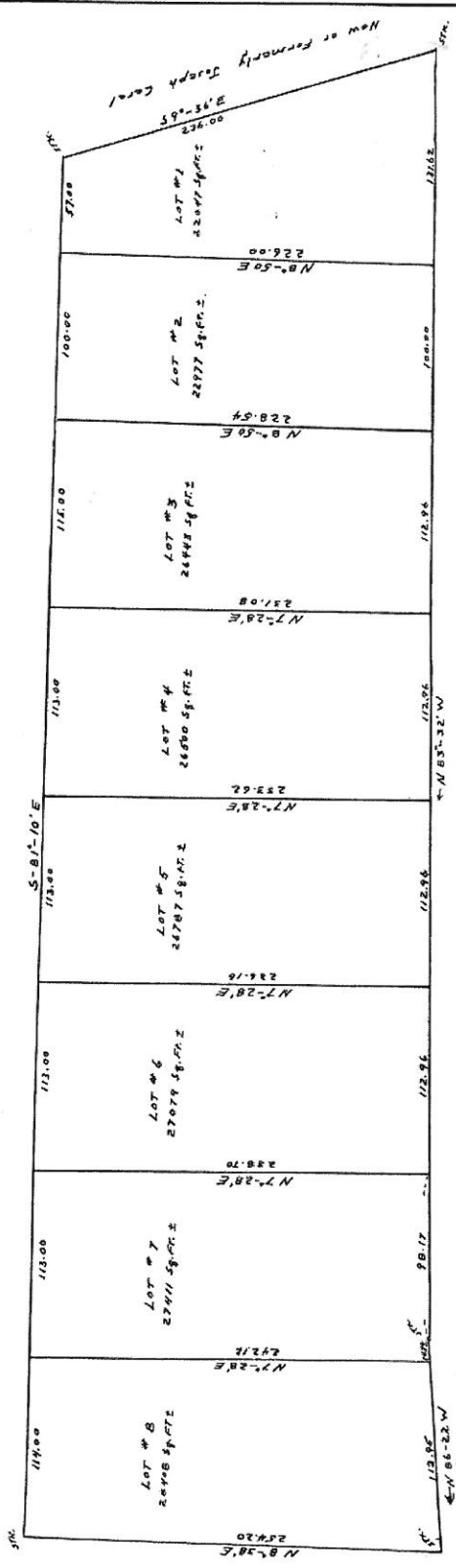
The species of replacement trees is to be determined by the Tree Warden. The Tree Warden may determine a compensatory value for which the applicant shall be responsible in lieu of tree plantings. That replacement value is equal to the value for nursery grade tree stock and installation. The value and payment details shall be specified in the Scenic Road Work Permit.

Discussion Questions

- What extent of tree replacement and/or payment in lieu of is appropriate?
- Where should the replacement tree planting occur?
- Could some tree planting take place on the Vernagli property (not in the right of way) south of the location where the subject tree is to be removed? NOTE – Steve Venincasa is contacting Betty McCall-Vernaglia to discuss this option.

Telephone: 508-533-3291 Fax: 508-321-4987
saffleckchilds@townofmedway.org

Now or Formerly Daniel Kelly



Subdivision of Land
 in
 MEDWAY
 property of
 Alexander A. & Evelyn E. Polunariano
 Scale 1 in. = 400 ft. Feb. 16, 1953
 CHARLES W. SMITH, Surveyor

KELLY STREET

Notak Registry of Deeds
 Duxbury, Mass.
 Received Feb. 24, 1953 with Mfg.
 Alexander A. Polunariano Tax.
 In Framingham Co-operative Bank
 Filed as No. 202, 953, 1151, p. 154
 Attest: *[Signature]* Register

Tuesday, November 11, 2014
Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Karyl Spiller-Walsh	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	Absent with Notice	X	X	X	X	X

ALSO PRESENT:

PGC Associates Consultant, Gino Carlucci
 Planning and Economic Development Coordinator, Susy Affleck-Childs
 Recording Secretary, Amy Sutherland

The Vice Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

ANR Plan for 0 Kelly Street:

The Board reviewed the following documents: (See Attached)

- Plan review memo from Gino Carlucci, PGC Associates dated November 7, 2014.
- Memo from Attorney Barry Queen dated November 4, 2014.
- Proposed ANR Plan dated June 20, 2014 prepared by Andrew Survey and Engineering, Inc.
- Review memo from Gino Carlucci, PGC Associated dated August 4, 2014.
- Camelot III decision dated December 12, 1995.
- Camelot III decision plan (selected sheets) dated February 26, 1996.
- Deadline extension mem to Town Clerk dated October 8, 2014.

Consultant Carlucci reviewed the comments he provided in the memo dated November 7, 2014. He explained that additional research was done and the status of Kelly Street is still in doubt. The Town Meeting in 1941 did accept Kelley Street, but there is no proof as to whether the portion of Kelley Street in front of the proposed lot was part of that acceptance. The plans referenced are plan 202 of 1953 and plan 597 of 1972. These could not located at the Norfolk County Registry of Deeds web site. Upon review of the plan for Camelot III, the required road to Elm Street was to originate at the intersection of what is now Villa Drive and Vine Street, not the cul-de-sac at the end of Kelley Street. The restrictions against additional lots in the Camelot III decision does not apply to the land at the end of Kelly Street.

There were limitations on Camelot III subdivision that no additional lots be allowed. The subdivision plan was provided and it is clear in the decision.

The question is the status of Kelley Street.

Member Tucker gave Susy a name of someone at Norfolk County of Deeds to help get the plan.

