

Tuesday, February 3, 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	Absent with Notice	X

ALSO PRESENT:

Consultant Gino Carlucci, PGC Associates
 Planning and Economic Development Coordinator, Susy Affleck-Childs
 Director of Community and Economic Development, Stephanie Mercandetti

The Chairman opened the meeting at 7:00 pm.

There were no public comments.

Meeting Minutes:

January 13, 2015

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to accept the minutes from January 13, 2015.

January 19, 2015

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to accept the minutes from January 19, 2015.

Discussion - Zoning Bylaw Amendments:

The members are in receipt of the following document: **(See Attached)**

- Draft of Multifamily Housing dated 1-3-2015 with input from Jenny Raitt/MAPC Housing Planner, and Gino Carlucci)

Susy explained that there was a meeting with the Affordable Housing Trust. They have recently purchased the American Legion building at 6 Cutler Street. The Affordable Housing Trust is looking to develop the property for residential would like to see if there could be another way to do this through zoning instead of having to go the 40B route. The current zoning bylaw does not allow multifamily for this site. The PEDB is looking to provide ways within the current bylaw to assist the applicant. The Board was presented with a draft document from Susy Affleck Childs to review. Member Spiller-Walsh felt that they could ask for a variance to the zoning bylaw. Susy responded that there is an option for use variances, but it is limited to how it is used. The Zoning Board of Appeals can do a dimensional variance, but this is for use.

Andy Rodenhiser reported that there were two Board of Selectmen members at the meeting with the Trust and they are in support of the PEDB working on an amendment.

There is a concern that the document is being developed exclusively for this application (location). We do not open ourselves up for problems with other construction in town. The current language limits eligible parcels to those residents near commercial facilities in order to encourage pedestrian-friendly development and ready access to consumer services.

There was further discussion that the Town may not want to encourage apartments in the outer parts of AR-1 districts. This option could be limited to Special Permits in only the AR-II district. The 3000 foot limit would allow for multi-family dwellings in AR-I properties near the AR-II zone and close to a commercial district. Some possible locations which could make use of this option would include the former Castronics at Village and Walker Streets.

The overall density of a Multifamily Development could not exceed 20 dwelling units per acre. This conforms to the 40R requirement for multifamily housing. It is believed that the American Legion/Cutler Street project would have 12 units on .65 acres; that comes to 18 units per acre. The distance for buildings in this could be less to allow for some flexibility.

Member Spiller-Walsh would like to take this item to Design Review for their opinion in relation to housing integrated with commercial (scale and numbers) and how it fits in a neighborhood.

Consultant Carlucci will work on maps and visuals for the next Board meeting on February 10, 2015.

Susy will submit this draft as a place holder article for the spring town meeting.

Zoning Bylaw Recodification:

Consultant Judi Barrett of RKG Associates was present.

The Board was in receipt of the following:

- Draft Recodified Zoning Bylaw dated January 12, 2015 from Judi Barrett. (**Document is too large to attach**).
- Email note dated 1-26-15 from Building Commissioner Jack Mee (**Attached**) re: enforcement fines.

It was explained that the draft recodified zoning bylaw was sent to the members with comments. Town Counsel did have corrections and those still need to be incorporated.

The Board was made aware that there was a work session on the recodification with member Spiller-Walsh, Susy Affleck-Childs and Stephanie Mercandetti. There were notes taken from this meeting. (See **Attached summary dated 1-30-15 prepared by Stephanie Mercandetti.**) The majority of the discussion focused on the design elements and the aspects of that within the special permit. Member Spiller-Walsh wants applicants to see references to the master plan and design guidelines. Member Spiller-Walsh wants the purpose section to include a reference to the Design Guidelines. Judi disagrees indicating that the Town should not tie the Board's hands with this included. The more prescriptive, the more limiting it becomes. This should not be in the purpose section of the bylaw. The DRC is simply guiding, not issuing approval. The goal is to encourage flexibility.

The following was discussed for possible changes:

- Section 1: word change from “encourage” to “further implement”.
- Page 19 #2. The Board is fine with keeping the word “established”.
- Page 29. Include lower case d and s in regards to design guidelines and standards.
- End of page 5 and beginning of page 6 “the premise of a building.....
- There are definitions missing - “contractor’s yard, detention basin, local convenience retail, long term care facility.
- Fix the formatting and spacing.

Judi indicated that she will highlight the changes from Town Counsel with a summary sheet.

Susy explained that there is an email from the Building Commissioner regarding the fee structure. This will be included as the Board had previously agreed.

The plan is to take this document to the Annual Town Meeting on May 11, 2015. The Board would like to have Judi present at the public hearing. The tentative date for this is Tuesday, March 17, 2015. It was suggested that a handout be prepared as a public relations piece for residents. The Medway Business Counsel will be invited to this meeting.

Consultant Barrett will provide a visual presentation a week before the public hearing. She will also be providing a cost estimate will not exceed \$3,000 for the additional work. Judi will draft a letter of agreement to extend the existing contract. One of the future projects the Board would like assistance on is inclusionary zoning.

