

Zoning Board of Appeals
Town of Medway
155 Village St.
Medway, MA 02053

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

**IN THE MATTER OF: Russell Santoro
 Petitioner**

OPINION OF THE BOARD

**REQUEST FOR SPECIAL PERMIT
272 Village STREET**

**Hearing: December 7, 2011
Decision: December 7, 2011**

**MEMBERS PRESENT: Joseph Musmanno, Chairman
 David Cole, Clerk
 Anthony Biocchi
 Carol Gould
 Arlene Doherty**

THE WRITTEN OPINION WAS DELIVERED ON December 7, 2011

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30 day appeal
Jan 25, 2012

OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Medway, MA (hereinafter the Board) acting under the Zoning By-Laws of the Town of Medway, MA, 02053 and the Massachusetts General Law Chapter 40A, as amended, in which the petitioner, Russell Santoro, requests a Special Permit (V.F.3&5) to construct a two-family dwelling at 272 Village Street, Medway, MA

Hearing

Notice of the Public Hearing by the Zoning Board of Appeals in this matter was published in the Milford Daily News on November 23 and 30, 2011. Notice also was sent to all "parties in interest" and posted in the Town Hall as required by Massachusetts General Laws Chapter 40A, Section 11. The Public Meeting to conclude deliberations in this matter was posted as required.

The Public Hearing was held, and the record closed, December 7, 2011. At the hearing, Vinny Sia, 18 Main Street, Medway, spoke in favor of applicant saying he values the type of design applicant has done in Medway; Wayne Brundage, abutter at 268 Village Street, spoke in opposition of the placement of two-family houses prefer it moved, said they ruin the neighborhood.

Hearing Summary

The Applicant, Russell Santoro came before the board to request a Special Permit (V.F.3&5) to construct a duplex building at 272 Village Street, Medway, MA. The lot has met the Town Planning Board requirements and approval. The lot presently has 47,736 square feet, frontage of 339 feet. A duplex lot requirement in a Medway zone ARII is 30,000 square feet, 150 feet of frontage. The lot was designed to accommodate a duplex building with all associated utilities and lot requirements.

Findings:

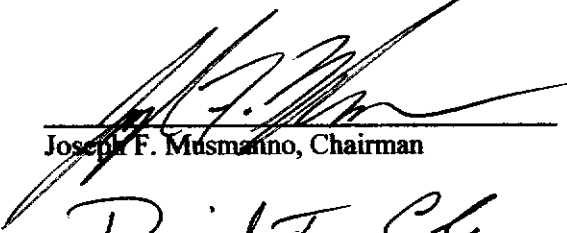
By a vote of 4-0

Grant a Special Permit to Russell Santoro for the construction of a two-family dwelling at 272 Village Street subject to the following conditions and/or restrictions.

1. In accordance with the plan provided the sum of area coverage of all permanent structures not to exceed 3,200 square feet.
2. The Special Permit shall not take effect until a relevant definitive subdivision plan has been recorded with Norfolk County Registry of Deeds.

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

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



Joseph F. Mismano, Chairman



David Cole



Anthony Biocchi



Carol Gould

Arlene Doherty