Attorney Queen explained that there is a continuous right of way, but the width description is similar with Vine and Kelley St. Kelly Street is currently being maintained by the Town. There is no plan for the remaining land and if the Town wants it, the owner is willing to give it to the Town.

There was discussion about who owns the Kelley Street right of way in front of this property. The Board needs to get clarity on this. If those two plans can be located and if the road was built in accordance to a subdivision plan, this would help in making a determination. The Camelot plan goes back to 1989. The deeds do not make reference to a subdivision plan.

Member Hayes looked up Book 13259 and page 403 for 25 Kelly Street.

Member Tucker pulled up the referenced deed on the Norfolk County Registry of Deeds re: plan 639 of 96 442. This was read as Vine Lane as Lot 1 and amended.

There was a recommendation to speak with the Open Space Committee about this piece of land the applicant may be willing to give to the town.

Extension:

On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted to approve the applicant's request for an extension of the deadline to act on the 0 Kelly Street ANR Application to January 16, 2015.

BAY OAKS SUBDIVISION – MINOR MODIFICATION:

The Board is in receipt of the following documents: (See Attached)

- Explanatory letter from GLM Engineering dated October 15, 2014.
- Modification of Sheet 5 of 7 dated October 15, 2014.
- Tetra Tech Review Letter dated October 22, 2014.
- Application to revise Bay Oaks Definitive Subdivision Plan dated October 20, 2014.

The applicant is requesting to allow a modification of the proposed centerline grade of roadway. The proposal would be to allow to a 12% grade. The maximum centerline grade standard is 8%. The requested proposed allowable grade would be consistent with the existing driveway centerline grade.

The Board reviewed the presented documents.

Action of Board:

On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted unanimously to approve a waiver and modify the Bay Oaks Subdivision Plan from an 8% grade to 12%.

PGC ASSOCIATES, INC.

1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
gino@pgcassociates.com

MEMO TO: Medway Planning and Economic Development Board

FROM: Gino D. Carlucci, Jr.

DATE: November 7, 2014

RE: Rosenberg property on Kelley-Vine Streets

Susy and I have done additional research (including information provided by the applicant's attorney) regarding this ANR plan submitted for endorsement by Cheryl Rosenberg of Grand Island, NY. The plan was prepared by Andrews Engineering and Surveying, Inc., of Uxbridge, and is dated June 20, 2014. The plan proposes to divide a parcel totaling 252,047 square feet into a lot of 80,326 square feet and a parcel of "Remaining Land" of 171,721 square feet. The property is within the AR-II district.

In my previous memo, I listed three reasons for recommending denial. This reasons are repeated below with additional comments added in **bold** as follows:

1. The status of Kelley Street is very much in doubt. While a portion of Kelley Street was accepted at Town Meeting in 1941, there is no evidence that the portion of Kelley Street in front of the proposed lot was part of that acceptance. The applicant's own plan labels this segment of road as a private way. -- **There are references to plans indicating subdivision approval for extending Kelley Street. The referenced plans are Plan 202 of 1953 and Plan 597 of 1972. In trying to locate these plans on the Norfolk County Registry of Deeds web site, both searches returned answers that these plans were "not indexed." If one of these plans documents that the cul-de-sac at the end of Kelley Street was constructed in accordance with an approved subdivision plan, then the ANR plan is, in my opinion, entitled to endorsement (though I would recommend that the remaining land be labeled "Not a separate Building Lot" on the plan prior to endorsement) because it would have frontage on a constructed way approved under the subdivision control law.**
2. A subdivision called Camelot III was approved in 1996. It specifically limited the number of lots in the subdivision "to 22 lots "until the egress road to Elm Street or an alternative egress out of the land shown on the amended plans is ever constructed by the applicant or others." Clearly, the intent of the Planning Board at the time of the Camelot III approval was that no additional lots be allowed without additional access." -- **After reviewing the subdivision decision and plan for Camelot III, it is clear that required road to Elm Street was to originate at the intersection of what is now Villa Drive and Vine Street and NOT the cul-de-sac at the end of Kelley Street. Therefore, my opinion is that the restriction against additional lots does not apply to the land at the end of Kelly Street.**
3. Section 3.2.11 requires a statement of whether a property is classified as Chapter 61A or 61B be provided. This was not done. – **This is a technical deficiency easily resolved.**

I recommend that the applicant provide the additional documentation described above. If it verifies the end of Kelley Street was constructed as approved by the Planning Board as a subdivision, then I recommend that the Board endorse the plan.

MEMO
MEDWAY PLANNING BOARD LOT 1 KELLEY STREET ANR

At a previous meeting of the Planning Board, the Board requested petitioner to demonstrate that Lot 1 (see Exhibit "A") was not affected by the Camelot III Amended approval and that this lot was an Approval Not Required lot under the Subdivision Control Law and Town regulations.

QUESTIONS: The Camelot Subdivision was approved with the stipulation that the five (5) lots at the end and adjacent to the cul-de-sac (Vine Lane) could not be improved unless and until a connection was made to Elm Street or other egress. Does this prohibit the development of a ANR lot on an other cul-de-sac on Kelley Street that in no way intersects or connects to the Camelot III Subdivision? Is Lot 1 part of a subdivision or an ANR lot?

MGL, Chapter 41, Section 81M states partially that:

a "subdivision control law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the city and towns... by regulating the layout and construction of ways in subdivisions providing access to several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas. The powers of a planning board... under the subdivision control law shall be exercised with due regard for the provision of adequate access to all lots in the subdivision by way that will be safe and convenient for travel; for lessening congestion in such ways and the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in case of fire, flood, panic and other emergencies; for the ensuing compliance with the applicable zoning ordinances or by-laws; for securing adequate provisions for water, sewerage, drainage underground utilities services, fire police, and other similar municipal equipment, and street lighting and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with public ways in the city or town in which it is located and with the ways in neighboring subdivisions.