ANR Plan for 3 & 4 Memory Lane: (See Attached)

The Board is in receipt of the following:

- ANR Application dated March 25, 2014 received January 15, 2015.
- ANR Plan dated March 24, 2014 by Colonial Engineering.
- ANR Plan review letter dated January 16, 2015 from Gino Carlucci, PGC Associates.

It was explained that this is a land swap. Mr. Marchetti of 3 Memory Lane will be deeding 305 s.f. to Mr. Rice to encompass his drive and landscaping. Mr. Rice of 4 Memory Lane is deeding 305 s.f. to Mr. Marchetti. A revised plan was provided to address the concerns identified by Mr. Carlucci.

Endorsement:

On a motion made by Karyl Spiller-Walsh and seconded by Tom Gay, the Board voted unanimously to endorse the plan for 3 & 4 Memory Lane.

Correspondence:

The Board is in receipt of the following:

- Email dated January 21, 2015 from DPS Director Thomas Holder regarding the audio pedestrian crossing signal at Summer and Milford Streets. **(See Attached)**

The email references that the crosswalk signal equipment has been malfunctioning. It has been removed and reprogrammed. It will be reinstalled. There is a concern from Tom that this equipment is not reliable and consideration should be given to who is going to maintain the use of the existing equipment. The difference between the existing signals in town and the programmable units is there is presently no audible notification to pedestrians of the signal status.

The concern is that this system since not reliable will cause disruptions to traffic flows. The suggestion is to keep with existing equipment. Member Tucker responded it was his understanding that the applicant needed to go with the newer equipment. Susy responded that it is not a Mass Highway requirement for this project but it was written into the special permit decision as a condition. The Special Permit could be amended if that is the direction the Board wants to take. It was suggested that Tom Holder will be invited to the next meeting on Tuesday, February 10, 2015.

Other Business:

- There is a filing for Tri Valley Commons for a new site plan. There have been some modifications. The cost estimates from consultants for plan review services will be provided by next meeting. The public hearing is tentatively scheduled for Tuesday, March 10, 2015.
- The Complete Streets presentation has been rescheduled to Monday, March 2, 2015.
- Create a master meeting calendar.
- Pre-application meeting with Salmon Health and Retirement is scheduled for February 10, 2015.

Business Transition Zone:

The Board is in receipt of draft of the Business Transition Zone dated January 29, 2015. (See Attached)

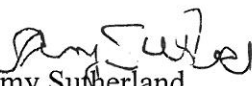
There will be a neighborhood meeting on Tuesday, Feb 17, 2015 at Restaurant 45 to solicit feedback from the neighbors about what type of business uses would be workable.

ADJOURN

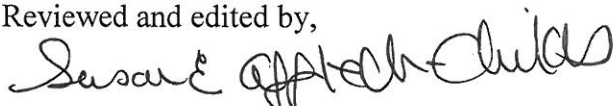
On a motion made by Tom Gay, and seconded by Karyl Spiller-Walsh, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 9:38 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary
(Based on recording)

Reviewed and edited by,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator

8.10 MULTIFAMILY HOUSING (recodified ZBL) or DD. for existing bylaw

- A. Purpose: The purpose of this section is to further the goals of the Medway Master Plan and the Medway Housing Production Plan to encourage the provision of a diversity of housing types, promote compact development, and increase the number of affordable housing units by establishing a special permit option to allow for the development of Multifamily Dwellings or Apartment Houses, and Multifamily Developments within the capacities of existing Town services.
- B. Applicability: The Planning and Economic Development Board may grant a special permit for a Multifamily Dwelling or Apartment House, and a Multifamily Development as follows:

1. On a tract of land whether on one parcel or a set of contiguous parcels with a minimum of 50 feet of primary pedestrian access frontage on an existing public way located within 3000 feet (or ½ mile) of a Commercial zoning district. The public way shall, in the opinion of the Planning and Economic Development Board, have sufficient capacity to accommodate the projected traffic flow from the development.

The maximum size of parcel(s) for a Multifamily Development shall not exceed ___ acres.

[Note: This language limits eligible parcels to those being near commercial facilities in order to encourage pedestrian-friendly development and ready access to consumer services. Not sure we want to encourage apartments far off in outer parts of the AR-I district. Limiting this special permit to the AR-II district almost accomplishes the same thing, but the 3000-foot limit would allow for multi-family dwellings in AR-I properties on the edge of AR-II and close to a commercial district]

2. These provisions apply to the following:
 - a. The alteration/conversion of existing buildings *(such as Castronics at Village & Walker Streets and the American Legion building)*
 - b. Construction of new buildings or additions to existing buildings

