

①

March 30, 1973

I hereby certify that the following is the final vote taken under Article 41 of the Annual Town Meeting of the Town of Medway, held March 5, 1973, and adjourned sessions thereof held March 8, 12, 15 and 19, 1973:

Article 41. VOTED: That the Town amend Section VF2 through VF6 of the Zoning By-Law to read as follows:

Only single-family residences shall hereafter be erected in this district except that two-family dwellings will be permitted when authorized by the Zoning Board of Appeals.

Any single-family dwelling hereinafter erected in this district shall be located on a lot having a frontage of not less than 150 feet on a Town-accepted street or streets, and an area of not less than 22,500 square feet, except that one dwelling may be erected on a lot having a lesser frontage and area where said lot existed at the time this By-Law was adopted and did not adjoin other land of the same owner available in connection with said lot.

Any two-family dwelling hereinafter erected in this district shall be located on a lot having a frontage of not less than 150 feet on a Town-accepted street or streets and an area of not less than 30,000 square feet. For two-family dwellings, there shall be provided on each lot an off-street parking area or areas, indoor or outdoor, of sufficient size to allow two parking spaces for each dwelling unit. No parking area shall be located nearer than 10 feet to the line of an adjoining lot. No space shall be considered available for parking which reduces the effective width of a driveway providing access to this or any other dwelling.

Alteration and conversion of a single-family dwelling to accomodate two families may be permitted when authorized by the Zoning Board of Appeals provided that the exterior design of the structure is not changed from the character of a single - family dwelling. For all such converted or altered dwellings there shall be provided on each lot an off-street parking area or areas, indoor or outdoor, of sufficient size to allow two parking spaces for each dwelling unit. No parking area shall be located nearer than 10 feet to the line of an adjoining lot. No space shall be considered available for parking which reduces the effective width of a driveway providing access to this or any other dwelling.

Article 41 (Medway) (Cont'd)

All buildings shall extend no nearer to the street line than 35 feet and shall be not less than 15 feet from the side lot lines or from a side street line and 15 feet from the rear lot line. The Board of Appeals may make exception to this upon appeal or written request if the setbacks of the buildings on adjoining lots vary from this requirement.

Any building or structure erected, altered or used for dwelling purposes shall provide not less than 768 square feet of floor area for each dwelling unit, however, the Board of Appeals may issue a permit for temporary occupancy of a building or structure having less than the above area, such permit to be issued for an initial period of not more than one year. Such permits may be renewed by the Board of Appeals for successive periods of not more than 6 months each.

No person shall sell or convey a portion of his land whereby the remaining land shall become non-conforming. A lot or parcel of land containing two or more dwellings at the time of the adoption of the By-Law, which cannot be divided in conformity with these requirements may, under a special permit of the Board of Appeals, be divided in a manner complying as closely as possible with these requirements.

(Rising Vote)

In favor 77  
Opposed 13

Adjourned Meeting March 19, 1973

A true copy.

Attest:

*Francis D. Donovan*  
.....  
Town Clerk, Medway

March 30, 1973

I hereby certify the following to be the final vote taken under Article 43 of the Annual Town Meeting of the Town of Medway, held March 5, 1973, and adjourned sessions thereof held March 8, 12, 15 and 19, 1973. I further certify that no material amendments were made to the article as presented:

VOTED: That the Town amend the Zoning By-Law Map dated February 1, 1969, as amended, by changing from Residential Agricultural District I to Industrial District I a certain tract or parcel of land situated in Medway, Norfolk County, Massachusetts, located north of Main Street near the Medway-Millis line and being bounded and described as follows:

Southeasterly by the northeasterly sideline of "Old" Coffee Street a distance of 490.34 feet, southwesterly by the northeasterly sideline of Coffee Street, a distance of 36.91 feet, northwesterly by land formerly of Newton a distance of 152.79 feet, southwesterly by lands formerly of Newton and Kev-Roe Corporation, a distance of 466.03 feet, southwesterly by a proposed 50 foot way, a distance of approximately 55 feet, southwesterly by the northeasterly sideline of a 30 foot private way, a distance of 705.02 feet, northwesterly by land now or formerly of Lally, a distance of approximately 1141 feet, northeasterly by the present Industrial Zone Line a distance of approximately 1195 feet.

Said parcel contains approximately 25 acres of land and is more particularly shown and described on a plan entitled: "Petitioners Plan of Land In Medway and Millis, Mass., (Registry District of Norfolk) for confirmation of title (Rosenfeld Realty Trust, Petitioner) Scale 1" = 100', March 21, 1967, Bowie Engineering Company, Civil Engineers and Land Surveyors, 707 Main Street, Millis, Massachusetts."

Also to rezone from Residential - Agricultural District I to Industrial District I a certain tract or parcel of land situated in Medway, Norfolk County, Massachusetts, located between Main, Coffee, and "Old" Coffee Streets near the Medway - Millis town line and being bounded and described as follows:

Southeasterly by the northwesterly sideline of Main Street a distance of 493.73 feet, southwesterly by the northeasterly sideline of Coffee Street a distance of 198.05 feet, northwesterly by the southeasterly sideline of Coffee Street a distance of 596.32 feet.

Medway, Mass. Article 43, Cont'd

Said triangular parcel contains approximately 1 acre of land and is more particularly shown and described on a plan entitled: "Petitioners Plan of Land in Medway and Millis, Massachusetts (Registry District of Norfolk) for confirmation of title \$Rosenfeld Realty Trust - Petitioner) Scale: 1"=100', March 21, 1967, Bowie Engineering Company, Civil Engineers and Land Surveyors, 707 Main Street, Millis, Massachusetts."

(Rising Vote)

In favor 56  
Opposed 16

Adjourned Meeting March 19, 1973

A true copy.

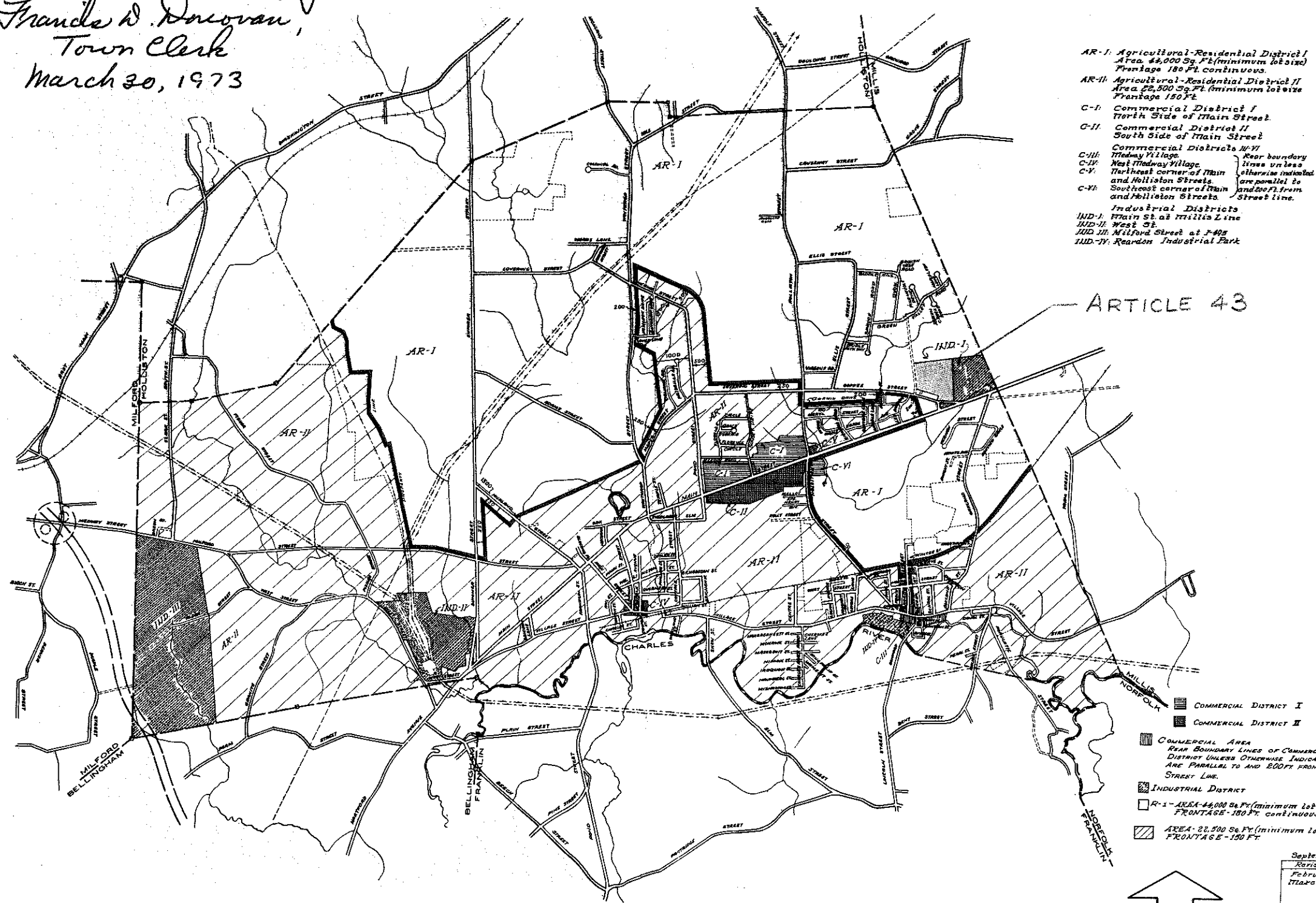
Attest:

*Francis D. Donovan*  
.....  
Town Clerk, Medway

# PLANNING BOARD • MEDWAY • MASSACHUSETTS

## OFFICIAL ZONING MAP

*A Certified True Copy*  
*Francis D. Donovan,*  
*Town Clerk*  
*March 30, 1973*



Article 3. To see if the Town will vote to amend the Zoning By-Law as follows:

1. In Section IV, Districts, add "Flood Plain/Wetland Protection" at the end of the listing therein and add following the words "Town Clerk" a new sentence as follows: "Said Flood Plain/Wetland Protection District and boundaries are located as shown on a map entitled 'Flood Plain/Wetland Protection District, Medway, Mass., 1975' which is hereby made a part of the Protective Zoning By-Law map."

2. In Section V, Use Regulations, add:

**D. Flood Plain/Wetland Protection Districts**

1. Purposes - In addition to the purpose in Section I of this By-Law, the purposes of this district are:

a. To provide that lands in the Town of Medway subject to seasonal or periodic flooding as described hereinafter shall not be used for residence or other purposes in such a manner as to endanger the health or safety of the occupants thereof or the public generally or to burden the public with costs resulting from the unwise individual choices of land use.

b. To protect, preserve and maintain the water table and water recharge areas within the Town so as to preserve present and potential water supplies for the public health and safety of the Town and the Metropolitan area.

c. To assure the continuation of the natural flow pattern of the water courses within Medway and to preserve natural floodwater storage areas so as to protect persons and property against the hazards of flood inundation.

2. Location - The locations and boundaries of the Flood Plain/Wetland Protection District are shown on a map entitled "Flood Plain/Wetland Protection District, Medway, Mass., 1975," which is hereby made a part of this By-Law and which is on file in the office of the Town Clerk. Said District shall include all those areas identified on said Map including those areas specifically described as follows:

a. All that land along the Charles River which is at or below the elevations determined as follows:

(1) from the point of intersection of the Medway-Bellingham-Franklin Town lines el. 184.0 feet mean sea level downstream to the upstream side of the Franklin Street bridge el. 180.0 feet mean sea level;

(2) from the downstream side of the Franklin Street bridge el. 175.0 feet mean sea level downstream to the West Medway Dam el. 172.0 feet mean sea level;

(3) from the downstream side of the West Medway Dam el. 170.0 feet mean sea level downstream to a point el. 170.0 feet mean sea level which is 450.0 feet south of the intersection of the center lines of Village and Elm Streets;

(4) from said point el. 165.0 feet mean sea level downstream to the Medway Woolen Mills Dam el. 165.0 feet mean sea level;

(5) from the downstream face of the Medway Woolen Mills Dam el. 150.0 feet mean sea level downstream to the \* Street bridge el. 136.0 feet mean sea level.

(6) from the \* Street bridge el. 136.0 feet mean sea level downstream to the intersection of the Medway-Franklin Town line el. 136.0 feet mean sea level.

(The higher elevation applies to the upstream end of the designated area while the lower elevation applies to the downstream end. The District elevation for any land is determined by interpolation between the elevation figures shown above on the basis of its relative distance in feet from the upstream and downstream ends.)

b. All that land bordering any natural waterbody that lies within a horizontal distance of twenty-five (25) feet from the mean high water line except as otherwise defined on the Flood Plain/Wetland Protection District Map.

c. All waterbodies encircled by boundary lines of the District.

d. All that land along the following named brooks and their tributaries: Stall Brook, Hopping Brook, Chicken Brook and certain unnamed brooks and streams that lie within a horizontal distance of twenty-five (25) feet on either side of the thread of said brooks and streams except as otherwise defined on the Flood Plain/Wetland Protection District Map.

e. All those wetlands which may be described as upland swamps or marshes which lie at the source of the brooks or their tributaries or which lie in surface depressions without drainage outlets, as defined on the Flood Plain/Wetland Protection District Map.

