



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

*Andy Rodenhiser, Chairman*  
*Robert K. Tucker, Vice-Chairman*  
*Thomas A. Gay, Clerk*  
*Matthew J. Hayes, P.E.*  
*Richard Di Iulio*

**October 17, 2017**

**CERTIFICATE OF APPROVAL**  
**Modification to the Village Estates Definitive Subdivision Plan**

After public reviews held on September 12 and October 10, 2017, the Medway Planning and Economic Development Board, at a duly posted and convened meeting held on October 17, 2017, acted upon the application of Russell Santoro of Medway, MA for a minor modification to the previously approved Village Estates Definitive Subdivision Plan. The public notice was posted with the Town Clerk on August 29, 2017 and abutters were notified by first class mail on August 30, 2017.

The subject property is the land shown on the previously approved *Village Estates Definitive Subdivision Plan* at 272 Village Street in the ARII zoning district, Medway Parcels 59-056 and 59-056-0001. That plan showed 2 house lots and a permanent private roadway (Bedelia Lane). It was endorsed by the Board on June 23, 2015 and recorded at the Norfolk County Registry of Deeds on July 10, 2015 in Book 620, Page 6. The associated Subdivision Certificate of Action was recorded on the same date in Book 33297, Page 11.

The Board voted, on a motion by Matthew Hayes, seconded by Thomas Gay, to approve a modification to the Village Estates subdivision plan to reroute the location of the sewer line to provide sewer service to Lot 2 at 1 Bedelia Lane. Instead of the sewer line running from Village Street through Bedelia Lane to Lot 2, the sewer line will be constructed within the front zoning setback area of Lot 1 at 272 Village Street along its Village Street and Bedelia Lane frontages, all as shown on the modified *Village Estates Definitive Subdivision Plan* with a revised date of September 25, 2017, prepared by Colonial Engineering of Medway, MA and Merrikin Engineering of Millis, MA. No changes were made to the size or configuration of either house lot or to the existing roadway layout. The modification does not add any house lots. The motion was approved by a vote of three in favor and one opposed.

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## **Conditions**

1. The applicant shall prepare a sewer easement on 272 Village Street for the sewer line to service Lot 2 at 1 Bedelia Lane, to be recorded at the Norfolk County Registry of Deeds, and submit it to the Board prior to the issuance of a building permit for 1 Bedelia Lane.
2. The footprint of the building to be constructed on Lot 2 at 1 Bedelia Lane shall not exceed 3,200 sq. ft.
3. This modification decision/certificate of action and the modified plan endorsed by the Board shall be recorded with the Norfolk County Registry of Deeds prior to issuance of an occupancy permit for 1 Bedelia Lane.

All other conditions of the previous Subdivision Certificate of Approval remain in effect.

Village Estates Subdivision – Modification

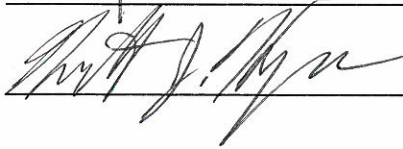
**APPROVED BY - Medway Planning & Economic Development Board**  
**October 17, 2017**



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*Copies to:* Planning Boards – Bellingham, Franklin, Holliston, Milford, Millis and Norfolk  
Owners of Land, Abutters and Parties of Interest within 300 feet