C. Density and Dimensional Regulations

1. The minimum dimensional requirements shall be the same as for the zoning district in which the parcel is located unless the Planning and Economic Development Board varies the dimensional requirements if, in its opinion, such change will result in a more desirable design of the development than could otherwise be achieved without variation of the district's standard dimensional requirements.
2. Legally pre-existing nonconforming parcels not in common ownership with abutting parcels and legally, pre-existing nonconforming buildings shall be eligible for a multifamily housing special permit provided they do not increase any nonconformity and can demonstrate compliance with the parking and open space requirements of this section.
3. The overall density of a Multifamily Development shall not exceed 20 dwelling units per acre. *[Note: This conforms to the state's minimum 40R requirement for multifamily dwellings. Also, if the American Legion/Cutler Street project will have 12 units on .65 acres, that's about 18 units per acre.]*
4. The shortest distance between buildings within a Multifamily development shall not be less than ___ feet. *[Note: Perhaps this should be in Rules and Regs in order to allow some flexibility.]*

5. Maximum building height: 2.5 stories or 40 feet. *[These are just pretty standard requirements for residential areas].*
6. Maximum building length: 125' on its longest side with offsets of at least 3' provided at intervals of at least 50' more or less.

D. Special Regulations

1. Affordable Housing Requirement: A minimum of ____ % of units within a Multifamily Development of six or more dwelling units must be Affordable Housing Units.
2. Notwithstanding any requirements of the Massachusetts Department of Housing and Community Development for inclusion of affordable housing units on the Chapter 40B Subsidized Housing inventory, the average bedroom count of a Multifamily Development shall not exceed 2 per unit.
3. Open Space: There shall be an open space area equal to at least 15% of the parcel(s). This area shall be unpaved and may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.
4. Parking: At least 1.5 off-street parking spaces shall be provided for each dwelling unit plus 1 additional visitor parking space for every 2 dwelling units.
5. There shall be Town water and sewer available in the public way on which the development has its frontage and said water and sewer lines shall have sufficient capacity to accommodate the project.
6. A multifamily building shall not contain more than 12 dwelling units.

E. Rules and Regulations: The Planning and Economic Development Board shall adopt Multifamily Housing rules and regulations which shall include application submittal requirements, public hearing and review procedures, site development and design standards including but not limited to landscaping, buffering, lighting, building style, pedestrian access, off-street parking, utilities and waste disposal.

F. Development Limitation: The maximum number of Multifamily Dwelling units authorized pursuant to this section shall not exceed 10 percent of the number of detached single-family dwellings located in the Town of Medway, as determined by the Board of Assessors

G. Special Permit Procedures:

1. The special permit application, public hearing, and decision procedures shall be in accordance with this Section 8.10, the Planning and Economic Development Board's Rules and Regulations for Multifamily Housing, and Section 3.4 of this Zoning Bylaw.
2. Application Requirements. The Applicant shall submit a Multifamily Housing special permit application together with the size, form, number, and contents of the required plans and any supplemental information as required in the Planning and Economic Development Board's Multifamily Housing Rules and Regulations.
3. The special permit review of Multifamily Dwelling or Apartment Houses, and Multifamily Developments shall incorporate site plan review pursuant to Section ____ of this Zoning Bylaw.

H. Decision: The Planning and Economic Development Board may grant a Multifamily Housing special permit with any conditions, safeguards, and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with Section 3.4 and this Section 8.10 of the Zoning Bylaw upon finding that the Multifamily Dwelling or Multifamily Development will:

RePub on AH 10%
 w/ →
 lower density →
 higher density
 Streets
 idea

1. meet the purposes and requirements of this Section 8.10, and the Planning and Economic Development Board's Multifamily Housing Rules and Regulations and the Site Plan Rules and Regulations;
2. is consistent with the goals of the Medway Master Plan and the Medway Housing Production Plan;
3. not have a detrimental impact on abutting properties and adjacent neighborhoods or such impacts are adequately mitigated;
4. allow for greater variety and types of housing stock.

SUGGESTED NEW DEFINITION

Multifamily Development – A residential development of more than one building comprised of multifamily dwellings and which may include one single family house and one or more two-family houses.

EXISTING DEFINITION

Multifamily Dwelling or Apartment House – A building intended and designed to be occupied by more than two families living independently in separate dwelling units.

INFO on EXISTING MULTIFAMILY HOUSING IN MEDWAY (for density comparison)

53 Main Street – Brick House (apartments)

32 units (31 one-bedroom and 1 efficiency)
2.2 acres
14.5 units/acre

14 Mechanic ST - at corner with Oak Street (apartments)

12 units in 2 buildings (10 two bedroom and 2 one-bedrooms)
1.6 acres
7.5 units/acre

7 & 9 Cottage Street (apartments)

20 units total in 4 buildings
Combined 2.4 acres
8.3 units/acre

Colonial Park/Heritage Drive – off of Lovering Street (condos)

20 townhouses in 4 buildings
Approximately 3 acres
6.7 units/acre

Woodside Condos/Kingson Lane (condos)

51 townhouses in 9 buildings
15.3 acres with a 9.7 acre open space parcel to the west that was conveyed to the Conservation Commission
6.5 units/acre