**3. Use Regulations**

a. The Flood Plain/Wetland Protection District shall be considered as overlying other districts established by this By-Law. Any uses permitted in the portion of the districts so overlaid shall be permitted except that

(1) No new building or structure shall be erected or constructed;

(2) No existing building or structure shall be moved, altered or enlarged so as to increase its ground coverage by more than a total of twenty (20) per cent; and

(3) No dumping or filling or relocation of earth materials shall be permitted except as may be required for the uses permitted in paragraphs b.(7) and (8) below.

(4) No storage of road salt, fertilizer, manure or other organic or chemical leachable material shall be permitted.

b. In addition, the following uses shall be permitted in the Flood Plain/Wetland Protection District subject specifically to paragraphs 3.a. (1), (2), (3), and (4) above as applicable provided that prior approval of the Conservation Commission under the provisions of the General Laws, Ch. 131, § 40 has been given:

(1) Uses directly related to the conservation of water, plants and wildlife.

(2) Outdoor recreation activities and facilities, including unpaved play areas, nature study, boating, fishing, and hunting where otherwise legally permitted.

(3) Wildlife management areas, landings, foot, bicycle and/or horse paths and bridges, provided such uses do not affect the natural flow pattern of any water course.

(4) Grazing and farming, including truck gardening and harvesting of crops.

(5) Forestry and nurseries.

(6) Small non-residential structures of less than 100 square feet of floor area used in connection with recreation or the growing, harvesting, storage or sale of crops raised on the premises.

(7) Creation of ponds with a total water surface area at normal elevation not in excess of 40,000 square feet.

(8) Removal of silt and other accumulated debris from a water course which tends to interfere with the natural flow patterns of the water course.

(9) Access driveways to land outside the Flood Plain/Wetland Protection District not otherwise accessible.

4. Lot Area Allowance - If any portion of a lot in a single-family residence district is overlaid by the Flood Plain/Wetland Protection District, said portion may be used to meet the area regulations of that district provided that no building or structure may be erected on the portion remaining outside the Flood Plain/Wetland Protection District unless appropriate space on that portion is available for siting a building or structure, for installation of adequate sewage disposal facilities in accordance with Article XI of the State Sanitary Code and for meeting the setback, frontage and other dimensional requirements in this By-Law but in no case less than 10,000 square feet.

A lot with a dwelling existing thereon at the time of the adoption of this By-Law shall not be deemed a nonconforming lot because any portion of it lies within the Flood Plain/Wetland Protection District.

If any portion of a lot in a commercial or industrial district is overlaid by the Flood Plain/Wetland Protection District, any use of the lot shall require a special permit from the Board of Appeals.

5. Boundary Line Plot Plan - Whenever an application is made for a building permit which the building line or setback may be affected by a Flood Plain/Wetland Protection District boundary, the Inspector shall require the applicant for such permit to provide as part of such application a plan, certified by a registered land surveyor, of the lot on which such building is intended to be built showing the exact location of the District boundary as described on the Zoning Map, "Flood Plain/Wetland Protection District, Medway, Mass., 1975"

and in paragraph 2 herein. In the case of a building permit for an interior improvement to a building or structure where the outside dimensions and the total ground coverage are not to be increased, the boundary line location shall not be required.

6. Determination of Flooding and Suitability - If any land in the Flood Plain/Wetland Protection District is proven to the satisfaction of the Board of Appeals as being in fact not subject to flooding or not unsuitable because of drainage conditions for a use or structure which would otherwise be prohibited by this section, and the Board of Appeals determines that the use of such land for such use or structure will not interfere with the general purposes for which the District has been established, and will not be detrimental to the public health, safety and/or welfare, the Board of Appeals may grant a special permit for such use or structure which will comply in all respects with all other provisions of the underlying District or Districts within which the land is located, provided that any and all necessary permits, orders or approvals required by local, State or Federal law are obtained. The Board of Appeals shall refer each question to the Planning Board, Conservation Commission and Board of Health and shall not act until these agencies have reported their recommendations or 45 days have elapsed after such referral and no report has been received.

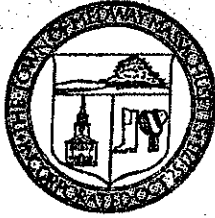
7. Special Permit Requirements - Any other by-law or regulation to the contrary notwithstanding, no construction requiring any utility, including electric, water, gas and telephone lines, or waste disposal or drainage facilities shall be permitted within the District unless the Board of Appeals shall determine that all utilities are located, elevated and constructed so as to minimize or eliminate flood damage and that methods of disposal for sewage, refuse and other wastes and methods of providing drainage are adequate to reduce flood hazards.

(Conservation Commission)

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (617) 533-6059



FRANCIS D. DONOVAN  
Town Clerk and Registrar

## AMENDMENT TO ZONING BY-LAW MAP OF THE TOWN OF MEDWAY

In a unanimous vote under Article 8 of the Special Town Meeting of the Town of Medway held October 26, 1976, it was VOTED:

That the Town change the Zoning By-Law map dated September, 1966, as amended, in conjunction with a change in a boundary of Commercial District IV. The change increases the area of the District by 0.08 acre by transferring from Agricultural-Residential District II the parcel of land described as follows:

Beginning at a point on the east sideline of Lincoln Street 73 $\frac{1}{2}$  feet south of the southeast corner of the intersection of Lincoln and Guernsey Streets on the present west line of Commercial District IV; thence southwesterly 43 $\frac{1}{2}$  feet crossing Lincoln Street on a line which is an extension of the north property line of Lot 153 as numbered on Medway Assessor's Map No. 2A; thence southwesterly 140 $\frac{1}{2}$  feet along said north property line of Lot 153; thence southeasterly 16 $\frac{1}{2}$  feet along the west property line of said Lot 153 to the present north line of said District IV; thence easterly 174 $\frac{1}{2}$  feet along said north line of District IV to the east sideline of Lincoln Street; thence northerly 4 $\frac{1}{2}$  feet along said sideline to the point of beginning.

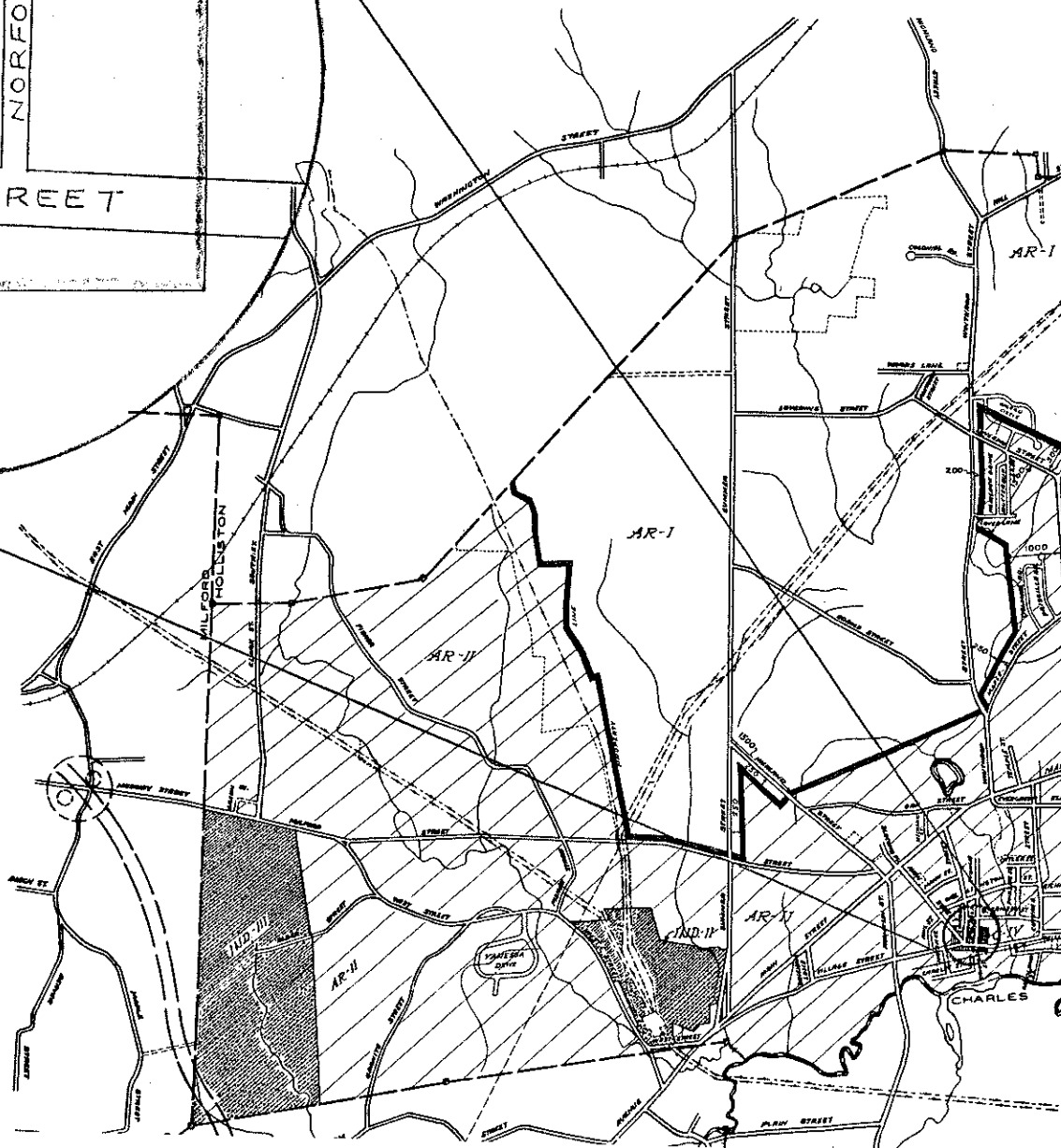
(A unanimously favorable recommendation for passage of this Article was read by the Chairman of the Planning Board at the said Special Town Meeting of the Town of Medway held October 26, 1976, and is made a part of the record of said meeting by direction of the Moderator and consent of the assembly.)

APPROVED BY THE ATTORNEY GENERAL OF THE COMMONWEALTH OF MASSACHUSETTS  
AT BOSTON                      FEBRUARY 1, 1977

A true copy.

ATTEST: . . . . .  
TOWN CLERK





I hereby certify the following to be the action taken under Article 9 of the Special Town Meeting of the Town of Medway held October 26, 1976:

Article 9. VOTED: That the Town amend the map entitled "Flood Plain/Wetland Protection District, Medway, Mass., 1975" adopted previously under Article 3 of the Special Town Meeting held June 4, 1975, by voting the following map amendments:

Amendment 1. On drawing sheet number 6, delete the non-existent brook and wetland shown arising on the north side of Coffee Street on the property of James and Mary A. Moffitt at 31 Coffee Street, opposite the Regan property at 30 Coffee Street, and shown running northerly approximately 1,200 feet.

Amendment 2. On drawing sheet number 3, change the name of the street shown running from Winthrop Street, south of Adams Street, to Pond Street from Lovering Street to Maple Street.

(Unanimous)

A true copy.

Attest: .....

*Francis D. Donovan*  
Town Clerk

ARTICLE FOR ANNUAL TOWN MEETING, MAY, 1977

Article \_\_\_\_\_. To see if the Town will vote to amend the map entitled "Flood Plain/Wetland Protection District, Medway, Mass., 1975" adopted previously under Article 3 of the Special Town Meeting held June 4, 1975, by voting the following map amendments:

Amendment 1. On drawing sheet No. 6, delete the non-existent brook and wetland shown arising on the north side of Coffee Street on the property of James & Mary A. Moffitt at 31 Coffee Street, opposite the Regan property at 30 Coffee Street, and shown running northerly approximately 1,200 feet.

Amendment 2. On drawing sheet No. 3, change the name of the street shown running from Winthrop Street to Pond Street from Lovering Street to Maple Street,  
or act in any manner relating thereto.

PLANNING BOARD

*Resubmitted for May 1977  
Annual Town Meeting as above.  
Orig. amendment rejected by  
P.B. due to lack of hearing on  
amendment.*

RECEIVED  
JAN 28 1977  
MEDWAY SELECTMEN

Article 6. To see if the Town will vote to amend the Zoning By-Law by revising the following sections and subsections in accordance with the mandatory provisions of Chapter 808 of the Acts of 1975:

1. In Section 1. PURPOSE delete the section in its entirety and substitute in place thereof the following new section:

"SECTION 1. AUTHORITY AND PURPOSE

4-18-78

A. AUTHORITY

This By-Law shall be known and may be cited as the 'Zoning By-Law of the Town of Medway, Mass.', and is adopted by virtue of and pursuant to the provisions of General Laws, Chapter 40A, as amended by Chapter 808 of the Acts of 1975 as amended.

B. PURPOSE

The objectives of this By-Law include, but are not limited to, the following: to lessen congestion in the streets; to conserve health; to secure safety from fire, flood, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to encourage housing for persons of all income levels; to facilitate the adequate provision of transportation, water, water supply, drainage, sewerage, schools, parks, open space and other public requirements; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most appropriate use of land throughout the town, including consideration of the recommendations of the master plan, if any, adopted by the planning board and the comprehensive plan, if any, of the regional planning agency; and to preserve and increase amenities by the promulgation of regulations to fulfill these objectives under the provisions of General Laws, Chapter 40A.

Said regulations may include, but are not limited to, restricting, prohibiting, permitting or regulating the use, erection, establishment, movement, enlargement, alteration, height, area and location of buildings and structures and the use of premises in the Town of Medway."

2. In Section III ADMINISTRATION, subsection B. PERMITS number the present subsection "1." and add a new subsection as follows:

"2. Construction or operations under a building or special permit shall conform to any subsequent amendment of this By-Law unless the use or construction authorized by this permit is commenced within a period of six months after the issuance of the permit and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable."