The references to what a Subdivision is mainly rests on the words directing one "in the subdivision" and meeting the town requirements within said subdivision. It does not relate to other subdivisions and/or ANR lots except as to take into consideration the connections thereto and to private and public ways.

Camelot III Subdivision was approved with-"in" the subdivision not to improve 5 lots at the end of Vine Ln, which does not have an egress at its termination to other subdivisions and/or private or public ways, but terminates in a cul-de-sac far beyond the town regulations for the length of roads terminating in a cul-de-sac. The beginning of Vine Ln near, but not connected to Kelley street, also terminates in a cul-de-sac.

These conditions within the Camelot III Subdivision make the improvement of the remaining 5 lots a danger to the residents of Camelot III subdivision and surrounding subdivisions and/or ANR lots in the area, as defined in Section 81M and not to prohibit development external to the Camelot III subdivision.

Therefore, the reason for not allowing the improvement of the 5 lots until the Camelot III subdivision has another egress is totally do to the layout of the subdivision and not the surrounding area. The improvement of the 5 lots are not compatible with the safety of residents in the subdivision, maneuverability of town vehicles, fire fighting and prevention, etc. of the subdivision itself per the subdivision control law and town regulations.

Another issue related to subdivisions is does the Planning Board have the right to consider roadways external to the subdivision in its determination of approval? The answer is yes if the plan being reviewed is a Subdivision plan.

This brings to bear the second Question. Is this division of the land owned on Kelley Street into Lot 1 and Lot 2 the creation of a subdivision? The answer by the Courts of Massachusetts and the Subdivision Control Law is no.

In Bloom v. Planning Board of Brookline, 346 Mass. 287 (1963) the court held that a plan showing one lot divided into two lots where one

(in this instance lot 2 on Kelley Street) clearly is not a buildable lot was not a division of land requiring Planning Board Approval under the subdivision control law.

Section 81L partly reads "two or more lots" that meet the requirements of a subdivision are to be submitted for approved under the Subdivision Control Law.

It is clear that Lot 2 on Kelley Street does not have appropriate frontage on a way within Medway that meets the 150 foot frontage requirement. Therefore, the submittal is for the approval of only one lot; Lot 1 under the Subdivision Not Required Law as an ANR lot.

Lot (1) one meets all the requirements of an ANR Lot in dimensions, area, buildable area and frontage.

Section 81P sets forth that an endorsement of a lot where approval is not required cannot be withheld when it is not within the definition of a subdivision. Lot 1 is not within the definition of a subdivision.

Under GLM, Chapter 41, Section 81L a Subdivision is defined as follows:

"Subdivision" shall mean the division of a tract of land into two or more lots and shall include resubdivision, and, when appropriate to the context, shall relate to the process of subdivision or the land or territory subdivided; provided, however, that the division of a tract of land into two or more lots shall not be deemed to constitute a subdivision within the meaning of the subdivision control law if, at the time when it is made, every lot within the tract so divided has frontage on (a) a public way or a way which the clerk of the city or town certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, or (c) a way in existence when the subdivision control law became effective in the city or town in which the land lies, having, in the opinion of the planning board, sufficient width, suitable grades, and"

Section 81P provides that an ANR endorsement" shall not be withheld unless such plan shows a subdivision" The ANR plan for Lot 1 does not

show a subdivision.

In Cricones v. Planning Board of Dracut, 39 Mass. App. Ct. 264 (1995), a land owner submitted a plan showing a division of land into three parcels. Two parcels shown on the plan contained a statement that the parcel was not a building lot. The third parcel contained no such statement and also did not meet the frontage requirement as specified in the zoning bylaw. The court found that the landowner had submitted a single lot plan that did not constitute a subdivision under the Subdivision Control Law and concluded that the plan was entitled to an ANR endorsement because it did not show a division of land into two or more lots. In reaching this conclusion, the court made the following observations:

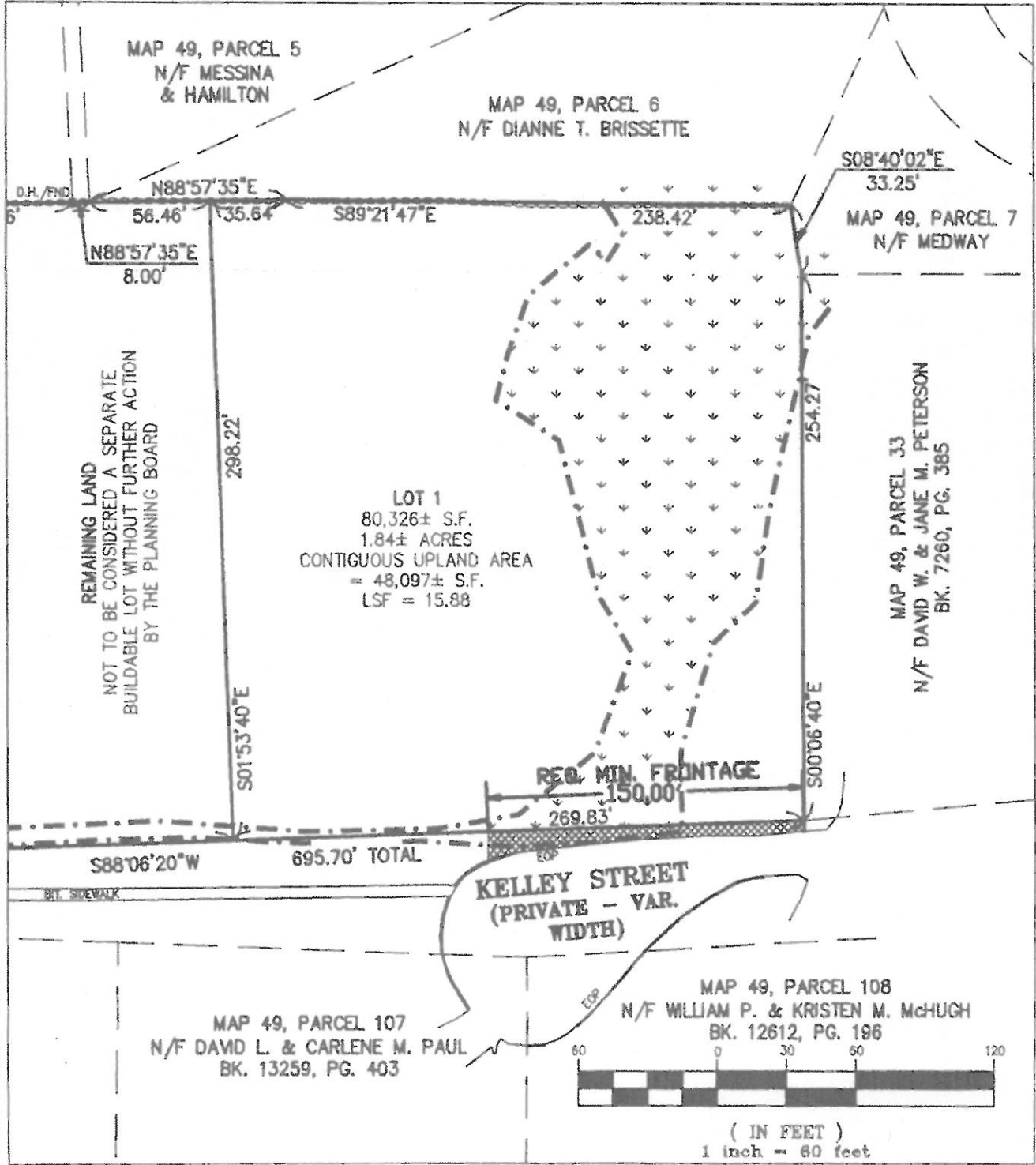
1. In determining whether to endorse a plan "approval not required," a Planning Board's judgment is confined to determining whether a plan shows a subdivision.
2. If a plan does not show a subdivision, a Planning Board must endorse the plan as not requiring subdivision approval.
3. If the Planning Board is presented with a plan showing a division of land into two or more "lots," each of which has sufficient frontage on a way, the Planning Board can properly concern itself with whether the frontage depicted is actual or illusory.
4. If a plan shows a subdivision rather than a single lot under the Subdivision Control Law, the Planning Board can consider the adequacy of the frontage of any lot shown on the plan independent of any variance that may have been granted by the Zoning Board of Appeals.

CONCLUSION: Lot 1 as shown on exhibit "A" is not within or require approval under The Subdivision Control Law as per the definition of a Subdivision and Massachusetts Court Rulings. Therefore, the "Planning Board "must endorse the Plan as a not required subdivision approval". Further, per case law and Statutes a formal meeting is not required.

Thank you for your consideration in this Matter.



DETAIL OF PLAN ENTITLED
 "DIVISION OF LAND
 OF
 O KELLEY STREET
 IN
 MEDWAY, MA
 OWNED BY
 CHERYL ROSENBERG"



ASH
 Andrew Survey & Engineering, Inc.
 Land Surveying - Civil Engineering - Title Planning
 1000 Main Street, Suite 200
 Medway, MA 01953
 Telephone: 508-538-1234
 Fax: 508-538-1235
 Website: www.ashsurvey.com

GENERAL NOTES:
 1. THIS PLAN IS THE PROPERTY OF ASH SURVEY & ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ASH SURVEY & ENGINEERING, INC.
 2. THIS PLAN IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREON.
 3. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE CORRECTNESS OF THE LEGAL DESCRIPTION.
 4. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY DATA NOT OBTAINED FROM HIS OWN SURVEY.
 5. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY DATA OBTAINED FROM OTHER SOURCES.
 6. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY DATA OBTAINED FROM AERIAL PHOTOGRAPHS OR OTHER REMOTE SENSING DATA.
 7. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY DATA OBTAINED FROM GPS DATA.
 8. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY DATA OBTAINED FROM ANY OTHER SOURCE.
 9. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY DATA OBTAINED FROM ANY OTHER SOURCE.
 10. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY DATA OBTAINED FROM ANY OTHER SOURCE.

