

TOWN OF MEDWAY
Department of Community and Economic Development
155 Village Street - Medway, Massachusetts 02053
508-533-3291
planningboard@townofmedway.org

January 28, 2021

ADMINISTRATIVE SITE PLAN DECISION

11 Awl Street

Approved with Waivers and Conditions

As owner of the subject property, Henry Marcel requested Administrative Site Plan Approval under Section 3.5.3.A.3. Administrative Site Plan Review of the *Medway Zoning Bylaw*.

- I. **PROJECT LOCATION** – 11 Awl Street (Medway map and parcel #57-65) in the Agricultural Residential II zoning district. The property is 48,025 sq. ft. in size.
- II. **DESCRIPTION of PROPOSED WORK** – All work is proposed to be done at the area of the egress driveway exiting onto High Street. The project will consist of the following:
 - Removal of all leaning trees over the driveway on the right side, including dead, rotting, and trees leaning onto the neighbor's property
 - Cutting back all tree limbs leaning onto the 4-unit building
 - Remove all dead, decaying, and leaving trees on the left side of the driveway and parking area
 - Remove all stumps from property
 - Remove fill in area to the right of the driveway and relocate in low area to the left of driveway
 - Save all rocks for building a retaining wall on right side of driveway. 85% of the driveway is complete and will be graded after wall is complete
 - Install a 6-foot vinyl fence against the neighbor's property and return along High Street
 - Evergreen trees are planted along High Street and all exposed ground area is covered with wood chips
 - All new snow storage area will remain compacted fill
 - Parking spaces being changed from 24 to 29
- III. **PROCEDURAL HISTORY** - An application for administrative site plan review was filed with the Community and Economic Development office on November 9, 2020. The Medway Administrative Site Plan Review Team (Building Commissioner Jack Mee, Planning and Economic Development Coordinator Susan Affleck-Childs, and Director of Community and Economic Development Barbara Saint Andre) met to review the administrative site plan submittals on November 13, 2020. Although Mr. Marcel was not able to be present, the Team conducted an application completeness review pursuant to Section 206-3.C, and determined that the application was not complete. The applicant was notified of the need for additional information, and filed additional

materials with the Department on January 19, 2021. The Team met on January 26th, but Mr. Marcel was not able to attend, so the matter was continued to January 28th.

IV. INDEX OF SITE PLAN DOCUMENTS – The following materials were provided for review:

- A. Administrative Site Plan Review Application dated November 2, 2020
- B. Letter dated November 1, 2020 from Henry Marcel
- C. As-built Plan of Land in Medway, MA dated November 4, 2020 by Colonial Engineering of Medway, MA
- D. Email from Susan Affleck-Childs to Henry Marcel, dated November 16, 2020
- E. Letter dated January 16, 2021 from Henry Marcel with attachments
- F. As-built Plan of Land in Medway, MA dated November 4, 2020 by Colonial Engineering of Medway, MA, revised January 18, 2021

V. FINDINGS - Administrative site plan review is required for this project pursuant to *the Medway Zoning Bylaw* Section 3.5.3.A.3. subsections (e) and (i).

VI. WAIVERS – At its meeting on January 28, 2021, the Administrative Site Plan voted to grant waivers of any Administrative site plan rules and regulations to the extent that the application does not comply.

VII. DECISION – At its meeting on January 28, 2021, the Administrative Site Plan Review Team voted to approve the above described site improvements as shown on As-built Plan of Land in Medway, MA dated November 4, 2020 by Colonial Engineering of Medway, MA, revised January 18, 2021 subject to the conditions specified below.

VIII. SPECIFIC CONDITIONS OF APPROVAL – Administrative approval of this site plan application is subject to the following specific conditions which the applicant agreed to during the meetings of

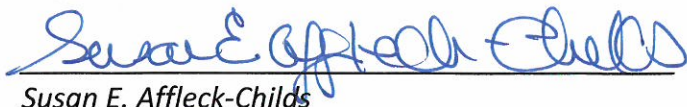
- A. Parking spaces 9 through 13 shall not be angled parking; they shall remain perpendicular as currently configured.
- B. Parking Lot will be re-stripped in accordance with this decision and the plan on or before June 30, 2021.

IX. APPEAL - Any person aggrieved by this Administrative Site Plan Review decision may appeal the decision to the Planning & Economic Development Board within twenty days after the decision is filed with the Town Clerk.

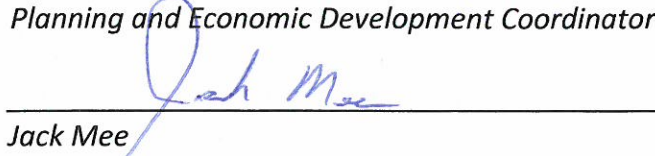
COPIES TO: Donna Greenwood, Principal Assessor
David D'Amico, DPW Director
Michael Boynton, Town Administrator
Jack Mee, Building Commissioner
Barbara Saint Andre, Director of Community and Economic Development
Chief Allen Tingley, Police Department
Sergeant Jeff Watson
Chief Jeff Lynch, Fire Department
Henry Marcel

(signatures on the next page)