3. In Section III ADMINISTRATION, subsection C. BY-LAW ENFORCEMENT, number the first sentence "1." Delete the subsection PENALTY in its entirety and substitute in place thereof the following new subsection:

"2. Any person violating any provision of this By-Law shall be subject to a fine not exceeding one hundred dollars (\$100.00) for each offense. Each day or part thereof that any violation continues shall constitute a separate offense."

4. In Section III ADMINISTRATION, subsection D. BOARD OF APPEALS add the following new three paragraphs after the first sentence thereof:

In the case of every appeal made to the Board of Appeals, every petition for a variance and every application for a special permit to said Board under the provisions of this By-Law, the Board shall hold a public hearing thereon. Notice of the hearing shall be given by publication in a newspaper of general circulation in the Town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting said notice in the Town Hall. Notice shall be sent by mail, postage prepaid, to the petitioner, abutters, owners of land directly opposite on any public or private street or way, owners of land within three hundred feet of the property line including owners of land in another municipality all as they appear on the most recent applicable tax lists, the planning board and the planning board of every abutting municipality.

In the case of an appeal from a decision of the Building Inspector and of a variance, a petition shall be filed with the Town Clerk who shall transmit it to the Board of Appeals. The Board shall hold a public hearing within sixty-five days of the

4-18-78

receipt of the petition from the Town Clerk and shall render a decision within seventy-five days from the date of filing. Failure by the Board to take final action upon a petition within the said seventy-five day period shall be deemed to be a grant of the appeal or the variance applied for.

In the case of a special permit, an application shall be filed with the Town Clerk who shall forthwith transmit it to the Board of Appeals. The Board shall hold a public hearing within sixty-five days of the filing date and shall render a decision within ninety days from the date of the public hearing. Failure to take action upon an application within the said ninety-day period shall be deemed to be a grant of the permit applied for."

- 
5. In Section III ADMINISTRATION, subsection D. BOARD OF APPEALS, add in the second sentence thereof after "The Board of Appeals" the words:

"is hereby designated to act as a permit granting authority and a special permit granting authority and"

---

6. In Section III ADMINISTRATION, subsection D. BOARD OF APPEALS delete all three subsections 1, 2 and 3 in their entireties and substitute in place thereof the following new subsections:

- "1. Appeals - To hear and decide an appeal taken by any person aggrieved by reason of his/her inability to obtain a permit or enforcement action from the Building Inspector under the provisions of General Laws, Chapter 40A and or this By-Law, by the Metropolitan Area Planning Council or by any person including an officer or board of the Town of Medway or of an abutting town aggrieved by an order or decision of the Building Inspector in violation of any provision of General Laws, Chapter 40A or of this By-Law.
2. Special permits - To hear and decide an application for a special permit, as provided in this By-Law, only for uses in specified districts which are in harmony with the general purposes and intent of this By-Law and which shall be subject to any general or specific rules prescribed herein and to set any appropriate conditions, safeguards and limitations on time and use. A special permit shall lapse

4-18-78

within a two-year period or a shorter period if so specified including time required to pursue or await the determination of an appeal pursuant to Chapter 40A, Section 17 of the General Laws, and if a substantial use thereof has not sooner commenced except for good cause or in the case of a permit for construction if construction has not begun within the period except for good cause.

3. Variances - To hear and decide a petition with respect to particular land or structures for a variance from the terms of this By-Law, including a variance authorizing a use or activity not otherwise permitted in a particular zoning district, where the Board specifically finds that owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this By-Law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this By-Law. The Board of Appeals may impose conditions, safeguards and limitations both of time and use, including the continued existence of any particular structures but excluding any condition, safeguard or limitation based upon the continued ownership of the land or structure to which the variance pertains by the applicant, petitioner or any owner. If the rights authorized by a variance are not exercised within one year of the date of the authorization, they shall lapse and may be re-established only after a new notice and hearing."

---

7. In Section III ADMINISTRATION, subsection E. AMENDMENT, delete the subsection in its entirety and substitute the following new subsection:

"This By-Law may be amended from time to time at an annual or special town meeting. An amendment may be initiated by the submission to the Board of Selectmen of a proposed change by the Board of Selectmen, the Board of Appeals, an individual owning land in the Town, registered voters of the Town to be affected by the amendment pursuant to G. L., Ch. 39, S. 10, the Planning Board and the Metropolitan Area Planning Council. Within fourteen (14) days of the receipt of a proposed change, the Board of Selectmen shall submit it to the Planning Board. A public hearing shall be held by the Planning Board within sixty-five (65) days after the proposed change is submitted to the Planning Board."

8. In Section III ADMINISTRATION, subsection F. REPETITIVE PETITIONS delete the subsection in its entirety and substitute in place thereof the following new subsections:

1. No proposed change in this By-Law which has been unfavorably acted upon by the Town Meeting shall be considered by the Town Meeting within two (2) years after the date of such unfavorable action unless adoption of the proposed change has been recommended in the final report of the Planning Board to the Town Meeting.
2. No appeal, application or petition which has been unfavorably and finally acted upon by the Board of Appeals shall be acted favorably upon within two (2) years after the date of final unfavorable action unless (a) all but one of the members of the Planning Board consent to a re-petition after notice is given to parties in interest of the time and place of the proceedings to consider consent and (b) the Board of Appeals finds specific and material changes in the conditions upon which the previous unfavorable action was based, describes such changes in its records and similarly consents.

---

9. In Section III ADMINISTRATION, add the following new subsection:

"H. EFFECTIVE DATE

The effective date of an amendment to this By-Law shall be the date on which such amendment was adopted by a favorable two-thirds vote of Town Meeting subject to approval by the Attorney General and its publication in a town bulletin or pamphlet and posting or its publication in a newspaper as provided in Chapter 40, General Laws Section 32."

---

10. In Section V USE REGULATIONS, subsection A. GENERAL REQUIREMENTS delete the second sentence in the second paragraph thereof and substitute in place thereof the following new sentence:

"In accordance with General Laws, Chapter 40A, and notwithstanding any provisions to the contrary, this By-Law shall not prohibit, regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by the Commonwealth, or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination or by a nonprofit educational corporation; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements."



11. In Section V USE REGULATIONS, subsection A. GENERAL REQUIREMENTS add a new paragraph at the end thereof as follows:

"Uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, may be permitted upon the issuance of a special permit provided the Board of Appeals finds that the proposed accessory use does not substantially derogate from the public good."

12. In Section V USE REGULATIONS, subsection A. GENERAL REQUIREMENTS add a new paragraph at the end thereof as follows:

"Any increase in the area, frontage, width, yard or depth requirements of this By-Law shall not apply to a lot for single and two-family residential use which at the time of recording or endorsement, whichever occurs sooner, was not held in common ownership with any adjoining land, conformed to then existing requirements and had less than the proposed requirement but at least five thousand square feet of area and fifty feet of frontage. The provisions of this paragraph shall not be construed to prohibit a lot being built upon if at the time of the building, building upon such a lot is not prohibited by this by-law."

13. In Section V USE REGULATIONS, subsection D. NONCONFORMING USES, incorporate the following changes:

- . in paragraph 1. add the caption "CONTINUATION AND RESTORATION" and
- . add a new paragraph at the end thereof:

"4. ALTERATION -- A nonconforming building or structure may be structurally altered, enlarged or reconstructed provided that such alteration, enlargement or reconstruction is in accordance with the applicable intensity regulations or other dimensional requirements of this By-Law and does not increase the extent of nonconformity and provided further that the Board of Appeals determines by the grant of a special permit that such alteration is not substantially more detrimental to the neighborhood than the existing nonconforming use except where alteration to a nonconforming single or two-family dwelling does not increase the nonconforming nature of the dwelling."

14. In Section V USE REGULATIONS, subsection E. AGRICULTURAL AND RESIDENTIAL DISTRICT I, delete paragraph 5 in its entirety and renumber paragraph 6 to 5; and in subsection F. AGRICULTURAL AND RESIDENTIAL DISTRICT II, delete paragraph 7 in its entirety and renumber paragraph 8 to 7.

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (617) 533-6059



FRANCIS D. DONOVAN  
Town Clerk and Registrar

## C E R T I F I C A T I O N

I hereby certify the following to be the action taken under Warrant Article 31 in adjourned session of the Annual Town Meeting of the Town of Medway, held May 8, 1978:

VOTED: That the Town amend the Zoning By-law Map dated February 1, 1951, as amended, in conjunction with an extension of the Agricultural-Residential District I by rezoning approximately 1,000 acres from Agricultural-Residential II to Agricultural - Residential I, described as follows:

Bounded on the east by the boundary of the existing AR District I; on the south by Milford Street; on the west by the Milford town line and on the north by the Holliston Town line.  
(Rising Vote)

In favor: 132  
Opposed: 46

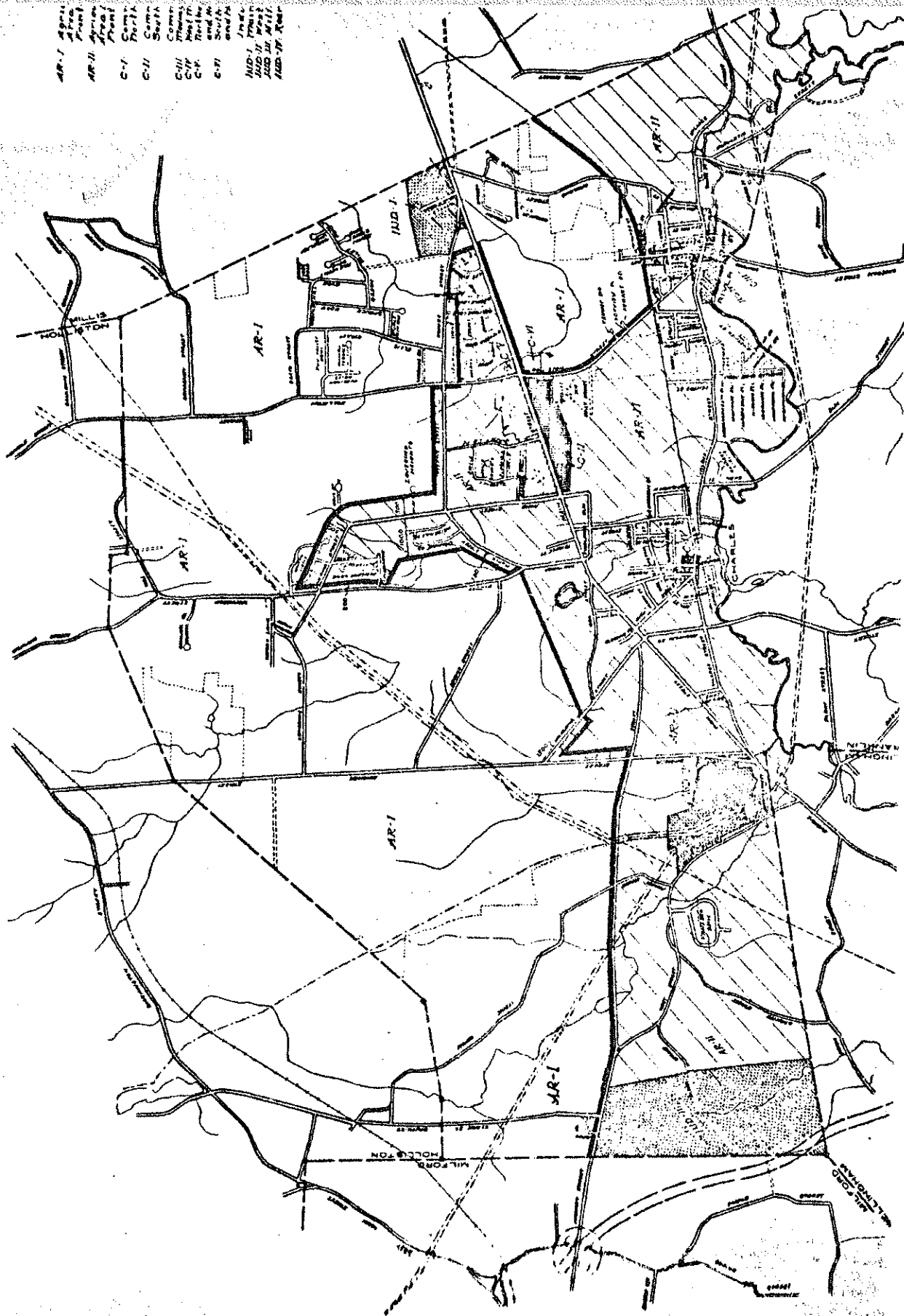
A true copy.

ATTEST: . . . . .

*Francis D. Donovan*

TOWN CLERK

PLANNING BOARD · MEDWAY · MASSACH  
OFFICIAL ZONING MAP  
EFFECTIVE MAY 8, 1978



(Medway)

DOCUMENT #6

C E R T I F I C A T I O N

I hereby certify the following to be the final vote taken under article 36 of the warrant for the annual town meeting of the Town of Medway, held in adjourned session May 16, 1979:

Article 36. VOTED: That the zoning by-laws of the town be amended as follows:

Under Section II, Definitions, add:

"21. Kennel -- one pack or collection of dogs on a single premises, whether maintained for breeding, boarding, sale, training, hunting, or other purposes, and including any shop where dogs are on sale, and also including every pack or collection of more than three dogs three months old or over owned or kept on a single premises irrespective of the purposes for which they are maintained."

Under Section V, Use Regulations, A. General Requirements, add:

"No kennel is allowed in any district unless permitted by a special permit granted by the Zoning Board of Appeals."