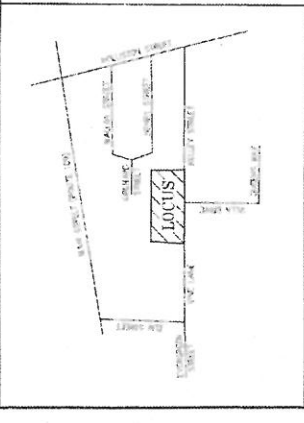
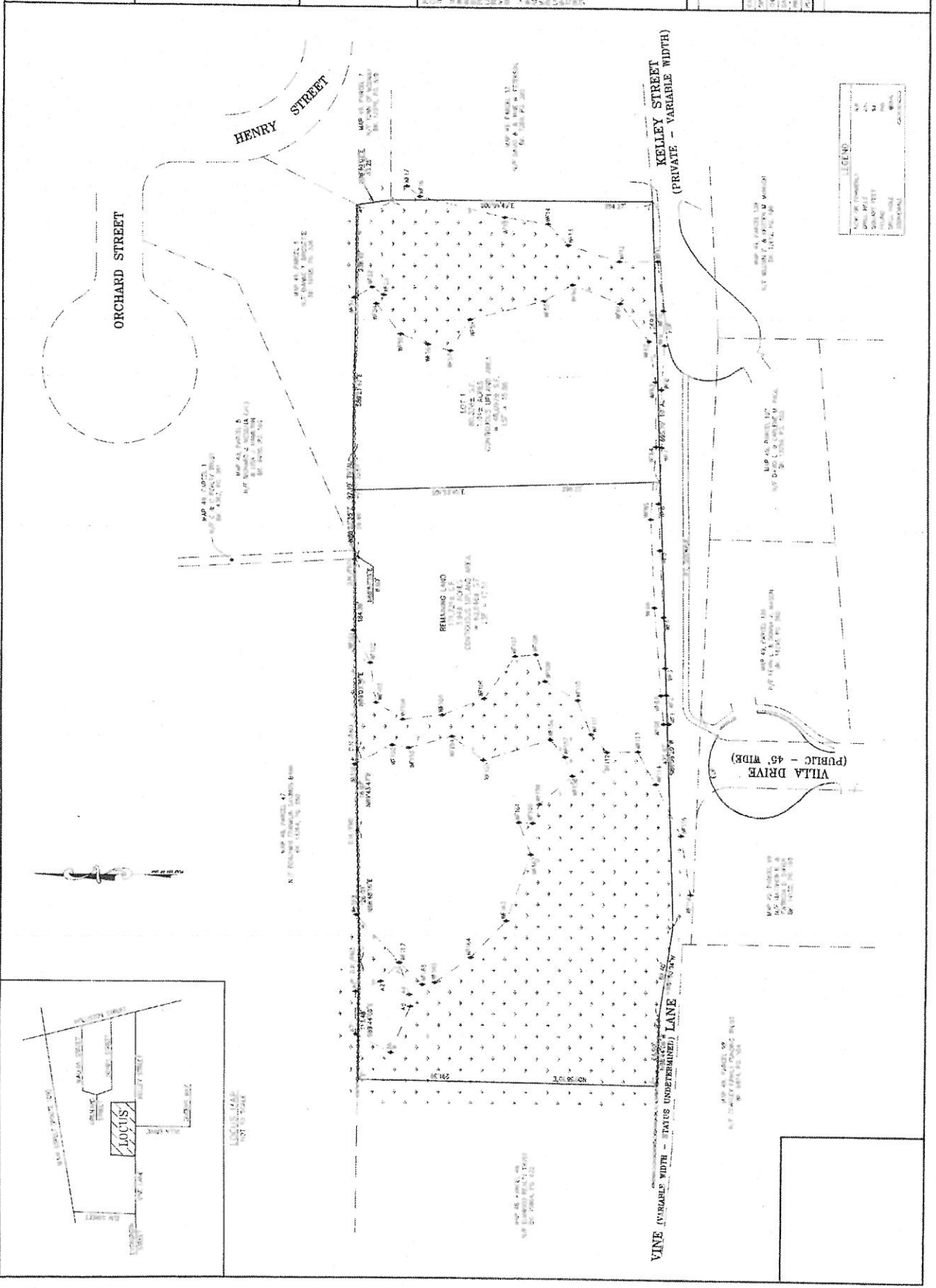
LEGAL DESCRIPTION:
 A certain parcel of land in the City of Medway, County of Norfolk, State of Massachusetts, bounded on the north by the centerline of Orchard Street, on the east by the centerline of Henry Street, on the south by the centerline of Kelley Street, and on the west by the centerline of Vine Street, containing approximately 1.5 acres, more or less, as shown on the attached plan.

OWNER:
 CHERYL ROSENBERG
 0 KELLEY STREET
 MEDWAY, MA

DATE:
 7/25/14

SCALE:
 1" = 40'

LEGEND:
 --- UNDETERMINED LANE
 --- PUBLIC DRIVE
 --- PRIVATE DRIVE
 --- REMAINING LAND
 --- REMAINING LAND



VINE (VARIABLE WIDTH - STATUS UNDETERMINED) LANE
VILLA DRIVE (PUBLIC - 45' WIDE)
KELLEY STREET (PRIVATE - VARIABLE WIDTH)

PLANNING BOARD
TOWN OF MEDWAY, MASSACHUSETTS

AMENDED CERTIFICATE OF APPROVAL WITH MODIFICATIONS
OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the Town of Medway, Massachusetts that, at a duly called and properly posted meeting of said Planning Board held on December 12, 1995, it was voted to amend the decision previously issued on April 25, 1995 and filed with the Medway Town Clerk on April 28, 1995, and to approve a definitive subdivision plan submitted by Gregory Coras and Thomas Scott Cimeno, Trustees of Kings Lane Realty Trust, and entitled "Definitive Subdivision Plans Camelot III Medway, Massachusetts," prepared by GCG Associates, Inc., dated April 28, 1994, revised April 14, 1995, concerning land located on the southerly side of Kelley Street and Vine Lane (the "Camelot III Plans"). This approval is subject to the following conditions and waivers:

Conditions

1. The applicant shall cause to be filed with the Medway Conservation Commission a Notice of Intent under the Massachusetts Wetlands Protection Act seeking approval to construct a paved egress road from the intersection of Vine Lane and Roadway A as shown on the Camelot III Plans to Elm Street. Such paved egress is to be located approximately within the right-of-way of Old Vine Lane (variable width - approximately 14 - 16½ feet wide). The applicant shall pay for costs associated with such application. However, the applicant shall not be required to obtain any title or easement rights it does not currently possess.

