

Board Members

Andy Rodenhiser, Chair
Sarah Raposa, A.I.C.P., Vice
Chair
Timothy Harris, Clerk
Jessica Chabot, Member
John Parlee, Member



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SCENIC ROAD PERMIT 116 WINTHROP STREET

RECEIVED TOWN CLERK
JAN 24 '24 AM 9:56

Decision Date: January 9, 2024

Applicant/Permittee: Upper Charles Conservation Land Trust, Inc.
63 Atlantic Avenue
Boston, MA 02110

Property Owner: same

Location: 116 Winthrop Street
Assessors' Reference: Map 8, Parcel 024

Board Member Participation: Andy Rodenhiser, Sarah Raposa, Timothy Harris, John Parlee

Tree Warden Steven Carew also participated in the joint public hearing.

I. PROJECT DESCRIPTION

Applicant requests a scenic road permit and public shade tree permit for the removal of an approximately 20 foot portion of existing stonewall and four trees: two red maples, one white oak, and one shag bark hickory, located within the Town's right-of-way.

II. PROCEDURAL HISTORY

A. Scenic Road and public shade tree permit application was filed with the Medway Town Clerk and the Board on December 4, 2024.

B. The public hearing notice was posted at the Town Hall and Medway Public Library, posted on the Town of Medway web site, mailed to parties of interest, posted on the trees and stonewall, and published in the Milford Daily News on December 26, 2023 and January 2, 2024 as required by chapter 40 section 15C and chapter 87 section 3.

C. The public hearing commenced on January 9, 2024, when the hearing was closed, and a decision rendered. The Board reviewed and signed the proposed decision at its meeting of January 23, 2024, and added condition number 2. The public hearing was a joint public hearing,

held by the Planning and Economic Development Board under the Scenic Road Act, M.G.L. chapter 40, section 15C, and by the Tree Warden under the Public Shade Tree Act, M.G.L. chapter 87, section 3.

III. EVIDENCE

The applicant submitted a sketch plan, undated, showing the trees that are being removed, as well as the section of stone wall being removed (approximately 20 feet). The removal of the trees and stonewall portion is required to access a proposed gravel parking area that will provide public access to 15+ acres of land owned by the Trust. The plan shows the proposed parking area, which will also require the removal of some additional trees. The applicant considered an alternative access off the end of Cider Mill Road; however, that alternative was considered inferior as Cider Mill Road is a dead-end cul-de-sac. As mitigation, the plan shows four new trees that the applicant proposes to plant along the north side of the parking area. The applicant also hopes to use the stones that are removed from the wall along the driveway entrance.

IV. FINDINGS – After considering the criteria found in Section 404-7 of the Board’s Scenic Road Rules and Regulations, the Board makes the following findings:


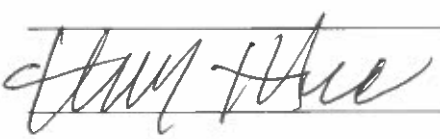

1. Granting the permit would be in the public interest in order to provide access to the Trust’s land.
2. With only four parking spaces being created, any traffic created by the new parking area will be minimal.
3. The stones from the existing stone wall that are removed for the opening into the parking area will be used on-site to line the driveway into the parking area. Accordingly, the Board waives the requirements of Section 405-8.A of the Board’s Scenic Road Regulations.
4. There is limited need for mitigation for removal of the four public shade trees, since the property is protected conservation land with an existing tree canopy. Accordingly, the Board waives the requirements in Section 405-8.B of the Scenic Road Regulations.
5. The Tree Warden was present during the joint public hearing, and granted permission for the removal of the four public shade trees in accordance with M.G.L. chapter 87, section 3.

V. CONDITIONS

1. Applicant will plant four trees of at least 3 inch caliper on the property as shown on the sketch plan. These four trees will be native species approved by the Tree Warden.
2. Applicant will coordinate with the Public Safety Officer and DPW to erect signage 200 ft north of the project site to alert southbound travelers on Winthrop Street of the driveway, as well as internal signage to caution egressing vehicles making a left-hand turn from the parking area onto Winthrop Street.

Note: Pursuant to Section 405-9 of the Regulations, this Permit is valid for one year, any work not completed within one year will require a new filing.

On January 9, 2023, the Board voted 4-0 to GRANT a Scenic Road Permit to Upper Charles Conservation Land Trust, Inc. with conditions.

Member:	Vote:	Signature:
Andy Rodenhiser, Chair	Aye	
Sarah Raposa, AICP, Vice-Chair	Aye	
Timothy Harris, Clerk	Aye	
John Parlee, Member	Aye	