(RV)

In Favor 91  
Opposed 6

A true copy of the record.

ATTEST: . . . . .  
Town Clerk

AMENDMENT  
TO  
TOWN OF MEDWAY ZONING BY-LAWS

Section "Q" FLOOD PLAIN/WETLAND PROTECTION  
DISTRICT:

Strike out par. 2, sub-par. (a), sub -  
section (1) through (6) inclusive, and in-  
sert in place thereof the following:

2. (a) FLOOD PLAIN DISTRICT

The Flood Plain District is herein  
established as an overlay district. The  
underlying permitted uses are allowed pro-  
vided that they meet the following addi-  
tional requirements as well as those of the  
Massachusetts State Building Code dealing  
with construction in flood plains. The  
Flood Plain District includes all special  
flood hazard areas designated as Zone A,  
A1-30 on the Medway Flood Insurance Rate  
Maps (FIRM), and the Flood Boundary and  
Floodway Maps dated June 18, 1980 on file  
with the Town Clerk, Planning Board, and  
Town Engineering Department. These maps as  
well as the accompanying Medway Flood  
Insurance Study are incorporated herein by  
reference.

Approved by the Attorney General August 25,  
1980.

TOWN OF MEDWAY

I hereby certify the following to be the action taken under Warrant Article 18 of the Annual Town Business Meeting of the Town of Medway, held May 10, 1982:

Article 18. VOTED: That Section V, Article Q of the Zoning By-laws be amended by adding a new section thereto as follows:

Section 8: If the Conservation Commission shall determine it necessary to require engineering, hydrological, or general site review in order to make an informed decision on the applicability of wetlands regulations to a given site, it may require the applicant to undertake the needed investigation. No such study shall be initiated until the applicant has provided written guarantee to the Commission that he/she will assume responsibility for its costs and terms of payment. The selection of a consultant for the study shall be subject to the approval of the Commission.

Any permit or Order of Condition issued under this requirement shall be released to the applicant only after receipt from the consultant of acknowledgement of payment or other satisfactory arrangement.

This requirement shall apply only to those projects or sites which the Conservation Commission shall determine to have a potentially significant impact upon the environment.

(A report by the Planning Board pertaining to this Article was presented before the meeting and filed with the Town Clerk. The Planning Board held a posted hearing on the Article on April 13, 1982. Two amendments were voted to the wording of the original Article, viz: that the word "requirement" be substituted in the last two paragraphs of the original article, wherever the word "article" appears. The Planning Board voted to recommend approval of the article as amended.)

(RV)

In favor: 121

Opposed 59

A true copy.

ATTEST: . . . . .

Town Clerk

I hereby certify the following to be the action taken under Warrant Article 19 of the Annual Town Business Meeting of the Town of Medway, held May 10, 1982:

Article 19. VOTED: That the Town amend the Zoning By-laws Map dated February 1, 1951, as amended, by extending Industrial District I to include approximately 1.3 acres of land presently included in Agricultural-Residential District I. The proposed addition to Industrial District I is described as follows:

A certain tract or parcel of land situated in Medway, Norfolk County, Massachusetts, located on the easterly side of a County Layout known as Private Way, and northerly on Main Street, and being bounded and described as follows:

Beginning at the southwesterly corner of the parcel at the northwesterly corner of the Medway Industrial Park at a concrete bound located on the easterly sideline of Private Way, thence running

NORTHWESTERLY by said Private Way, approximately 120 feet to the northwesterly corner of the parcel, thence running

NORTHEASTERLY by land now or formerly of John P. and Ann J. Lally, approximately 495 feet to the northeasterly corner of the parcel, thence running

SOUTHEASTERLY by land now or formerly of Huna Rosenfeld approximately 120 feet to the southeasterly corner of the parcel, located on the northerly line of the existing Medway Industrial Park, thence running

SOUTHWESTERLY by said Industrial Park and land now or formerly of Huna Rosenfeld, approximately 494 feet to the point of beginning.

Said parcel of land contains approximately 1.3 acres, more or less, and is shown as Parcel B on a plan entitled "Simtran Corp. Site Plan in Medway, Mass. Property of Huna Rosenfeld, Scale: 40 feet to an inch, Date: January 25, 1982, Guerriere & Halnon, Inc., Engineering & Land Surveying, 205 E. Central Street, Franklin, Mass."

A copy of the plan showing the above described land is on file in the office of the Town Clerk.

(A report by the Planning Board on this article was presented before the meeting and filed with the Town Clerk. The Planning Board held a posted hearing on the article on April 13, 1982, and voted to recommend approval of the article on the same date. No amendments were made to the article by the Planning Board.)

(RV)

In favor: 175

Opposed: 1

A true copy.

ATTEST:

*Francis D. Donovan*

Town Clerk

*App'd by att'y Gen'l 9-23-83*

## TOWN OF MEDWAY

## Office of the Town Clerk

I hereby certify the following to be the action taken under Article 23 of the Warrant for the Annual Town Meeting held May 10, 1983 in adjourned session at the Medway Junior-Senior High School, a legal quorum being present:

Article 23. VOTED: That Section V of the Zoning By-laws be amended by adding a new Article "S" as follows:

### S. Signs

#### 1. Purpose

The purpose and intent of this By-Law shall be to regulate, restrict and place such limitations on the size, location, type and illumination of all signs as will assure that they will be appropriate to the land, building, or use to which they refer and be protective of property values and the safety of the public.

#### 2. Definitions

a. "Sign" shall mean any device designed to inform or attract the attention of persons not on the premises on which the device is located. Any exterior building surfaces which are internally illuminated or decorated with gaseous tube or other lights are considered signs. The following, however, shall not be considered signs within the context of this By-Law:

1. Flags and insignia of the government except when displayed in connection with commercial promotion;



2. Legal notices, or informational devices erected or required by public agencies;
  3. Standard gasoline pumps bearing thereon in usual size and form the name, type, and price of gasoline;
  4. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or parts internally luminated or decorated with gaseous tube or other light;
  5. On-premise devices guiding and directing traffic and parking, not exceeding two (2) square feet in area, and bearing no advertising matter;
  6. Official historic markers and commemorative tablets;
  7. Signs up to two (2) square feet in area, used for identifying nonprofit organizations, rest rooms, telephones and other public facilities.
  8. Temporary festive lighting in observance of a national or religious occasion.
- b. "Sign Area" shall mean the area of the smallest horizontally or vertically oriented rectangle which could enclose all the display area of the sign, together with any backing different in color or material from the finish material of a building face, without deduction for open space or other irregularities. Structural members not bearing advertising matter shall not be included unless internally or decoratively lighted. Only one side of flat, back-to-back signs need be included in calculating sign area.
  - c. "Temporary" shall mean a period of thirty (30) days or the period to which the information on the sign is relevant, whichever is less.
  - d. "Facade" shall mean the portion of a building wall, containing the main public entrance, which corresponds to the height and width of the interior space rented or owned by the tenant of the building establishment.
  - e. "Standing Sign" shall mean any and every sign erected on or affixed to the land.

### 3. Administration

#### a. Permits

No sign shall be erected, enlarged, or structurally altered without a sign permit issued by the Building Inspector, unless specifically exempted from this requirement. Permits shall only be issued for signs in conformance with this By-Law. The Building Inspector shall issue permits or denials thereof within thirty (30) days of the date the application for permit is received. A denial of permit shall be

subject of review by the Board of Selectmen.

**b. Applications**

The applicant must provide the name and address of the sign owner, the proposed location, a scale drawing, and a sketch including an indication of colors to be used, showing the design, dimensions and position of the sign and such other pertinent information as the Building Inspector may require to insure compliance with this By-Law and other applicable law. A copy of any relevant special permit shall also accompany the application. No sign having red or green colors shall be erected within three hundred (300) feet of a traffic signal unless approved as non-hazardous by the Chief of Police.

**c. Enforcement**

The Building Inspector is hereby authorized and directed to enforce the provisions of this By-Law.

**d. Fees**

Fees for sign permits shall be paid in accordance with a schedule of fees set forth by the Building Inspector.

**e. Nullification**

A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six (6) months from the date of the permit, provided however, that the Building Inspector may, at his discretion, issue extensions covering a period not to exceed one (1) year from the date of issue of the original permit/

**f. Nonconforming Signs**

Any nonconforming sign erected prior to the adoption of this By-Law or any amendment hereto, may be continued and maintained. No existing sign shall be enlarged, reworded, redesigned, or altered in any way unless it conforms with the provisions contained herein. Any sign which has been destroyed or damaged to the extent that the cost of repair or restoration will exceed one-third of the replacement value as of the date of destruction shall not be repaired, rebuilt, restored, or altered unless in conformity with this By-Law.

**h. Penalties**

Any sign owner or owner of property on which a sign is located who violates or permits a violation of this By-Law, shall be subject to a fine of not more than \$50.00 per day, said fine to be ninety (90) days after the later

of (a.) the date of issuance of any notice given by the Building Inspector or (b.) the date of conclusion of any appeal therefrom.

#### 4. Prohibited Signs

- a. Signs which advertise an activity, business, product or service no longer produced or conducted on the premises upon which the sign is located.
- b. Signs which contain or consist of pennants, ribbons, streamers, spinners, other moving devices, strings of light bulbs or other similar devices; except that time of day, indicated by moving hands of a clock may be displayed.
- c. Signs which have blinking, flashing, or fluttering light or other illuminating devices; which have a change light intensity, brightness or color; except that time of day or temperature may be displayed by numerals which may change periodically.
- d. Signs illuminated by other than a stationary white or white steady light whether internal or external to the sign.
- e. Mechanically activated signs, other than rotating barber poles,
- f. Signs placed upon a roof except as provided under Commercial and Industrial use.
- g. Moveable or portable signs.
- h. Signs which overhang any Public Way or Public Property.
- i. Signs (including window displays) which by reason of illumination, location, shape, size, or color interfere with traffic or confuse or obstruct the view or effectiveness of any official traffic sign, traffic signal, or traffic markers.
- j. Bill Boards- No permit will be issued or renewed for Bill Boards, except as otherwise provided by the law.

#### 5. Agricultural and Residential Zones

The following unilluminated signs are permitted without application for a permit:

- a. Signs displaying the street number, street name, and/or the name of the occupant of the property. A sign not to exceed six (6) square feet in area may include identification of any accessory professional office or other accessory use approved by the Zoning Board of Appeals or provided for by Zoning By-Law.
- b. Signs pertaining to the lease or sale of a lot or build-

ings, provided that such signs shall not exceed nine (9) square feet in area.

- c. One contractor's sign, not exceeding nine (9) square feet in area (except as otherwise required by law) maintained on the property while construction is in progress, and containing information relevant to the project. Such sign shall be removed promptly after completion of construction.
- d. One sign identifying each public entrance to a subdivision or multi-family development such as apartments or town houses, of not more than nine (9) square feet in area.
- e. One sign relating to a new residential subdivision during the actual period of construction, provided it shall not exceed twenty (20) square feet in area; and it shall be set back at least ten (10) feet from any street lot line.
- f. Temporary non commercial signs less than six (6) square feet in area advertising home bake, yard or garage sales or personal messages and announcements or the private sale of a motor vehicle.
- g. Signs not to exceed six (6) square feet in area if a political nature related to an official election, provided that such signs may be displayed not more than thirty (30) days before the related election and must be removed within three (3) days following the election.
- h. Signs not to exceed one (1) square foot in area related to the posting of private property.
- i. Residential street numbers may be illuminated.

6. Industrial and Commercial Zones  
The following signs are permitted:

- a. Signs as permitted in Agricultural Residential Districts without permit, except that temporary real estate signs may be as large as twenty (20) square feet in area.
- b. Signs attached to a building or its canopy, parallel with facade, and not projecting above the roof line, advertising the name of a firm, or goods or services available on the premises provided that the total area erected on any facade by any occupant may not exceed fifteen (15) percent of the area of the facade assigned to any occupant. In no case shall any occupant's sign total more than one hundred (100) square feet in area facing any single street.

No sign shall be painted or posted directly on the exterior surface of any building but all signs must be painted, posted or otherwise securely affixed to a substantial intermediary removable surface which shall be securely

affixed to the building. The foregoing however, shall not prevent the installation of a sign by individual letters or devices securely affixed to the exterior wall of the building.

The material and construction of any sign and intermediary surface and the manner of affixation of the sign to the intermediary surface and the intermediary surface to the wall of the building shall be in accordance with the requirements of the Building Inspector. All signs, together with their structural elements, shall be kept in good repair and in a proper state of preservation to the satisfaction of the Building Inspector. The Building Inspector may order the removal of any sign that is not maintained in accordance with the provisions of this By-Law.

c. Multi Use Buildings

A directory listing occupants of a Multi Use Building may be attached to the front of the building adjacent to its main entrance and not exceeding nine (9) square feet in area.

- d. Signs (including but not limited to, paper, poster board and/or cardboard signs) affixed to a window shall not occupy an area in excess of thirty (30) percent of such window; and shall pertain only to special sales or events lasting no more than fifteen (15) days. No permit is required for signs complying with this subparagraph. Date of posting must be prominently indicated on the sign.
- e. 1. One standing sign for each lot street frontage of a business establishment provided; it shall not exceed fifteen (15) square feet in area. No portion of it shall beset back less than ten (10) feet from any street lot line; it shall not rise to more than twelve (12) feet from the ground or the sidewalk. Where a single lot is occupied by more than one business whether in the same structure or not, there shall not be more than one standing sign.
2. For any lot having at least two hundred (200) feet of a lot street frontage or for any complex comprising three (3) or more business establishments on a single lot the surface area of a standing sign may be increased to twenty five (25) square feet in area.
3. For any building complex comprising three (3) or more enterprises on a lot or lots comprising five (5) or more acres, one free standing sign for the street on which the development fronts, containing the name or other identification of the area or enterprises occupied by the complex; provided that that the sign shall be no larger than one hundred (100) square feet in area, shall not be located within five (5) feet of line of any Public Way, and no part of the sign shall

be more than twenty-five (25) feet above ground level.