Vine Drive

2. The applicant shall use reasonable efforts in good faith to obtain the approval described in paragraph 1 above. However, the applicant shall not be obligated to propose a bridge (excluding the construction of culverts therefrom) for crossing wetlands, apply for a waiver under the Wetlands Protection Act regulations, or appeal any Superseding Order of Conditions issued by the Massachusetts Department of Environmental Protection ("DEP") denying approval of construction of such egress road, or obtain any title or easement rights it does not currently possess. Subject to condition number 7 herein, applicant shall construct such egress road in accordance with any Superseding Order of Conditions issued by DEP which does not deny approval.

3. If either the Medway Conservation Commission or DEP denies approval of the construction of the egress road to Elm Street as described in paragraph 1 above, the applicant shall construct the subdivision in accordance with the Camelot III

Plans, as modified herein, subject to all of the waivers granted herein, except waiver number 3, but including a waiver of the dead end street limitation in order to construct Road A from Gable Way to the intersection of Road A and Vine Lane.

4. The applicant shall revise the Camelot III Plans to conform to the subdivision plans previously approved for this property entitled "Evergreen Glen," dated January 16, 1990, prepared by DeSimone Surveying Services, Inc. (the "Evergreen Glen Plans"), except as modified herein. The Camelot III subdivision plans as so amended are hereinafter referred to as the "Amended Plans."

5. The Amended Plans shall include the stub road connection to the Coakley property approximately as is presently shown on the Camelot III Plans, subject to minor revisions to allow installation of any necessary wetland mitigation and lotting. The existing temporary cul-de-sac at the end of Kelley Street shall remain, with a sidewalk extending westerly from the end of the cul-de-sac to the intersection of Roadway A and Kelley Street/Vine Lane.

6. The applicant may proceed with and complete construction of the subdivision during the pendency of the application for approval of the egress road to Elm Street.

7. No building permits within the subdivision may issue until the binder pavement is constructed to the end of the property line of the lot being serviced.

8. No more than twenty-two (22) building permits may be issued until the egress road to Elm Street is constructed. If the egress road to Elm Street or an alternative egress out of the land shown on the Amended Plans is ever constructed by the applicant or by others, building permits may be issued for the balance of the lots shown on the Amended Plans.

Waivers

1. That a 45 foot right-of-way layout be allowed as shown on the Evergreen Glen Plans. However, the paved area of Gable Way and the portion of Road A north of Gable Way to the intersection of Vine Lane and Road A shall be twenty-eight (28) feet in width.

2. That the requirement for two sidewalks be waived and that one sidewalk be allowed on the easterly side of roadway A, the southerly side of roadway B, and the northerly side of roadway C.

Norfolk Registry of Deeds
 Bedford, Mass.
 Received Oct 2, 19 9a.
 With Taxes
 School, C. Levy, to
 Thomas S. Clonnes, Jr. and
 Filed as No. 438 C-419 9a.
 Pl. Bk. 182
 Atlas: 182
 Registrar