BUSINESS TRANSITION ZONE (for area near Commercial V)

DRAFT – 1-29-2015

Amend existing zoning bylaw as follows:

V. USE REGULATIONS

CC. Business Transition District

1. Purpose: The purpose of this section is to further the goal of the Medway Master Plan to update zoning to increase the land available for economic development, and to provide opportunities for small-scale and minimally intensive business uses adjacent to residential neighborhoods.
 2. Buildings, structures and premises may be used for any of the following purposes and uses customarily accessory thereto but no others, subject to the regulations enumerated herein.
 - a) Municipal use
 - b) Offices for business or professional use including medical offices
 - c) Personal care services such as but not limited to barber shops, hair salons, and nail salons.
 - d) Consumer services such as but not limited to health care, optician, dry cleaner, florist, laundry, florist, shoe repair, photocopying/printing, bakery, photography studio, tailor, and other similar businesses and services
- C. Dimensional regulations - Permitted and allowable uses pertaining to this district shall comply with the following dimensional regulations:
- a) Minimum lot size: 12,000 sq. ft.
 - b) Maximum lot coverage, including accessory building: 30%
 - c) Minimum continuous frontage: 100 ft. **[Note: This works for all but one of the identified parcels and two mini vacant parcels.]**
 - d) Minimum front yard setback from street line for any building or structure hereafter erected: 10 ft. **[Note: This certainly helps encourage parking to the rear and keeps buildings further away from residences. Will people will be comfortable with this?]**
 - e) Minimum side and rear yard setbacks: 15 ft.
 - f) Maximum building height: 40 ft.
- D. Special Regulations
- a) Parking – To the maximum extent possible, parking shall be located to the rear of the building. Motor vehicle parking located between the building and street is permitted only if no other reasonable alternative is available to site limitations. Parking and storage of vehicles may not be located within the setback from residentially-zoned parcels.
 - b) Buffers – The side or rear setback area of parcels which abut residentially used property shall be substantially landscaped so as to provide a suitable visual and sound buffer between the business and residential uses. Additional buffering measures including fencing may be required.

Possible Properties for a Business Transition Zone

Map/Parcel	Address	Owner	Acreage	Notes
46-048	38 Milford	Buchmiller & Mahaney	1.25	Spot zoning!?!?
56-017	37 Summer	Alexander	0.09	vacant
56-018	35 Summer	Alexander	0.67	
56-019	33 Summer	Notturmo	0.42	
56-020	31 Summer	PMAM Group	0.34	
56-021	29 Summer	Langley	0.33	new house
56-022	27A Summer	Summer Milford Realty Trust	0.25	vacant
56-023	27 Summer	FNMA	0.32	
56-041	32 Summer	Berry's Greenhouse	1.38	
56-042	28 Summer	Signore	0.58	
56-043	26 Summer	Palmieri & Cooper	0.55	
56-044	24 Summer	Bohigan	0.5	
56-045	22 Summer	Vozella	0.49	vacant
			5.92	
1-28-15 sac				

Susan Affleck-Childs

From: Jack Mee
Sent: Monday, January 26, 2015 4:53 PM
To: Susan Affleck-Childs
Subject: Zoning Noncriminal penalties

Susy,

I would like to suggest the following adjustments to Section 3.2 of the Medway Zoning Bylaws.

- a. First offense: warning (verbal or written)
- b. Second offense: one hundred dollars
- c. Third offense: two hundred dollars
- d. Fourth and each subsequent offense per violation: three hundred dollars

Jack

_____ Information from ESET NOD32 Antivirus, version of virus signature database 8359 (20130521)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

MEMORANDUM

TO: PLANNING AND ECONOMIC DEVELOPMENT BOARD
FROM: STEPHANIE MERCANDETTI, DIR. COMM. & ECON. DEVELOPMENT
SUBJECT: MEETING WITH KARYL SPILLER-WALSH
DATE: JANUARY 30, 2015
CC: SUSY AFFLECK-CHILDS

On Thursday, January 22nd, Susy and I met with Karyl Spiller-Walsh to discuss her concerns with the recodification of the Zoning Bylaw.

1. On Page 1. Section 1. Purpose and Authority, the following changes are suggested to 1.2. PURPOSES;

This Zoning Bylaw is enacted in order to promote the general welfare of the Town of Medway; to protect the health and safety of its inhabitants; to encourage support the most appropriate use of land throughout the town, and to further ~~the~~ ~~town's~~ ~~goals~~ and policies of the Medway Master Plan, and to preserve and increase the amenities of the town, all as authorized by, but not limited by, the provisions of the Zoning Act, G.L. c. 40A, as amended, and Section 2A of Chapter 808 of the Acts of 1975.