**f. Off Premises Signs**

Only signs pertaining exclusively to the premises on which they are located or to products, accommodations, services or other activities on the premises shall be allowed, except that an establishment not on the street to which the sign is oriented, may be erected and maintained on private property if authorized by the Zoning Board of Appeals. Such signs shall be authorized only upon the determination that such sign will promote the public interest, will not endanger the public safety, and will be of such size, location and design as will not be detrimental to the neighborhood. At locations where directions to more than one establishment are to be provided, all such directional information shall be incorporated into a single structure. All such directional signs shall be unlighted and each shall be not more than four (4) square feet in area.

- g. Roof-mounted signs are permitted only when the 'facade' of a building is less than ten (10) feet in vertical height and further provided that the sign:
- will be in lieu of signs attached to the facade;
  - will be mounted parallel to the facade;
  - will be no greater than twenty (20) percent of the facade in surface area;
  - will have no portion extending higher than fifteen (15) feet above ground level.

**7. Churches**

The following are allowed without permit:

- a. Signs as permitted under Agricultural-Residential Zones.
- b. One bulletin or announcement board, identification sign, or entrance marker for each public entrance to the premises upon which a church, synagogue, or other religious institution is located, not exceeding twelve (12) square feet in area, provided that there shall be no more than three (3) such signs for each church, synagogue, or other religious institution.
- c. Temporary non-commercial signs advertising an event or activity related to or conducted by the church and not exceeding twenty (20) square feet in area.

**8. Severability**

The invalidity of any part or provisions of this By-Law or of the application thereof to any particular subject matter, shall not invalidate any other part or provision hereof or affect the application hereof to any other subject matter.

And further to amend Zoning By-laws by deleting the following paragraphs referring to signs and appropriately redesignating the remaining paragraphs:

Section V Article E., Paragraph 1, subparagraph (c)  
Article F., Paragraph 1, subparagraph (c)  
Article H., Paragraph 1, subparagraph (c)  
Article I., Paragraph 1, subparagraph (j)  
Article J., Paragraph 2,  
Article K., Paragraph 2

*a true copy  
Attest  
Tamara D. Donovan  
Town Clerk*

TOWN OF MEDWAY

I hereby certify the following to be the action taken under Article 38 of the Warrant for the Annual Business Meeting of the Town of Medway, held May 15, 1984 at the Medway Junior-Senior High School:

Article 38. VOTED: That Section V, Article F, par. 4 of the Town of Medway Zoning By-laws be amended to read:

"4. Any two-family dwelling hereinafter erected in this district shall be located on a lot having a continuous frontage of not less than 150 feet on a town-accepted street or streets and an area of not less than 30,000 square feet. For two-family dwellings, there shall be provided on each lot an off-street parking area or areas, indoor or outdoor, of sufficient size to allow two parking spaces for each dwelling unit. No parking area shall be located nearer than ten feet to the line of an adjoining lot. No space shall be considered available for parking which reduces the effective width of a driveway providing access to this or any other dwelling."

(A report by the Planning Board unanimously recommending adoption of this article was read at the town meeting.)

In favor	101
Opposed	0

A true copy.

ATTEST: . . . . . Town Clerk

I, Francis D. Donovan, Clerk of the Town of Medway, hereby certify the following to be the action taken under Article 18 of the Warrant for the Special Town Meeting of the Town of Medway held June 30, 1987 at the Medway Junior-Senior High School:

Article 18. VOTED: That the Town zoning by-law be amended by deleting, in Section V, paragraphs F.3 and F.4, the words "town accepted," so that the amended paragraph would read:

"3. Any single family dwelling hereinafter erected in this district shall be located on a lot having continuous frontage of not less than 150 feet on a street or streets and an area of not less than 22,500 square feet except that one dwelling may be ~~erect~~ erected on a lot having lesser frontage and area where said lot existed at the time this by-law was adopted and did not adjoin other land of the same owner available for use in conjunction with said lot.

"4. Any two-family dwelling hereinafter erected in this district shall be located on a lot having continuous frontage of not less than 150 feet on a street or street and an area of not less than 30,000 square feet. For two-family dwellings, there shall be provided on each lot an off-street parking area or areas, indoor or outdoor, of sufficient area to allow two parking spaces for each dwelling unit. No parking area shall be located nearer than 10 feet to the line of an adjoining lot. No space shall be considered available for parking which reduces the effective width of a driveway providing access to this or any other dwelling."

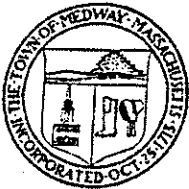
(RV)

In favor: 80  
Opposed: 37

A true copy.

ATTEST: . . . . .  
Town Clerk





# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (617) 533-6059

FRANCIS D. DONOVAN  
Town Clerk and Registrar

## C E R T I F I C A T I O N

I, Francis D. Donovan, Town Clerk of the Town of Medway, hereby certify the following to be the action taken under Article 40 of the Warrant for the Annual Town Meeting of the Town of Medway held May 8, & 9, 1989: Action taken on Article 40 May 9, 1989:

Article 40. To see if the Town will vote to amend the Zoning By-Law by deleting the present definition of "street" as found in Section II, paragraph 16 and substituting in place thereof the following:

"16. Street - a public way established by or maintained under public authority, or a way shown on a plan approved or endorsed by the Planning Board."

or act in any manner relating thereto.

PLANNING BOARD

Article 40.VOTED: That the Town of Medway Zoning By-law be amended by deleting the present definition of "street" as found in Section II, paragraph 16 and substituting in place thereof the following:

"16. Street - a public way established by or maintained under public authority, or a way shown on a plan approved or endorsed by the Planning Board."

(A report of the Planning Board favoring the amendment, citing action taken at their special meeting held May 2, 1989, 4 members of the Board in favor, 1 opposed, was read to the Town Meeting by the Moderator.)

(RV)

In Favor: 87

Opposed: 10

A true copy.

ATTEST.....

ASSISTANT TOWN CLERK

Corinne M. Fallon

Dated @ Medway  
May 11, 1989



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-6059

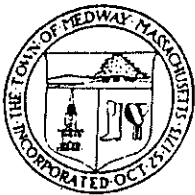
I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 24 of the Annual Town Meeting of the Town of Medway held May 10, 1993, in the Medway High School Auditorium.

VOTED: To amend the Medway Zoning By-Laws, Section D, Board of Appeals, by deleting, in the first paragraph, the words, "three members and two associate members", and substituting, therefore, the words, "five members"

113 in favor  
0 opposed

A True Copy Attest.....*Maryjane White*.....

Dated at Medway.. *June 8*.....1993  
TOWN CLERK



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-6059

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 24 of the Annual Town Meeting of the Town of Medway held May 10, 1993, in the Medway High School Auditorium.

VOTED: To amend the Medway Zoning By-Laws, Section D, Board of Appeals, by deleting, in the first paragraph, the words, "three members and two associate members", and substituting, therefore, the words, "five members"

113 in favor  
0 opposed

A True Copy Attest.....*Maryjane White*.....

Dated at Medway...*June 8*.....1993

TOWN CLERK



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053  
TEL. (508) 533-6059

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 26 of the Annual Town Meeting of the Town of Medway held May 10, 1993, in the Medway High School Auditorium.

VOTED: To amend the Medway Zoning By-Laws, Section D, Board of Appeals, by deleting, in the first paragraph, the words, "three members and two associate members", and substituting, therefore, the words, "five members"

113 in favor  
0 opposed

ARTICLE 26. VOTED to amend Section V, Use regulations, of the Medway Zoning By-Laws, by deleting paragraph 1b in each of Commercial District subsections H, J, K and L, which reads:

"Retail stores, the primary function of which is the distribution of merchandise for sale, by the retail store in this district shall be stocked and displayed within the building."

and substituting, therefore, the following new paragraph 1b,

"(b) Retail stores, the primary function of which is the distribution of merchandise for sale, rental or repair to the general public. Said merchandise being offered for distribution shall be stocked and displayed within the building except that the occasional conduct of an outdoor/sidewalk sale or the external display of merchandise, both meeting health and safety standards, is allowed but only by permit from the Board of Selectmen",

95 IN FAVOR  
5 ABSTAINING  
0 OPPOSED

A true copy attest.....

*Maryjane White*  
TOWN CLERK

Dated at Medway..... *June 8, 1993* .....



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken at a Annual Town Meeting held May 9, 1994.

ARTICLE 9. To amend the Medway Zoning By-Laws, Section D, Board of Appeals, by deleting in the first paragraph the words, "five members", and substituting, therefore, the words, "five members and two associate members", or to act in any manner relating thereto.

## PLANNING BOARD

ARTICLE 9. VOTED: To amend the Medway Zoning By-laws, Section D, Board of Appeals, by deleting in the first paragraph the words, "five members," and substituting, therefore, the words, "five members and two associate members and no person during the same period of time shall be a member or associate member, or any combination thereof, of both the Planning Board and the Zoning Board of Appeals.

233 in favor

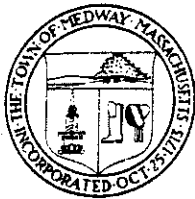
0 Opposed

Date.....

ATTEST.....

*May 24, 1994*  
*Maryjane White*  
*Town Clerk*

TOWN CLERK



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-6059

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be the vote taken at a Special Town meeting held December 5, 1994

ARTICLE 13: To see if the Town will vote to amend Section III of the Zoning By-Laws to include the following Paragraph B-3:

Before a building permit can be issued for the construction of a new house on any lot serviced by municipal sanitary sewer, the maximum seasonable groundwater elevation will be determined by on-site testing and observation with supporting calculation and certification prepared by a registered professional engineer. The basement floor elevation for all buildings will be at least two feet above the maximum seasonal groundwater elevation for the lot. Proof of such must be submitted to the Inspector of Buildings. or to act in any manner relating thereto.

INSPECTOR OF  
BUILDINGS

ARTICLE 13. VOTED: to amend Section III of the Zoning By-Laws to include the following Paragraph B-3:

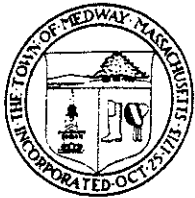
Before a building permit can be issued for the construction of a new house, excluding any additions to existing structures. The maximum seasonable groundwater elevation will be determined by on-site testing and observation with supporting calculation and certification prepared by a registered professional engineer. The basement floor elevation for all buildings will be at least two feet above the maximum seasonal groundwater elevation for the lot. Proof of such must be submitted to the Inspector of Buildings.

RV

270 In favor  
59 Opposed

DATE... Jan. 10, 1995  
A true copy... Maryjane White

Town Clerk



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-6059

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be the vote taken at a Special Town meeting held December 5, 1994

ARTICLE 12. To see if the Town will vote to amend Section III of the Zoning By-laws, Paragraph C to read as follows:

1. This by-law shall be enforced by the Inspector of Building/Local Inspector.
2. Any person violating any provision of this by-law shall be subject to the following:

Maximum fine allowed: \$100.00

Fine Schedule: First offense- Warning

Second Offense-\$25.00

Third Offense-\$50.00

Fourth and each subsequent offense-\$100.00

Maximum/per day/per violation

or to act in any manner relating thereto.

INSPECTOR OF  
BUILDINGS

ARTICLE 12. VOTED: To amend Section III of the Zoning By-laws, Paragraph C to read as follows:

1. This by-law shall be enforced by the Inspector of Building/Local Inspector.
2. Any person violating any provision of this by-law shall be subject to the following:

Maximum fine allowed: \$100.00

Fine Schedule: First offense- Warning

Second Offense-\$25.00

Third Offense-\$50.00

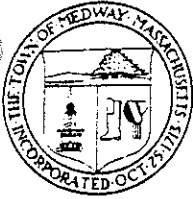
Fourth and each subsequent offense-\$100.00

Maximum/per day/per violation

RV

305 in favor

10 opposed



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-6059

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be the vote taken at a Special Town meeting held January 17, 1995.

ARTICLE 8. To see if the Town will vote to amend Section V, subsection S, Paragraph 3(h), Penalties of the Zoning by\_laws, to read as follows:

Any sign owner or owner of property on which a sign is located who violates or permits a violation of this By-law shall be subject to a fine as follows:

Maximum fine allowed: \$100.00

Enforcement agent: Inspector of Buildings/Local  
Inspector/Police

Fine schedule  
First offense- warning  
Second offense-\$25.00 Third  
offense\_\$50.00  
Fourth and each subsequent  
offense-\$100.00  
Maximum per day each day to  
constitute a separate  
violation

or to act in any manner relating thereto.

ARTICLE 8. VOTED: to amend Section V, subsection S, Paragraph 3(h), Penalties of the Zoning by\_laws, to read as follows:

Any sign owner or owner of property on which a sign is located who violates or permits a violation of this By-law shall be subject to a fine as follows:

Maximum fine allowed: \$100.00

Enforcement agent: Inspector of Buildings/Local  
Inspector/Police



Fine schedule

First offense- warning  
Second offense-\$25.00 Third  
offense\_\$50.00  
Fourth and each subsequent  
offense-\$100.00  
Maximum per day each day to  
constitute a separate  
violation

RV

99 in favor  
3 opposed

DATE *January 24 1995* .....  
A true copy *Margaret White* .....  
TOWN CLERK



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 333-6059

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be the vote taken at a Special Town meeting held January 17, 1995.