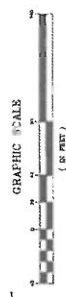
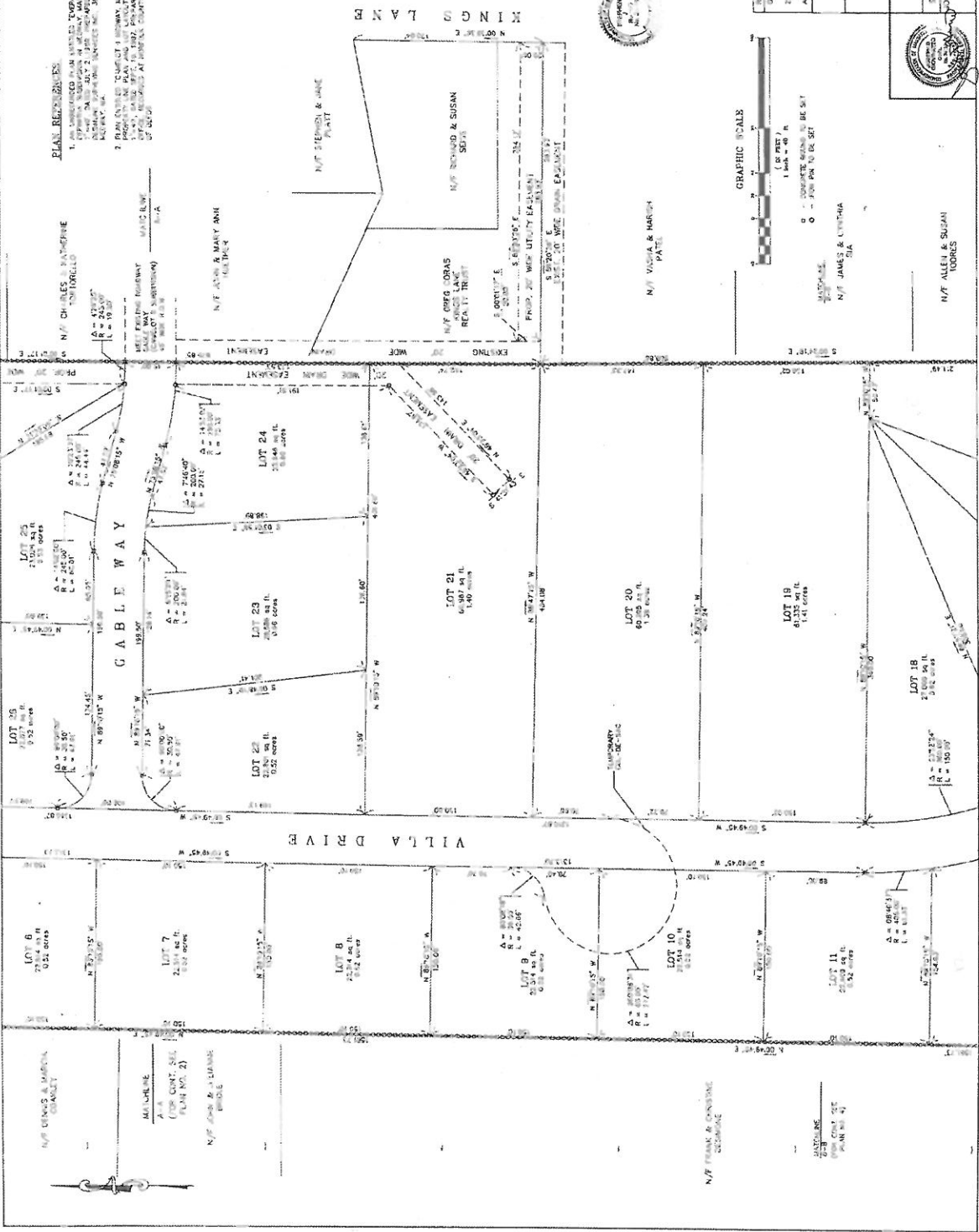
PLAN REQUIREMENTS
 1. PROPERTY TO BE SHOWN BY TOP AND BOTTOM CORNERS, AND BY THE CENTER OF CURVES, AND BY THE CENTER OF THE STRAIGHT PORTIONS OF THE BOUNDARIES.
 2. PLANS COVERED UNDER A GENERAL MASSACHUSETTS RECORDING ACT, AND WHICH ARE REQUIRED TO BE FILED BY THE REGISTRAR AT THE COUNTY CLERK'S OFFICE, SHALL BE FILED AT THE COUNTY CLERK'S OFFICE.

FOR RECORDING USE ONLY

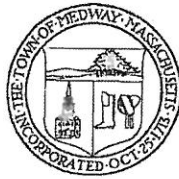
WILL APPROVED
 [Signature]
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APPROVED FOR SUBMIT TO REGISTRAR
 AND RECORDED BY
 AND RECORDED BY
 AND RECORDED BY

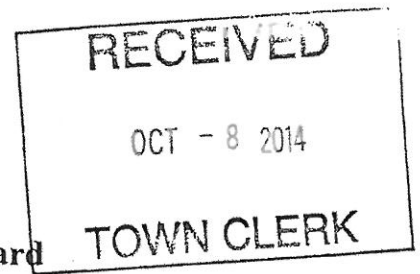
I CERTIFY THAT THE PREPARATION OF THIS PLAN
 WAS UNDER MY SUPERVISION AND THAT I AM A
 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.
 [Signature]
 PROFESSIONAL ENGINEER
 DATE 4-18-76



REVISION DATE	DATE	DESCRIPTION
08/11/75	08/11/75	ORIGINAL PLAN
09/11/75	09/11/75	REVISION 1
10/11/75	10/11/75	REVISION 2
11/11/75	11/11/75	REVISION 3
12/11/75	12/11/75	REVISION 4
01/11/76	01/11/76	REVISION 5
02/11/76	02/11/76	REVISION 6
03/11/76	03/11/76	REVISION 7
04/11/76	04/11/76	REVISION 8
05/11/76	05/11/76	REVISION 9
06/11/76	06/11/76	REVISION 10
07/11/76	07/11/76	REVISION 11
08/11/76	08/11/76	REVISION 12
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02/11/80	02/11/80	REVISION 54
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07/11/82	07/11/82	REVISION 83
08/11/82	08/11/82	REVISION 84
09/11/82	09/11/82	REVISION 85
10/11/82	10/11/82	REVISION 86
11/11/82	11/11/82	REVISION 87
12/11/82	12/11/82	REVISION 88
01/11/83	01/11/83	REVISION 89
02/11/83	02/11/83	REVISION 90
03/11/83	03/11/83	REVISION 91
04/11/83	04/11/83	REVISION 92
05/11/83	05/11/83	REVISION 93
06/11/83	06/11/83	REVISION 94
07/11/83	07/11/83	REVISION 95
08/11/83	08/11/83	REVISION 96
09/11/83	09/11/83	REVISION 97
10/11/83	10/11/83	REVISION 98
11/11/83	11/11/83	REVISION 99
12/11/83	12/11/83	REVISION 100



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.
Karyl Spiller Walsh
Richard Di Iulio, Associate Member

Memorandum

October 8, 2014

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: **ANR (Subdivision Approval Not Required) Plan** – 0 Kelley ST
Action Deadline Extension



At its October 7, 2014 meeting, the Planning and Economic Development Board approved the request of Attorney Barry Queen, acting on behalf of applicant and property owner Cheryl Rosenberg, to extend the deadline for the Medway Planning and Economic Development Board to act on the application and Subdivision Approval Not Required (ANR) Plan for 0 Kelley Street from October 30, 2014 to November 14, 2014. See attached request for deadline extension from Attorney Queen.