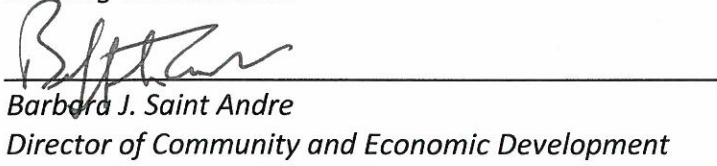
Signed:



Susan E. Affleck-Childs
Planning and Economic Development Coordinator



Jack Mee
Building Commissioner



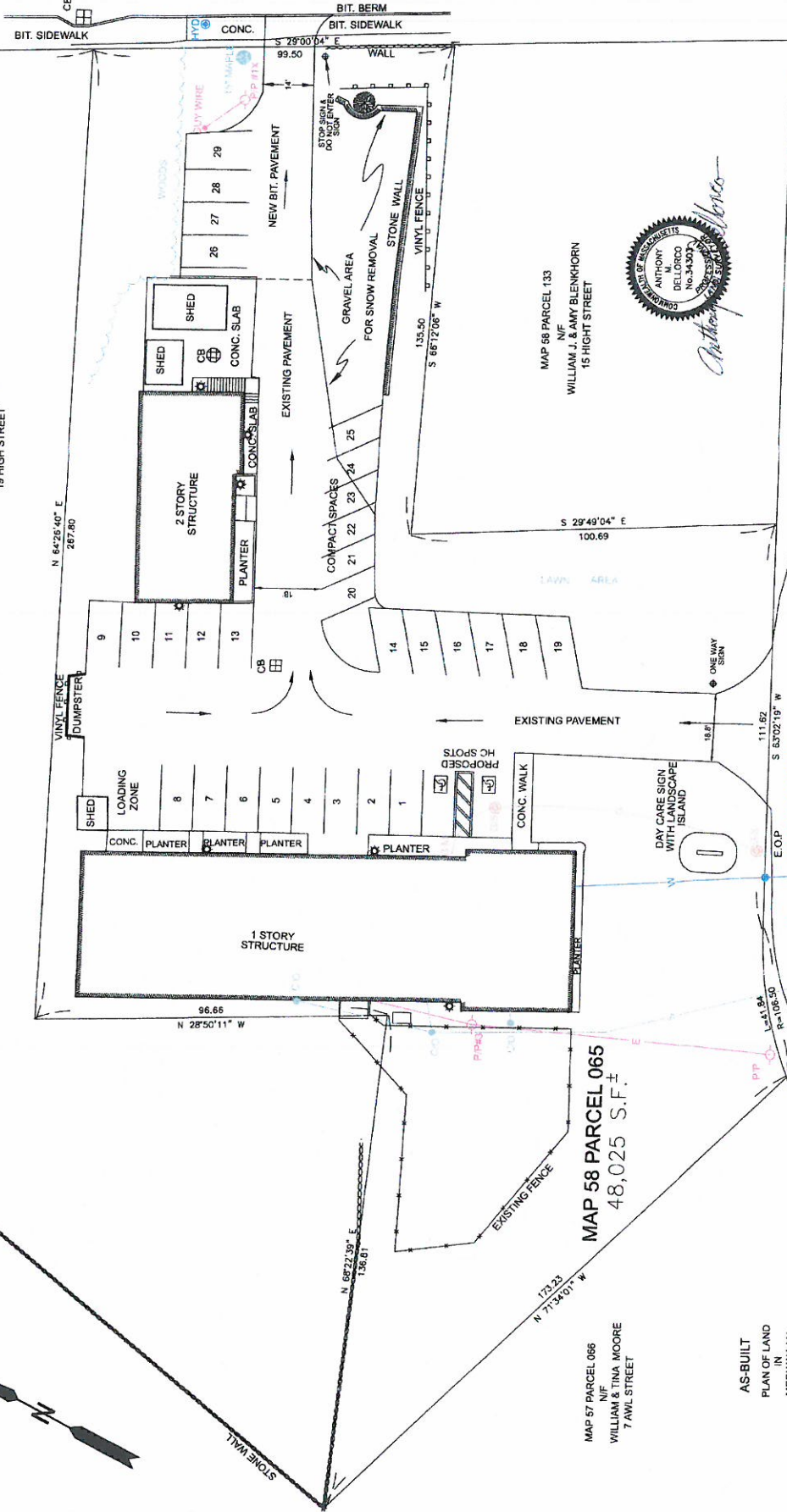
Barbara J. Saint Andre
Director of Community and Economic Development

HIGH (SCENIC, PUBLIC VAR. WIDTH) STREET

MAP 57 PARCEL 064

NIF
GREGA, & SHANNON M. DICKERSON
19 HIGH STREET

MAP 57 PARCEL 064
NIF
JOHN W. RICH
CHAO, KEN T. LE
8 FRANKLIN CREEK LANE



MAP 58 PARCEL 133
NIF
WILLIAM J. & AMY BLENKHORN
15 HIGH STREET



AWL (40' PUBLIC) STREET



AS-BUILT
PLAN OF LAND
IN
MEDWAY, MA.

OWNER: HENRY J & ELIZABETH F. MARCEL
P.O. BOX 464
MEDFORD, MA 02052

SCALE 1" = 20' DATE: NOVEMBER 4, 2020

COLONIAL ENGINEERING, INC.
P.O. BOX 95
MEDWAY, MA 02053
508-533-1644



COLONIAL ENG@VERIZON.NET