ARTICLE 8. To see if the Town will vote to amend Section V, subsection S, Paragraph 3(h), Penalties of the Zoning by\_laws, to read as follows:

Any sign owner or owner of property on which a sign is located who violates or permits a violation of this By-law shall be subject to a fine as follows:

Maximum fine allowed: \$100.00

Enforcement agent: Inspector of Buildings/Local  
Inspector/Police

Fine schedule  
First offense- warning  
Second offense-\$25.00 Third  
offense\_\$50.00  
Fourth and each subsequent  
offense-\$100.00  
Maximum per day each day to  
constitute a separate  
violation

or to act in any manner relating thereto.

ARTICLE 8. VOTED: to amend Section V, subsection S, Paragraph 3(h), Penalties of the Zoning by\_laws, to read as follows:

Any sign owner or owner of property on which a sign is located who violates or permits a violation of this By-law shall be subject to a fine as follows:

Maximum fine allowed: \$100.00

Enforcement agent: Inspector of Buildings/Local  
Inspector/Police

Fine schedule

First offense- warning  
Second offense-\$25.00 Third  
offense\_\$50.00  
Fourth and each subsequent  
offense-\$100.00  
Maximum per day each day to  
constitute a separate  
violation

RV

99 in favor  
3 opposed

DATE January 24 1995  
A true copy. Marijane White  
TOWN CLERK



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 4 of the Special Town Meeting held April 28, 1997.

ARTICLE 4. VOTED: To amend the Zoning By-law by providing for definitions and dimensional requirements covering "adult Uses", as follows:

1. By adding in SECTION I. AUTHORITY AND PURPOSE,  
Paragraph C. PURPOSE AND INTENT:

After serious study of the secondary effects of various "Adult uses", it has been determined that such secondary effects are in consistent with the public good, public safety, and neighborhood objectives of the citizens of the Town of Medway.

The minutes and study materials used to make these recommendations are hereby made part of the public record and are filed with the Town Clerk.

The Town of Medway does not desire to suppress any speech activities protected by the First Amendment, but rather to enact a content neutral ordinance concerned with the secondary effects of adult uses on the surrounding community, especially crime and effects upon children and family life, and therefore desires reasonable regulation of the location of adult uses in order to provide for the protection of the image of the community, its property values, and to protect the residents of the community from any adverse affects of such adult entertainment ;and uses.

In recommending these currently accepted standards of dispersal and spacing, no consideration has been given to whether or not there exists and "attractive" business site as we believe that existing Commercially Zoned Areas have been previously adopted by the Town with absolutely no consideration for such "Adult uses".

It is not the Town's responsibility, not its intent therefore, to make changes which expressly accommodate or discriminate against, the location of : "Adult uses" in any currently zoned commercial area except as limited by those currently accepted standards of dispersal and spacing in order to preserve the public good, public safety and neighborhood objectives of the citizens of the Town of Medway.

2. By adding the following definitions in SECTION 11. DEFINITIONS, AND BY RE-NUMBERING THE REMAINING DEFINITIONS:

Adult use Adult bookstores, Adult Cabarets, Adult motion Picture theaters, Adult Paraphernalia Stores, and Adult video Stores as further defined below:

(a) ADULT BOOKSTORE--An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other matter which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in MGL Ch. 272, Sec. 31.

(b) ADULT CABARET-A nightclub, bar, restaurant, tavern, dance hall, or similar commercial establishment which regularly features persons or entertainers who appear in a

state of nudity, or live performances which are distinguished or characterized by nudity, sexual conduct or sexual excitement as defined in MGL Ch. 272, Sec. 31.

(c) ADULT MOTION PICTURE THEATER- An enclosed building or any portion thereof used for presenting material (motion picture films, video cassettes, cable television, slides or any other visual media) distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in MGL Ch. 272, Sec. 31.

(d) ADULT PARAPHERNALIA STORE- An establishment having as a substantial or significant portion of its stock devices, objects, tools or toys which are distinguished or characterized by their association with sexual activity including sexual conduct or sexual excitement as defined in MGL Ch., 272, Sec 31.

(e) ADULT VIDEO STORE- An establishment having as a substantial or significant portion of its stock in trade-for sale or rent-motion picture films, video cassettes, and similar audio/visual media, which are distinguished or characterized by their emphasis depicting, describing or relating to sexual conduct or sexual excitement as defined in MGL Ch 272, Sec. 31

3. By adding the following dimensional requirements in SECTION V, USE REGULATIONS, Paragraph H, sub-paragraph 2(h); paragraph I, sub-paragraph 2(h); paragraph J, sub-paragraph 3(h); paragraph K, sub-paragraph 3(h); and paragraph L, sub-paragraph 2(i):

"Adult uses", as defined herein , except as otherwise restricted, will be subject to the following dispersal and separation standards established to preserve the public good, public safety, and neighborhood objectives and protect against the documented secondary effects of such uses.

(1) 1,000 feet in any direction from other establishments of such "Adult uses"

(2) 500 feet in any direction from residentially zoned land; and

(3) 500 feet in any direction from a residence, schools, places of worship, day care centers, playgrounds, or other existing uses judged by the board of Selectmen to be similarly vulnerable to the secondary effects of such "Adult uses"

RV

218 in favor  
3 opposed

A true copy  
ATTEST.....

DATE.....

*Maryjane White*  
*May 22, 1997*



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 6 of the Special Town Meeting held April 28, 1997.

ARTICLE 6. VOTED: To amend the Zoning By-law by deleting the provisions of Section V. USE REGULATIONS, Paragraph C. SITE PLAN APPROVAL, and inserting in place thereof the following:

In all non-residential districts, building or any new use permits shall not be issued for the external enlargement or erection of a business or industrial use on a lot or tract of land until a site plan has been approved by the Board of Selectmen in accordance with the following procedures:

1. Procedures for Approval

(a) Any applicant desiring approval of a site plan under this section shall submit on (1) copy of the site plan with an application for approval directly to the Board of Selectmen or their designee, and one (1) copy to the Town Clerk, and eleven (11) copies with the appropriate fee to the Planning Board.

(b) The Board of Selectmen shall give notice of receipt of such plan at the next regularly scheduled meeting.

(c) The Planning Board shall, within twenty-one (21) days of receipt thereof, transmit one (1) copy of the site plan to each of the following agencies: Board of Assessors, Board of Health, Conservation Commission, Inspector of Buildings, DPS Administrator, and any other agencies, boards, commissions or departments as required by the Planning Board. These agencies shall, at their discretion, evaluate the site plan, and report their recommendations to the Planning Board. The Planning Board shall not take final action on a site plan until it has received reports from the aforementioned agencies or until aforementioned agencies, have been allowed twenty-one (21) days to submit a written report.

(d) The Planning Board shall develop Site Plan Approval Regulations which shall more fully define the Site Plan requirements and supporting information. The Site Plan Approval Regulations shall also include reasonable review and inspection fees, and performance bonds. In exercising its jurisdiction under this section, the Planning Board shall conform to the requirements for notice, public hearings, and appeals required by MGL Ch. 40A, Sec. 11 and 17.

(e) Following the Planning Board's review and public hearings, a written recommendation including copies of reports received from other agencies, shall be made to the Board of Selectmen regarding the site plan within ninety (90) days of receipt unless the applicant

requests an extension. The Board of Selectmen shall have the final authority to approve, conditionally approve, or deny the site plan.

(f) Building permits shall not be issued until the Board of Selectmen shall approve or conditionally approve the Site Plan, or shall allow one hundred and twenty (120) days to elapse from the date of receipt of submission of the application by the Board of Selectmen.

(g) Within twenty days (20) after the approval of the site plan, a copy bearing thereon the approval of the Board of Selectmen shall be filed with the Town Clerk, and the plan as approved shall be carried into effect and completed by the applicant or their assigns within one year of the date of approval. Upon receipt of an application filed prior to the original date of expiration of the one (1) year period, the Board of Selectmen may grant an extension.

## 2. Site Plan Contents

---

A site plan shall be prepared by a Professional Engineer (PE) and a Registered and Surveyor (RLS) as appropriate and certified by same with their seal stamp and signature. The Site Plan shall show, among other things, all existing and proposed buildings, structures, and roadways, freestanding signs including traffic control signs, driveways, walkways, parking spaces, service areas, buffer areas, open spaces, proposed utility lines, proposed landscape features, storm water drainage system, and existing topography and natural features including wetlands. The site plan shall also include a locus map showing existing buildings, structures, freestanding signs, driveways, walkways on abutting properties.

## 3. Waiver of Site Plan Requirements

(a) Upon written request by an applicant to the Board of Selectmen, the Inspector of Buildings, acting as the agent for the Board of Selectmen, may waive the requirement for the submission of a Site Plan to the Board of Selectmen if the applicant provides to the Inspector of Buildings written statements and/or plans showing the site as it has been used and as it is proposed to be used, and also showing how the area (s) within the structure(s) have been used and are proposed to be used, and demonstrating that all the following conditions apply:

(1) The new use is no more intensive than the existing use and that the new use is permitted as a matter of right under this By-law for the Zoning districts in which the site is located.

(2) The new use will not require additional parking spaces and will not create more traffic than the current use.

(3) The new use will not change the existing buildings in structure, and roadways, traffic control signs, driveways, walkways, service areas, buffer areas, open spaces, utility lines, landscape features, storm water drainage systems and capacity, existing topography, and natural features including wetlands.

(4) The existing building has been continuously occupied, that is the building has not been fully vacant for a period of time greater than twenty-three (23) months.

(b) If the Inspector of Buildings determines that conditions (1)-(4) above are met by the proposed new use, and that the proposed new use will not have any increased impact on the neighborhood or adjacent properties, the Inspector of Buildings may waive the site plan requirement, for the proposed new use. If the Inspector of Buildings does not waive the site plan

requirement the applicant shall comply with the site plan procedure set forth in Number 1 (Procedures for Approval) of this Article.

(c) No waiver of site plan requirements shall be given for any restaurant, coffee shop, bakery, convince store, liquor store, adult use, or financial institution, nor granted for any site which through continuous use or proposed use may be detriment to the infrastructure or to public safety.

#### 4. Penalties

Any applicant, individual, property owner, or business entity who violates or permits a violation of this By-law shall be subject to a fine as follows:

Maximum Fine Allowed: \$100.00

Enforcement Agent: Inspector of Buildings/Local Inspector

Fine Schedule: First Offense: Warning

Second Offense: \$25.00

Third Offense: \$50.00

Fourth and each subsequent offense: \$100.00

Maximum per day each day to constitute a separate violation.

VV

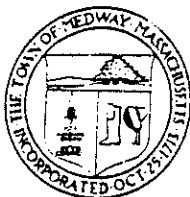
113 in favor  
2 opposed

A true copy  
ATTEST.....

DATE.....

*Mary Jane White*  
.....  
*May 22, 1997*  
.....





# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 7 of the Special Town Meeting held April 28, 1997.

ARTICLE 7. VOTED: To amend the Zoning By-law by adding the definition of Basement to Section II. Definitions. as follows: "Basement"—that portion of a building which is partially below and partially above grade, and to re-number the remaining definitions.  
R.V.

105 in favor  
0 opposed

A true copy

ATTEST.....

DATE.....

*Maryjane White*  
*May 22, 1997*



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 8 of the Special Town Meeting held April 28, 1997.

ARTICLE 8. VOTED: To amend the Zoning By-law:

By deleting in Section V. Use Regulations, paragraph S. SIGNS, 2. Definitions (a), the First sentence, the current definition of "Sign", and inserting in its place, the following:

(a) "Sign"— any symbol, design, or device used to identify or advertise any place, business, product, activity, service, person, idea or statement.

By deleting SECTION V., Paragraph S.2 (b) in its entirety and inserting the following:

(b) "Sign Area"— the area of the smallest rectangle which could enclose all the display area of a sign, together with any backing different in color or material from the finish material of a building face, without deduction for open space or other irregularities. Structural members not bearing advertising matter shall not be included unless internally or decoratively lighted. Where the faces of a sign are placed back-to-back and face in opposite directions, the sign area shall be defined as the area of one face of the sign.

By deleting SECTION V, Paragraph S.2 (c) in its entirety and inserting the following:

(c) "Temporary Sign"—a sign erected for a period of thirty (30) days, or the period to which the information on the sign is relevant, whichever is less.

By deleting SECTION V, Paragraph S. 2 (e) in its entirety and inserting the following:

(e) "Freestanding Sign"— a non-movable sign not affixed to any building but constructed on a permanently fixed location on the ground with its own support structure and displaying a sign face on not more than two (2) sides.

By adding the following to Section V, Paragraph S.2;

(f) "Billboard sign"— a sign which advertises a business, service, product, commodity, entertainment or similar object or activity which is conducted, sold or offered on a lot other than the lot on which the sign is erected.

(g) "Movable Sign" or "Portable Sign"—a sign which is not permanently attached to the ground or to a building or permanent structure, but is intended to be portable, for example, an A-frame, H-frame, or T-frame sign placed on the surface of the ground or temporarily staked into the ground.

(h) "Roof Sign"— a sign which is painted, mounted, or in any way projected above the lowest point of the eaves of a building or structure, but not including any wall sign as defined herein.