2. On Page 19. Section 3.5.4. Site Plan Review Standards, the following change is proposed:

The Board's Site Plan Rules and Regulations shall establish ~~adopt~~ standards for site plan review that will at a minimum address the following:

In addition, Karyl wanted to make sure that the new Zoning Bylaw included references to the Design Guidelines. Specifically, if there could be a reference to the Design Guidelines in either Section 3.5.4. or Section 3.3 as well as in the Special Use Regulations. She wants to make sure that applicants see it. She also wants to make sure that there is a strong connection between the Zoning Bylaw, the Master Plan and the Design Guidelines.

3. On Page 29. Section 5.4.1. Special Permits in the Commercial 1 District, the following changes are suggested to 5.4.1.D. Design Requirements:

The Planning and economic Development Board shall adopt C1 District Special Permit Rules and Regulations to administer this Section 5.4.1., including submission requirements and procedures and C1 District Design Standards ~~Guidelines~~. Such ~~Standards~~ Guidelines may include any or all of but not limited to the following:

Also, Karyl requests that at the beginning of Section there be some language regarding intent and purpose of the District. It was noted that in the next phase of recodification, each of the Districts would have a sentence or two added to describe the intent of such district.

Application for Endorsement of Plan Believed Not to Require Subdivision Approval (ANR)

JAN 15 2015

Planning & Economic Development Board - Town of Medway, MA TOWN CLERK

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Planning Board Subdivision Rules and Regulations. Please complete this entire Application. Submit two (2) signed originals of this Application, one (1) copy of the ANR Plan, and one (1) Project Explanation to the Town Clerk who will date stamp the Applications. Provide one (1) original ANR Application date stamped by the Town Clerk, one (1) Project Explanation, eight (8) copies of the ANR Plan, and the appropriate ANR Filing Fee to the Medway Planning & Economic Development office.

The Applicant certifies that the information included in this Application is a true, complete and accurate representation of the facts regarding the property under consideration.

In submitting this application, the Applicant and Property Owner authorize the Planning & Economic Development Board and its agents to access the site during the plan review process.

The Town's Planning Consultant will review the Application, Project Explanation and ANR plan and provide a recommendation to the Planning & Economic Development Board.

You or your duly authorized agent is expected to attend the Board meeting at which the ANR Plan will be considered to answer any questions and/or submit such additional information as the Board may request in connection with this Application. Your absence may result in a delay in its review.

MARCH 25, 2014

TO: The Planning & Economic Development Board of the Town of Medway, MA

The undersigned, wishing to record the accompanying plan of property in the Town of Medway and believing that the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits this Application and ANR Plan to the Medway Planning and Economic Development Board and requests its determination and endorsement that the Board's approval under the Subdivision Control Law is not required.

ANR PLAN INFORMATION

Plan Title: Plan of Land in Medway, MA.
Prepared by: Paul J. DeSimone
P.E. or P.L.S registration #: 30466 Plan Date: March 24, 2014

PROPERTY INFORMATION

ANR Location Address: 3 & 4 Memory Lane
The land shown on the plan is shown on Medway Assessor's Map # 31 Parcel # 33
Total Acreage of Land to be Divided: 44,132 S.F. & 82,850 S.F.
Subdivision Name (if applicable): N/A
Medway Zoning District Classification: ART & ARTI
Frontage Requirement: 150 & 180 Area Requirement: 22,500 S.F. & 44,000 S.F.

Is the road on which this property has its frontage a designated Medway Scenic Road? NO

The owner's title to the land that is the subject matter of this application is derived under deed from: STEVE SHIRES, MARYJULIE RICE to DAVE MARCHETTI, CARL RICE dated SEP 23 1991, Oct 27 1991 and recorded in Norfolk County Registry of Deeds, Book 9050-3496 Page 20, 79 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

APPLICANT INFORMATION

Applicant's Name: CARL RICE

Applicant's Signature: Carl Rice

Applicant's Address: 4 MEMORY LANE

MEDWAY, MA 02053

Applicant's Telephone: 508-537-4500 cell 508 330-4535

Applicant's Email: CarlRice@verizon.net CarlRice@

verizon.net

PROPERTY OWNER INFORMATION (if different than applicant)

Property Owner Name: CARL RICE, STEVE SHIRES

Address: 4 MEMORY LANE, 3 MEMORY LANE

MEDWAY, MA 02053

The Owner hereby appoints _____ to act as its Agent for purposes of submitting and processing this Application for endorsement of an ANR Plan.

Date: _____

Owner's Signature

Owner's Signature

PROJECT EXPLANATION

Provide a cover letter with a detailed explanation of why the land is being divided and what land transaction/reconfiguration will result from the endorsement and recording of this ANR Plan.

APPROVAL NOT REQUIRED JUSTIFICATION

The Applicant believes that the Board's approval under the Subdivision Control Law is not required for the following reasons: (Check all that apply.)

1. The accompanying plan does not show a division of land.
2. Every lot shown on the plan has frontage as required by the Medway Zoning Bylaw. The frontage required by the Zoning Bylaw is located on Memory Lane (name of way(s), which is:
 - a. A public way. Date of street acceptance: _____
 - b. A way certified by the Town Clerk as being maintained and used as a public way. (Attach Town Clerk's certification)

c. A way shown on a definitive subdivision plan entitled LOJER. 15 ESTABLISH
 that was previously endorsed by the Planning & Economic
 Development Board on July 12 1998
 and recorded at the Norfolk County Registry of Deeds on _____
 Provide detailed recording information.