The ANR application and plan were originally filed with the PEDB and the Town Clerk on July 25, 2014.

Copies to: Cheryl Rosenberg
Stephen O'Connell, Andrews Survey and Engineering
Corey Finkelstein
Barry Queen, Esquire

**Request for Extension of Deadline
for Action by the
Medway Planning & Economic Development Board**

Oct 06, 2014
DATE

The undersigned Applicant (or official representative) requests an extension of the deadline for action by the Planning and Economic Development Board on the application of Cheryl Rosenberg

for:

ANR (Approval Not Required/81P Plan)

Preliminary Subdivision Plan

Definitive Subdivision Plan (or modification)

Site Plan Approval (or modification)

Scenic Road Work Permit

for the development project known as:

O Kelley St

to the following date:

November 14, 2014

Respectfully submitted,

Name of Applicant or official representative: Barry L. Queen

Signature of Applicant or official representative: Barry L. Queen

Date approved by Planning and Economic Development Board: 10-7-2014

New Action Deadline Date: November 14, 2014

ATTEST:

Susan E. Affleck-Childs

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Ideas for Education/Promotion on ZBL Recodification	Notes/Comments/Ideas
Distribute draft to Medway Business Council	
Post to TOM web site; announce on TOM home page; provide an explanatory overview	
Email thru Town of Medway Constant Contact list	
Provide to Medway Public Library for viewing	
Post to medwaytoday.com and any other suitable web sites	
Provide to the ZBA and ask for a joint meeting	
Post a public service announcement at Medway Cable	
Newspaper articles	
1 or 2 General Community Forums	
Public Hearing	
Explanatory overview to include with the warrant article and distribute at town meeting	
Develop ^o Buildings Work Series	
Note - Per Allison Potter in the TA's office, the warrant will likely close on 2-17-15 for the 5-11-15 Annual Town Meeting	Draft - January 8, 2015

Ideas for Future Zoning Work after Recodification

Tuesday, August 19, 2014 Discussion

Add text to specify the boundaries of zoning district - centerline of roadway??

Establish a Certificate of Zoning Compliance, especially for new occupancy

Saturday, September 6, 2014 Discussion

Aviation fields in ARI and ARII

Allow 2 family by special permit in ARI

What do to about florists?

Outdoor dining

Clarification on restaurant uses

Freestanding ATMs

Kennel - home occupation vs. commercial

Establish a minimum distance between similar uses

Infill Affordable Housing - Expand to allow for splits of land to create a nonconforming lot that would be used for affordable housing

Broaden accessory family dwelling unit to allow for nannies & caregivers; require a regular renewal of the special permit

Tuesday, September 16, 2014 Discussion

What do we mean by residential scale lighting??

Establish different lot shape factors for commercial/industrial zoned property vs. residential

Add requirement that you have to prove that lot access can come from the property's legal frontage

Recommended by Judi Barrett

Establish a true lot coverage ratio, not just a bldg coverage ratio. This would include impervious surfaces (parking)

Add requirements for open space

Revise abandonment, demolition and non-use in Section 5.5

Saturday, September 20, 2014 Discussion

Add section on DRC

Update enforcement process/increase fines

Update parking standards especially for industrial

Add parking provisions for future reserve parking

Add section on Landscaping

Remove/update many of the outdated environmental standards, especially

Start and stop times for construction work	This may be better as a general bylaw
Other Ideas	
Revise Sign Regulations	Simplify and convert to a general bylaw so to address pre-existing, non-conforming signs
Specify items that need to be included in zoning variance and special permit decisions	
Do we want to continue to allow USE Variances?	
Create an administrative site plan review process for small projects and for minor modifications to previously approved site plans	
Clarify/specify what on-site outside storage is allowed	
Revise definition of shopping center - any combination of 3 or more uses . . .	
Change adult uses to be by special permit vs. by right	
Hold further discussion on agricultural uses	
Exempt municipal uses from site plan review	Requested/suggested by Mike Boynton
Revisit and broaden the default special permit decision criteria	
Add some other uses to various districts - cinema, theatre, museums	
Establish buffering standards	
Define Building Height	
Establish regulations on location of accessory canvas garages	
Establish different setbacks for certain uses - sheds, bus shelters	
On-Going List of Possible Zoning Amendments	
Establish a new Village Residential (VR) Zoning District generally in the areas where the 2 National Register Historic Districts are located. Revise dimensional requirements to more closely match what exists on the ground. Allow for 2 family by right. Allow for multi-family up to 5 units per special permit.	This would also involve a change in the zoning map to switch some properties within AR11 to VR
Allow 2 family by right in AR11	
Create a multi-family overlay district to allow for multi-family buildings by special permit from PEDB	I have requested technical assistance from the Mass Housing Partnership
Create an Traditional Neighborhood Development overlay district for new construction that would allow for more dense, Smart Growth type neighborhood - similar to Ye Olde Village Square in Medfield	This would be good for the Cassidy property behind Medway Commons
Back Lot zoning	
40R type zoning for Oak Grove	
Combine Commercial III and IV into a new Village Commercial Zoning classification	
Create another Village Commercial Zoning district on Main Street/Route 109 from Medway Mill west toward Medway Community Church	
Create a new limited business type zone for area adjacent to Commercial V	

Allow for solar projects on undevelopable back lands in ARI	
Revisit Affordable Housing requirements - How to calculate amount of payment in lieu of construction; review density bonus formula; etc.	
Zoning Map Revisions	
Cleanup of district boundary lines at many locations to coincide with parcel lines	
Expansion of Industrial I district	
<i>sac draft - 1-5-15</i>	