(i) "Wall Sign"— a sign which is painted or otherwise permanently affixed to a substantially vertical exterior surface of a building or structure, with a display area positioned substantially parallel to the wall on which the signs mounted, including such a sign affixed to a

parapet or to the lower slope of a gambrel or mansard roof. or to a wall of a building or structure located above the eaves of any lower portion or wing of the building or structures.  
RV

104 in favor  
1 opposed

A true copy  
ATTEST

DATE

*Margaret White*  
*May 22, 1997*



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 9 of the Special Town Meeting held April 28, 1997.

ARTICLE 9. VOTED: To amend the Zoning-BY-Law by deleting SECTION V, Paragraph G., GENERAL RESIDENTIAL DISTRICTS, and to re-letter the remaining paragraphs in SECTION V.  
RV

102 IN FAVOR  
0 OPPOSED

A true copy

ATTEST

DATE

*Maryjane White*  
.....  
*May 22, 1997*  
.....



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 25 of the Annual Town Meeting held May 11, 1998.

ARTICLE 25. VOTED: To amend the zoning by-laws as follows:

By adding to Section V, Use regulations, paragraph B, Area Standards, the following paragraph:

"4. For all zones, no dwelling, building or structure shall be erected unless the lot has upland building area within it which encompasses a minimum of 50% of the required minimum lot area for that zoning district. This upland building area shall be contiguous land within which no land is subject to protection under the Wetlands Protection Act, General Laws, Chapter 131, Section 40"

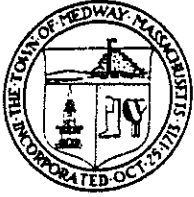
R. V.

139 in favor  
29 opposed

A true copy

ATTEST.....

DATE.....



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 29 of the Annual Town Meeting held May 11, 1998.

ARTICLE 29. VOTED: To amend the Zoning By-laws as follows:

By amending Section V, Use Regulation, Paragraph E, Agricultural and Residential District I, Subparagraph 4, to read:

"All buildings shall extend no nearer to any street line than 35 feet and shall not be less than 15 ft from the side lot lines and 15 feet from the rear lot line. The Board of Appeals may make an exception to this upon appeal or written request if the setbacks of buildings on adjoining lots vary from its requirement.

R. V.

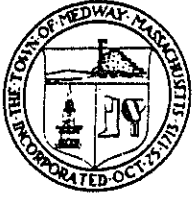
54 in favor

16 opposed

A true copy

ATTEST.....

DATE.....



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 30 of the Annual Town Meeting held May 11, 1998.

ARTICLE 30 VOTED: To amend the Zoning by-laws as follows:

By amending Section V, Use regulation, Paragraph F, Agricultural and Residential District II, Subparagraph 6 to read:

"All buildings shall extend no nearer to any street line than 35 feet, and shall not be less than 15 feet from the side lot lines, and 15 feet from the rear lot line. The Board of Appeals may make exception to this upon appeal or written request if the setbacks of buildings on adjoining lots vary from its requirements.

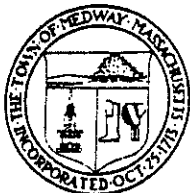
V.V.

(Unanimous)

A true copy

ATTEST.....

DATE.....



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 6 of the Annual Town Meeting held December 7, 1998.

## ARTICLE 6. VOTED:

to amend the Zoning By-Law as follows:

By adding to Section V, Use Regulations, a new paragraph:

### R. Wireless Communication Facilities

#### 1. Purpose:

The purpose of these regulations is to minimize adverse impacts of wireless communication facilities on adjacent properties and residential neighborhoods and to limit the number and height of these facilities to only what is essential.

#### 2. General Requirements:

- a. No wireless communications facility shall be constructed except in compliance with these guidelines and by special permit of the Zoning Board of Appeals.
- b. Only free standing monopoles, with associated antenna and/or panels are allowed. Lattice style towers and similar facilities requiring three or more legs and/or guy wires for support are not allowed.
- c. To the greatest extent feasible, all service providers shall co-locate on a single facility. Wireless communication facilities shall be designed to accommodate the maximum number of users as technically practical.



- d. When co-location on an existing monopole is not feasible, the applicant must demonstrate that another site is definitely required and the location must, for technical reasons, be located in the Town of Medway.
- e. A facility shall not be erected, or modified, nearer to any property line than a distance equal to the vertical height of the facility (inclusive of any appurtenant devices), measured at the mean finished grade of the facility base.
- f. An attachment shall not exceed ten feet in height above the level of its attachment to structure.
- g. Any proposed extension in height, addition of cells, antennas or panels to an existing facility, as well as, construction of any new facility or any replacement facility shall be subject to a new application
- h. Wireless facilities shall be suitably screened from abutters and residential neighborhoods. Painting and landscaping, when deemed necessary by the Zoning Board of Appeals, will be required at the expense of the owner.
- i. Fencing shall be provided to control access to wireless facilities.
- j. There shall be no signs, except for announcement signs, no trespassing signs and a required sign giving a phone number for twenty-four hour access to owner or agent.
- k. Night lighting is prohibited, except as required by the Federal Aviation Administration and for emergency service.
- l. All facilities or parts thereof or accessory facilities which have not been used for one year shall be dismantled and removed at the owner's expense within 90 days.

### 3. Location of Wireless Communication Facilities

- a. The primary wireless communication facility location for the Town currently exists at a site on the south edge of property located at 113 Main Street. All new applications must demonstrate complete technical inability to co-locate at this site before consideration will be given to another site.
- b. The second location for wireless communication facilities shall be on any existing high-tension power structures. No addition to a power structure shall be within 200 feet from the base of ~~that~~ structure to a residential property line.

#### 4. Procedures for Special Permit

a. All applications for modification of existing or construction of new wireless communications facilities shall be made and filed in compliance with Medway Zoning Board of Appeals Application Process.

b. A locus plan at a scale of 1" = 40' will be provided showing the exact location of proposed structure(s), abutting streets, landscape features, residential dwellings and all buildings within 500 feet of the tower base.

c. The following information must be prepared by a professional engineer:

1. Description of facility and technical, economic, and other reasons for the proposed location, height and design;

2. Confirmation that the facility complies with all applicable Federal and State standards;

3. Description of facility capacity including number of type of panels, antennas and/or transmitters that can be accommodated and basis for calculations;

4. Written statement that proposed facility complies with FAA, FCC guidelines.

(V.V.)

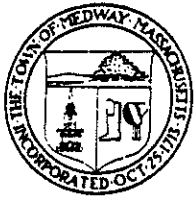
( Unanimous )

A true copy

ATTEST

DATE

*Margaret White*  
*January 4, 1998*



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following to be action taken under Warrant Article 8 of the Annual Town Meeting held December 7, 1998.

## ARTICLE 8. VOTED: To amend the Zoning By-Law

By adding to Section V. Use Regulations, a new paragraph, S. Open Space Residential Development.

### 1. Purpose

- a. To encourage the preservation of open space by permanently preserving open and wooded areas within the parcel.
- b. To provide green buffers, eco-corridors, and recreational areas consistent with the Town of Medway's "Open Space and Recreation Plan, 1996-2001", as amended.
- c. To permit maximum flexibility and creativity in design for the development of single-family subdivisions which will be superior to conventional plans.
- d. To promote the most harmonious use of the land's natural features, resources, and topography that will promote the general health and safety of the public.
- e. To discourage sprawled development, minimize environmental disruption, and provide a shorter network of streets and utilities that will promote a more efficient distribution of services.
- f. This By-law is not intended to make undevelopable land developable, or to permit an increase in the number of building lots that would otherwise be possible on a conventional plan, but rather to encourage the preservation of important site features.

### 2. General Requirements

- a. Tracts of land consisting of a minimum of ten (10) acres located in the Agricultural and Residential District I may be developed as an Open Space Residential Development (hereinafter referred to as "OSRD").
- b. OSRD's will be authorized only by Special Open Space Residential Development Permit (hereinafter referred to as "Special OSRD Permit") granted by the Planning Board (hereinafter referred to as "the Board").

building lots as permitted by Board of Health and Conservation Commission regulations, existing zoning, and a conventional subdivision without waivers from the town's Planning Board Rules and Regulations Governing Subdivision of Land ("subdivision regulations"). Refer to Section C.b for further information.

d. All lots and structures shall comply with the dimensional requirements of Section 5. Whenever possible the Board will require septic systems and housing units to be located outside of those areas of protected by Zone II regulations for public drinking water supply.

e. Permitted Uses

1. Detached single-family dwellings, including all accessory uses, as permitted in the Zoning By-Law for the AR-I district;

2. Uses permitted within the dedicated open space as described in these regulations; and

3. Recreational facilities consistent with open space use and design requirements.

3. Pre-Application Process

A pre-application review and public hearing are required. The intent of such is to allow the town the opportunity to discuss with the applicant and review each proposal prior to the Special OSRD Permit process. After the pre-application review, an applicant may the proceed to the Special OSRD process. A pre-application review will be conducted in accordance with the following procedure:

a. A pre-application package consisting of two preliminary sets of plans, one illustrating a conventional subdivision plan and one showing the proposed OSRD, shall be filed with the Town Clerk and the Board. The application shall be accompanied by 12 copies of the plans that must be prepared and stamped by a registered, professional civil engineer and land surveyor, and any other supporting materials that must be prepared by appropriate professionals (i.e. architects, landscape architects, hydrogeologists, certified soil evaluators, etc.). This submittal shall comply with the preliminary plan requirements of the subdivision regulations. In addition, the applicant must notify all abutters within three hundred (300') feet of the parcel in writing regarding the time, date, and nature of the public hearing at least 10 days prior to the hearing. Proof of this notice to each abutter must be provided to the Board. Failure to notify the abutters will result in an incomplete filing.

After an OSRD application has been submitted, no tree removal, utility installation, earthwork, road or building construction shall be done on the site until a decision on the application has been made by the Board, except soil testing may be allowed to satisfy project requirements.

b. The preliminary conventional plan shall be used by the Board to determine the maximum number of lots that could be created via a conventional subdivision. The maximum number of lots allowed in an OSRD definitive subdivision submittal is equal to 100% of the number of lots allowed in the conventional layout,

1. The burden of proof shall be upon the applicant to prove the proposed lot(s) are suitable for building. The Board reserves the right to challenge the status of any lot and not allow such to be included in any definitive plan filing.

2. Formal percolation and depth to groundwater tests shall be conducted for each building lot unless town sewerage is available. The results of these tests shall be submitted with the application. Due to seasonal testing requirements, the Planning Board may accept an application without these certified tests. However, the applicant may only proceed at his or her own risk, and no development of a building lot may commence until approved by the Board of Health. In addition, test holes are also required as part of the preliminary submittal to determine the adequacy of drainage facilities.

3. The boundaries of the Flood plain/Wetland Protection District and all wetlands pursuant to MGL Ch. 131 shall be shown on the plans.

c. The preliminary OSRD plan shall contain the proposed location of the road (s), lots, drainage, and dedicated open space, and other information listed above

d. The Board shall hold a public hearing and act on the preliminary plans within 45 days after the receipt of the application. Comments and recommendations shall be incorporated in plans included in any subsequent filings.

e. If the preliminary conventional and conceptual OSRD plans are approved, the Board shall, in so far as practical under the law, allow the submittal of a combined Special OSRD Permit and definitive subdivision plan. A combined submission will not be authorized in those cases where either the preliminary conventional plan or OSRD is disapproved by the Board.

#### 4. Special OSRD Permit Application and Review

a. A Special OSRD Permit application for an OSRD shall include twelve (12) copies of a definitive subdivision plan. It shall be prepared in accordance with the Definitive Subdivision requirements of the subdivision regulations, and incorporate items from the pre-application review. In addition, the applicant shall provide the following information in a written narrative:

1. A description of the existing site, including topography, wetlands, soil conditions, trees over six (6") inches in diameter in areas identified by the Board, areas within the 100-year flood plain, scenic vistas, significant natural and/or man-made features, and other items as the Board may request;

2. A description of the proposed design characteristics of the site pursuant to these regulations;

3. Engineering data showing effects of proposed development on both on- and offsite water resources (within one-hundred [100'] feet of the property line or further if within a Zone II of a public water supply well), wetlands, and natural recharge of the groundwater, yield from abutter's private wells and possible impacts upon the quality of surface and groundwater;

4. A copy of any restrictive covenant(s) for the required buffer strips, association rules and regulations, and/or other documentation relating to the creation of a Homeowners Association or similar entity.

b. The Board shall conduct a public hearing in accordance with the provisions of these By-Laws.

c. The Board may grant a Special OSRD Permit under this Section only if it finds each of the following:

1. The proposed plan will be in harmony with the intent and requirements of this Section and these Zoning By-Laws;

2. The development will not have a detrimental impact on the neighborhood or abutting properties;

3. The purposes of the open space as stated in Section 1 are met;

4. The dimensional standards contained in Section 5 are met;

5. The open space design requirements specified in Section 6 and 7 are met;

6. The parcel could be developed as a conventional subdivision under existing local, state, and federal regulations; and

7. The OSRD provides for efficient use and delivery of municipal and other services and infrastructure.

d. If the Board disagrees with any recommendations of another board, it shall state its reasons therefore in writing.

e. The Board may impose conditions as a part of any approval which further the purposes of this Section and these By-Laws. Deed restrictions per Section 7 shall be recorded. All open space shall be dedicated at the time the permit holder proceeds with construction under a building permit.

f. The Board shall require a performance guarantee to secure the proper completion of all infrastructure, as well as, the fulfillment of any conditions of approval.

g. The Board reserves its right to grant or deny the Special OSRD Permit or modify the plan for any reason, at its discretion.