PLAN 372 NO 1018 OF 1988 / PLAN 325 NO 211 OF 1989

____ d. A private way in existence on the ground before 1952 when the
 Subdivision Control Law was adopted in the Town of Medway,
 which has, in the opinion of the Planning & Economic
 Development Board, adequate width, suitable grades, and
 adequate construction to provide vehicular access to the lot(s) for
 their intended purpose of _____
 and to permit the installation of municipal services to serve the
 lot(s) and any buildings thereon.

3. The division of land shown on the accompanying plan is not a "subdivision" for
 the following reasons: _____

No New ways or STREETS

ANR PLAN FILING FEE

\$250 plus \$100/lot or parcel for a plan involving three (3) or more lots/parcels,
 not to exceed a maximum of \$750.

Please prepare two checks: one for \$80 and one for the balance.
 Each check should be made payable to: Town of Medway

Fee approved 11-2-06

APPLICATION CHECKLIST – All items must be submitted

_____ 2 signed original ANR applications (FORM A)

_____ 8 prints of ANR plan

_____ Project Explanation

_____ Application/Filing Fee

Date Form A, ANR Plan, and Project Explanation Received by Planning & Economic
 Development Board: _____

ANR Application/Filing Fee Paid: Amount: _____ Check # _____

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 881

We, Stephen E. Shires and Catherine H. Shires, husband and wife, both of Port Atkinson, Wisconsin, formerly of Medway, Norfolk County, Massachusetts,

for consideration paid, and in full consideration of \$171,000.00

grant to David Andrew Marchetti and Marie Theresa Marchetti, husband and wife, as tenants by the entirety, both of 3 Memory Lane in said Medway with quitclaim covenants

the land in said Medway, with the buildings thereon, situated on the Northerly side of Lovering Street, shown as Lot 2D on a plan entitled "Plan of Land in Medway, Mass., prepared for Carl Rice, 36 Lovering Street, Medway, Mass., Scale: 1 in. = 40 ft. Dated August 30, 1989, Carlson Survey Company, Medfield, MA" recorded with Norfolk Registry of Deeds as Plan No. 841 of 1989, Plan Book 385, to which reference may be had for a more particular description of said premises.

Said Lot 2D contains 44,132 sq. ft. according to said plan.

See also plan entitled "Plan of Land in Medway, MA prepared for: Carl Rice Scale: 1"-40' August 12, 1988, East Coast Engineering Inc." filed with said Deeds as Plan No. 1019 of 1988, Plan Book 372.

Being the same and all of the same premises conveyed to the grantors by deed of Carl M. Rice and William Wright dated September 29, 1989, recorded with Norfolk County Registry of Deeds, Book 8447, Page 3.

Property Address: 3 Memory Lane, Medway, Massachusetts

RECORDED
NORFOLK COUNTY REGISTRY OF DEEDS
MEDWAY, MA
BOOK 385 PAGE 20
DORIS L. HANCOCK, REGISTRAR

CANCELLED
SEP 26 1991

91 SEP 26 PM 12:31
RECORDED

Witness our hands and seals this 23 day of September, 1991.

Stephen E. Shires
Catherine H. Shires

STATE OF WISCONSIN
ss.

Then personally appeared the above named Stephen E. Shires and Catherine H. Shires and acknowledged the foregoing instrument to be their free act and deed before me

Deborah L. Hayes
Notary Public
My commission expires 08-01-93

96951

25.00

MASSACHUSETTS QUITCLAIM DEED (SHORT FORM) (INDIVIDUAL) 881

Marjorie Rice, Virginia Brennan, Frances LeMay, Theodore Johnson, Harry Johnson
of Medway, Norfolk County, Massachusetts, Jr.

for consideration paid, and in full consideration of \$25,000.00
grant to Carl M. Rice

of 36 Lovering Street in said Medway with quitclaim covenants

the land in said Medway, on the Easterly side of Memory Lane, shown as lot number 6 on a plan entitled "Plan of Land Medway, Mass., August 30, 1989, scale 1"=40", Carlson (Division of Geographic Information Systems) Survey Company" recorded with Norfolk Deeds as plan # 841 of 1989, Book 385. bounded as follows:

- NORTHERLY by land N/F of John David Health Facility 249.33 feet;
- EASTERLY by land N/F Estate of Allevena E. Johnson 321.78 feet;
- SOUTHERLY by land N/F of S Capellupo and N/F Chester A. Reska, 218.56 feet;
- WESTERLY by land N/F of Carl Rice, 328.10 feet; see plan #841 of 1989 bk.385.

Containing 75,769 sq. feet plus or minus according to said plan.

For our title see Estate of Allevena E. Johnson, Norfolk County Probate Court Docket No. 81F3205-E1.

