



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

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

Memorandum

February 22, 2018

TO: Maryjane White, Town Clerk
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: ***ANR (Subdivision Approval Not Required) Plan for 15 Trotter Drive***

At its February 13, 2018, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

Name of Plan: Plan of Land in Medway, MA
Location/Address: 15 Trotter Drive
Assessor's Reference: Map 54, Parcel 4
Zoning District: West Industrial (formerly known as Industrial III)
Property Owner: Marguerite Mele
203 Main Street
Medway, MA 02053
Applicant: Marguerite Mele
203 Main Street
Medway, MA 02053
Plan Date: December 27, 2017, last revised February 7, 2018
Prepared by: Paul J. DeSimone, P.L.S.
Colonial Engineering
11 Awl Street
Medway, MA 02053
Scale: 1 inch = 50 feet

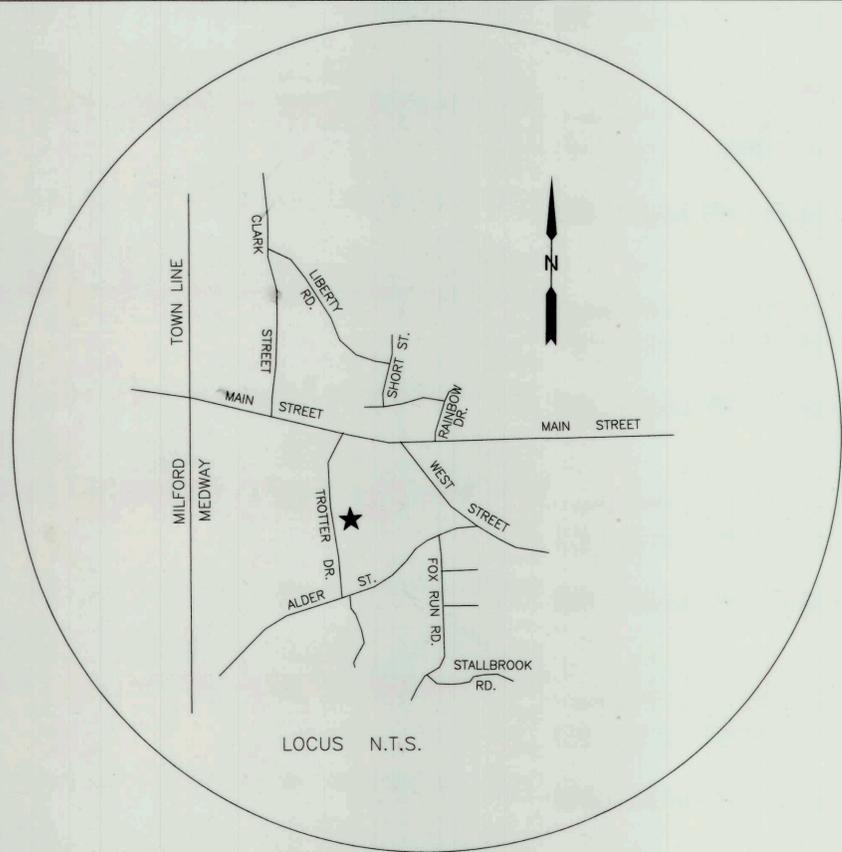
An ANR plan dated December 27, 2017 and the associated ANR application for property at 15 Trotter Drive were submitted to the Planning and Economic Development Board on February 5, 2018. The plan shows a division of the 3.95 acre parcel into Lot 3 with 49,529 sq. ft. of area and 370' of frontage on Trotter Drive (a buildable lot) and the remaining parcel of 2.815 acres referred to as Lot 4 with 810 linear feet of frontage on Trotter Drive (not buildable due to a non-compliant lot shape factor).

The ANR plan and associated documentation were reviewed by Gino Carlucci, the Board's planning consultant. He prepared a review memo dated February 7, 2018. Mr. Carlucci determined that the plan met the substantive and technical requirements for ANR endorsement. However, there were two minor deficiencies; he recommended that the plan be revised to include the stamp of a registered land surveyor and that the groundwater protection district boundary line be shown. A revised plan dated February 7, 2018 was submitted which addressed the above noted minor deficiencies.