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Witness my hand and seal this 27th day of October, 1989

Marjorie H. Rice
Virginia C. Brennan
Frances H. LeMay
Theodore Johnson
Harry Johnson

Carl M. Rice
The Commonwealth of Massachusetts

Norfolk ss.

October 27 1989

Then personally appeared the above named

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

Courina M. Follen
Courina M. Follen
Notary Public - Justice of the Peace

My commission expires November 12, 1993

COLONIAL ENGINEERING INC.

SURVEYING AND ENGINEERING

11 AWL STREET
MEDWAY, MA. 02053
(508)533-1644
(508)533-1645 FAX
colonial.eng@verizon.net

January 14, 2014

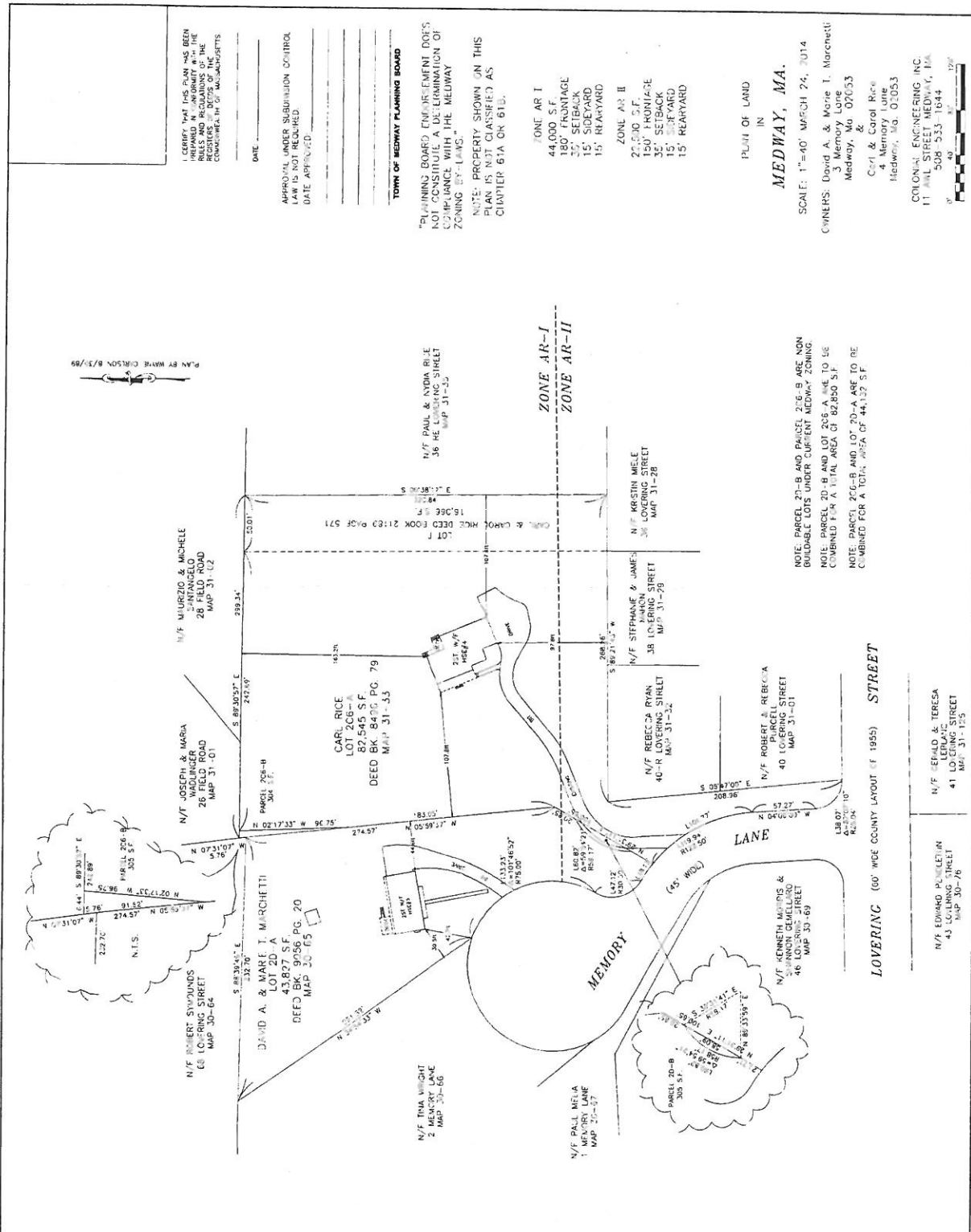
Medway Planning Board
155 Village Street
Medway, Ma. 02053

RE: 3 and 4 Memory Lane

Dear Board members,

The purpose for the ANR plan is a land swap. Swapping 305 s.f. of land. Mr. Marchetti of 3 Memory Lane deeding 305 s.f. to Mr. Rice to encompass his drive and landscaping. Mr. Rice of 4 Memory Lane deeding 305 s.f. to Mr. Marchetti for equal value. If you have any questions please do not hesitate to call.