The Board reviewed the plan at its February 13, 2018 meeting at which time the PEDB determined that the subject Plan of Land did **NOT** show a subdivision. The Board voted to endorse the Plan of Land for 15 Trotter Drive dated December 27, 2017, last revised February 7, 2018. A copy of the endorsed ANR plan is provided or attached electronically.

NOTE - Lot 3 will need a new Trotter Drive address.

cc: Jack Mee, Building Commissioner
Donna Greenwood, Assessor
David D'Amico, DPS Director
Mackenzie Leahy, ZBA Administrative Assistant
Bridget Graziano, Conservation Agent
Stephen Kenney, Kenney & Kenney
Paul DeSimone, Colonial Engineering



ZONING IND III
 40,000 S.F. AREA
 100' FRONTAGE
 30' SETBACK
 20' SIDEYARD
 30' REARYARD
 NOT IN FLOOD PLAIN

LOTS 3 AND 4 ARE A SUBDIVISION OF LOT 2 ON A PLAN BY COLONIAL ENGINEERING INC. DATED FEB. 7, 2017 AND RECORDED AT NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 657 PAGE 10.



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

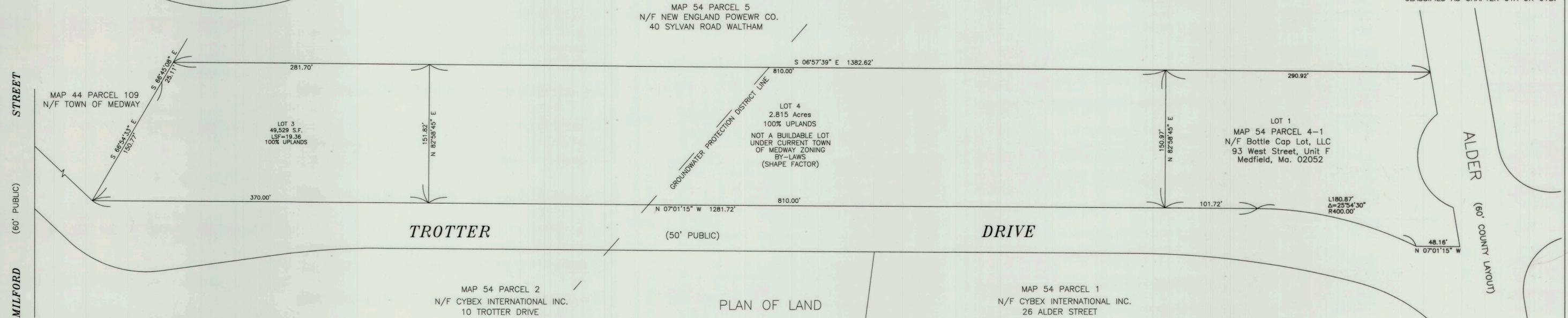
DATE: 2/7/18

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED. DATE APPROVED: 2-13-2018

TOWN OF MEDWAY PLANNING BOARD

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH MEDWAY ZONING BY-LAWS.

NOTE: SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.



MAP 54 PARCEL 5
 N/F NEW ENGLAND POWEWR CO.
 40 SYLVAN ROAD WALTHAM

MAP 54 PARCEL 2
 N/F CYBEX INTERNATIONAL INC.
 10 TROTTER DRIVE

MAP 54 PARCEL 1
 N/F CYBEX INTERNATIONAL INC.
 26 ALDER STREET

PLAN OF LAND
 IN
MEDWAY, MA.

SCALE: 1"=50' DEC. 27, 2017
 REVISED: FEBREUARY 7, 2018

OWNER: Marguerite K. Mele
 203 Main Street
 Medway, Ma. 02053
 MAP 54 PARCEL 4
 REGISTRY BK. 5655 PG. 568
 COLONIAL ENGINEERING INC.
 11 AWL STREET MEDWAY, MA.