Thank You
Paul J. DeSimone P.L.S.



PGC ASSOCIATES, INC.

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

MEMO TO: Medway Planning Board

FROM: Gino D. Carlucci, Jr.

DATE: January 16, 2015

RE: ANR plan on Memory Lane

I have reviewed the ANR plan submitted for endorsement by owners David and Marie Marchetti and Carl and Carol Rice, all of Medway. The plan was prepared by Colonial Engineering Inc. of Medway and is dated March 24, 2014.

The plan proposes to swap an arc-shaped parcel of 305 square feet for a triangular parcel of 304 square feet. The reason for the swap is that the Rice driveway encroaches slightly on the Marchetti property. The swap will result in the entire driveway being located on the Rice property.

The line between the AR-I and AR-II districts crosses the Rice lot. However, compliance is not affected.

I have comments as follows:

1. The plan clearly meets the substantive and technical requirements for ANR endorsement.
2. Section 3.2.10 requires wetlands (and other features) to be shown on the plan. There is a wetlands area on the Rice lot that is not shown.
3. There is a separate parcel (marked as "Lot F) that is a strip 50.01 feet wide abutting the Rice lot shown as being owned by Carl and Carol Rice while the primary Rice lot is shown as owned by Carl Rice. A dashed line is used to show the separation between the lot and parcel and the setback distance is shown to the back of the parcel rather than to the line between the lot and parcel. The setback is clearly met but the dashed line creates some confusion, especially since it is identical to the zoning district dashed line. If Lot F is a separate parcel, I recommend that the lot line be shown as solid and the setback distance be shown to that line.

I recommend that the plan be endorsed.

Susan Affleck-Childs

From: Thomas Holder
Sent: Wednesday, January 21, 2015 4:14 PM
To: Susan Affleck-Childs
Cc: Chief Tingley
Subject: Cumberland Farms - Pedestrian Crossing Equipment

Hi Susy – I was just contacted by the engineering firm representing Cumberland Farms. They received word that the malfunctioning crosswalk signal equipment that was removed from the Milford-Summer Street intersection has been reprogrammed with updated software and is ready for re-installation. In knowing that the equipment that is currently operating at this intersection has been reliable and trouble free, and that there is a history with MassDOT of problems with the programmable style equipment, I am curious if consideration should be given to maintaining the use of the existing equipment. The primary difference between existing and the programmable units is there is presently no audible notification to pedestrians of the signal status.

I mention this because I am concerned that history will repeat itself and that the programmable equipment will not be reliable and will again cause the major disruptions to traffic flows we experienced in the Fall. Depending upon the level of desire to have the audio equipment, it is my sense that keeping the existing equipment is a viable option.

Can you please discuss this with the Board and see what their leanings are.

Many thanks.
Tom

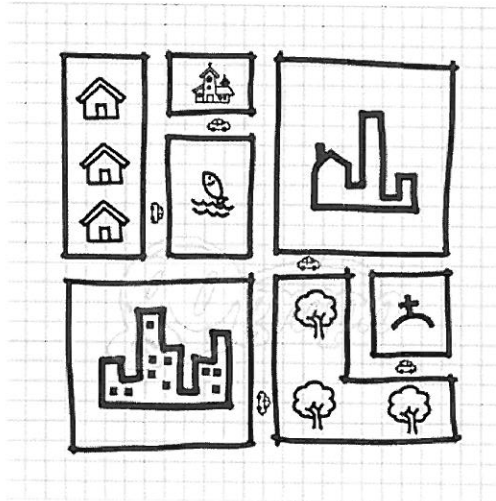
Thomas Holder | Director
Department of Public Services

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3275

_____ Information from ESET NOD32 Antivirus, version of virus signature database 8359 (20130521)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>



Zoning Brainstorming Discussion

Tuesday, February 17, 2015 – 7 pm
Restaurant 45 – 45 Milford Street

As a Medway resident and abutter to the Commercial V zoning district at the intersection of Routes 109 and 126, you are probably aware of previous proposals by the Planning and Economic Development Board (PEDB) for Town Meeting to rezone certain properties on Summer Street south of Medway Gardens and Restaurant 45 from residential to commercial. Those efforts have not been approved by Medway's Town Meeting due to the outspoken opposition of neighboring residents.

The PEDB heard and understands your objections to changing the zoning to allow for retail and commercial uses. However, we also heard some mention that office and consumer service uses might be considered as being suitable and more acceptable alternatives.

We would like to meet with you to discuss this further. We hope your schedule would allow you to attend the above noted brainstorming discussion.

In the meantime, if you have any questions, please call the Planning office at Town Hall, 508-533-3291 or email the PEDB at planningboard@townofmedway.org.

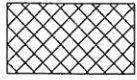
Thanks.

Andy Rodenhiser, Chairman

Business Transition Zone

Map created
1-29-2015
by

Fran V Hutton Lee



Possible Parcels