#### 5. Dimensional and Design Requirements

a. The requirements noted in Table S-1 shall apply to all lots and dwelling units located within an OSRD. All accessory structures and uses shall comply with the requirements of the Zoning By-Laws unless otherwise provided for herein.

TABLE S-1\*  
OSRD DIMENSIONAL REGULATIONS

Zoning District	Min. Lot Dimensions Area Frontage (s.f.)	Min. Yard Dimensions (ft.) Front-Side-Rear	Lot Width @Front Yard Setback (ft.)	Maximum Building Height Stories-Feet
AR-I	22,500 75	35 15 15	100	2.5 35
<u>Minimum Requirements within Zone II of a Public Drinking Water Supply Well</u>				
AR-II	30,000 75	35 15 15	100	2.5 35

1. Within those areas governed by Zone II regulations, the minimum lot area shall be upland as defined in MGL, Ch. 131.

2. Each dwelling unit shall have sufficient parking for two vehicles.

3. The lot width shall be measured in a straight line between the points on the side lot lines 35 feet distant from the street line.

b. Lots approved at the preliminary plan stage may be located on existing streets in the Special OSRD Permit filing and shall comply with the requirements of Table S-1.

c. The site design shall preserve and, where possible, enhance the natural features of the property including scenic views by adapting the location and placement of structures and ways to the existing topography to minimize soil removal, tree cutting, and general disturbance to the landscape and surrounding properties. The plans shall identify and preserve significant and special natural features such as rock outcrops, specimen trees and clumps of trees and man-made features such as stonewalls.

d. Screening and Buffering: The intent of this provision is to ensure and preserve the visual privacy between abutting dwellings and new lots within the OSRD. To accomplish this, fifty (50') feet of screening and buffering is required in those locations where dwellings abut the OSRD. This is in addition to the required dedicated open space buffer strips required per Section

six (6). The Board may alter the width of this screening if it determines that the existing vegetation and/or topography, or the proposed method of screening fulfills the intent of these requirements. The distance between existing homes and the OSRD shall also be considered.

1. Screening/buffering may consist of landscaped berms, evergreen plantings, solid walls or fences complimented by suitable plantings, "no-cut" provisions (for existing vegetation), or a combination of these items.

2. Buffer strip(s) on individual building lots, shall have a written deed restriction permanently preserving such, with no-cut provisions, conservation restrictions or other appropriate measures agreed to by the Board. This document shall be submitted for review by the Board and recorded at the Registry of Deeds with any approval.

3. In those situations where the width of the screening/buffering is reduced, plantings and/or landscaped berms may be located within the dedicated open space. No walls or fences shall be allowed within the dedicated open space.

4. The exact location of the screening/buffering and species of vegetation shall be noted on the definitive plan. All new plantings shall consist of nursery-quality stock and be situated in a manner acceptable to the Board. If required by the Board, a landscaping plan prepared by a landscape architect shall be prepared and submitted for review and approval.

e. The Board may place limitations on the types and location of accessory structures which may be located within the buffer strips. Existing/proposed screening, distances between the OSRD and existing abutters and the topography shall all be considered. The intent is to minimize impacts on existing abutters. A deed restriction may be required if such limitations are applied.

f. Swimming pools may not be located within thirty (30') feet of a property line of an existing single-family dwelling abutting the OSRD. The Board may increase this distance after considering those items noted in Subsection 5(e) above.

a. A minimum of forty-five (45%) percent of the parcel shall become dedicated open space pursuant to MGL, Ch. 40A, Section 9. It shall not include a land for paved parking lots, roads or for building lots. The Board may reduce this figure to a minimum of 35% if it determines there are unique circumstances (i.e.: shape of parcel, topography, wetlands, etc.) which would individually or together preclude the construction of the OSRD.

1. The minimum width of dedicated open space between abutting property and the OSRD shall be twenty-five (25') feet. An open space buffer of one-hundred (100') feet between an existing roadway and a building lot on a roadway within the OSRD is required, where possible, as determined by the Board. Other than new screening/buffering, these areas shall remain in a natural state. The Board may alter the width of this dedicated open space. When considering

such, it shall review, among other things, the width of the required buffer strip, the density and type of existing vegetation, and the location of, distance and topography between existing structures abutting the OSRD.

2. Unless required by the Board, dedicated open space is not required between an existing dwelling(s) located within the OSRD and parcels abutting the OSRD.

b. Areas which have been designated as unsuitable for building (as per Chapter 131, MGL, Title V, or Zone A1 through the National Flood Insurance Program, otherwise) may be included in the dedicated open space. However, a minimum of seventy (70%) percent of the required, dedicated open space shall consist of upland areas.

c. Drainage facilities (i.e. detention and retention basins) shall not be located in the open space areas. Dedicated open space may be utilized as natural courses for disposal of storm runoff from impervious surfaces. Other than minor berming (maximum 3:1 slopes which shall blend into the landscape) and riprap at pipe outflows, no significant disruption of the land (contour changes greater than three feet) for drainage are permitted.

d. The dedicated open space shall be designed and maintained in accordance with the following standards:

1. Wherever possible, open space shall be laid out in conformance with the town's "Open Space and Recreation Plan, 1996-2001", as amended, to provide eco-corridors and other areas identified for open space preservation. Refer to Section 8 of the Open Space and Recreation Plan for further information.

2. Areas to remain as naturally-existing woods, fields, meadows and wetlands shall be maintained and may be improved in accordance with good conservation practices.

3. Dedicated open space shall be planned as large contiguous units whenever possible. Strips of narrow parcels of open space shall be permitted only when necessary for access or as vegetated buffers along the site's perimeter.

4. The open space may be more than one parcel provided that the size, shape and location of such parcels are suitable for the designated uses.

5. The parcels shall be laid out so as to promote convenient access by the homeowners within the OSRD, the general public or both, whatever the case may be. Wherever practical, parcels shall be accessible via upland areas.



man-made impervious surfaces.

7. The open space may be used for active and passive recreation, conservation, forestry, agriculture, natural buffers, structures necessary for approved uses, utilities, and other facilities necessary for the convenience and enjoyment of the residents, subject to the approval of the Board.

#### 7. Ownership of Dedicated Open Space

a. As agreed upon by the applicant and the Board, dedicated open space shall be permanently preserved as such, and shall be conveyed to one of the following:

- The Town for park or open space;
- a non-profit organization, the principal purpose of which is the conservation of open space; or
- a corporation or trust owned or to be owned by the owners of all building lots within the development. If such corporation or trust is utilized, ownership thereof shall pass with conveyances of the lots or residential units.

In any case, where such land is not conveyed to the Town, a restriction enforceable by the Town pursuant to (MGL, Ch. 40A, Section 9) shall be recorded providing that such land shall be kept in an open, natural state and shall not be developed for residential homes or roadways. If necessary, such restrictions shall further provide for maintenance for the common land in a manner which will ensure its suitability for its function, appearance, cleanliness, and proper maintenance of drainage, utilities, and the like.

1. If the dedicated open space is not to be conveyed to the town, then the applicant shall include, as part of the covenant, a provision that the dedicated open space will be deeded as approved by the Board. In addition, the covenant shall not be released until proof of ownership of the open space has been provided to the Board.

2. If the dedicated open space is not to be conveyed to the town, the applicant must provide a written program describing how the open space will be maintained in perpetuity to standards satisfactory to the Board. The applicant shall also provide an agreement empowering the town to perform maintenance of the open space in the event of failure to comply with the program. This agreement shall provide that, if the town is required to perform any maintenance work, the owner(s) of the open space shall pay the cost thereof and the cost shall constitute a lien upon the property until said cost has been paid.

3. If the dedicated open space is to be owned by the owners of all building lots within the development, the agreement shall provide that if the town is required to perform any maintenance work, the owner(s) of the open space shall pay the cost thereof and any unpaid costs shall constitute liens upon the homeowners property until said costs have been paid.

b. Subject to the above, the dedicated open space may be kept in an open and natural state or may be used for recreational uses including, but not limited to, golf courses, riding trails, athletic fields or gardens.



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken under warrant article 29 of the Annual Town Meeting held May 10, 1999.

ARTICLE 29. VOTED: To amend the Town of Medway's Zoning Bylaws and Official Zoning Map by creating a rectangular extension of Commercial District 1 extending easterly along the northerly side of Main Street a distance of three hundred fifty feet from the easterly side of Holliston street, with a uniform depth of two hundred feet, and by eliminating the reference to "Commercial V" in Section V of the Zoning Bylaw and by eliminating the delineation of the "C-V" district on the Zoning Map.

(R.V.)

123 in favor

27 opposed

A true copy

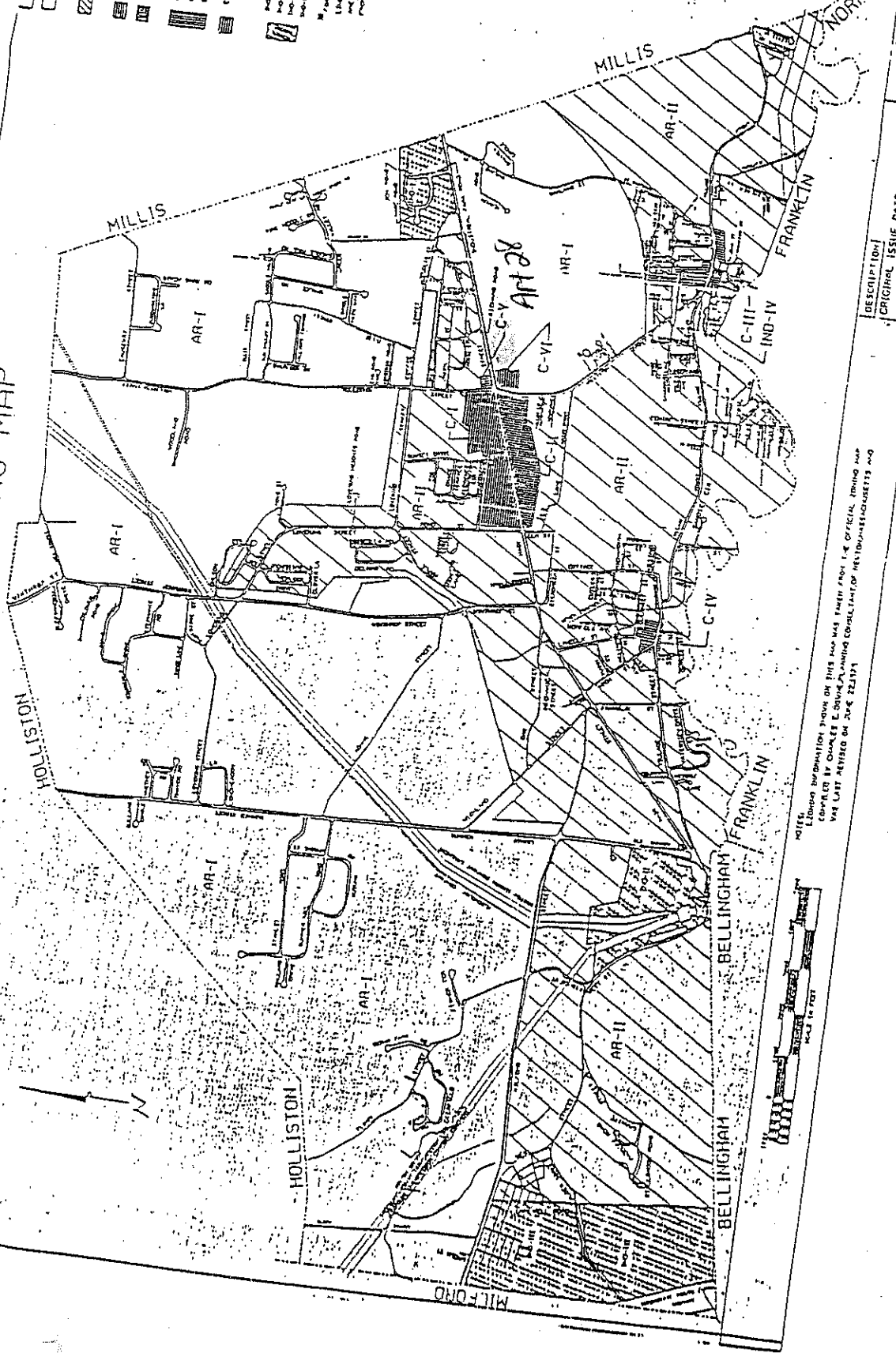
ATTEST

*Maryjane White*

# OFFICIAL ZONING MAP

## LEGEND

- ☐ AR-I AGRICULTURAL, RESIDENTIAL, RURAL, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ AR-II AGRICULTURAL, RESIDENTIAL, RURAL, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-I COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-II COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-III COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-IV COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-V COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-VI COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ IND-IV INDUSTRIAL, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ AR-I AGRICULTURAL, RESIDENTIAL, RURAL, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ AR-II AGRICULTURAL, RESIDENTIAL, RURAL, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-I COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-II COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-III COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-IV COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-V COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ C-VI COMMERCIAL, BUSINESS, 100-200' WIDE STREET, 100-200' WIDE LOT
- ☐ IND-IV INDUSTRIAL, 100-200' WIDE STREET, 100-200' WIDE LOT



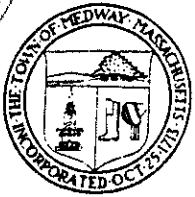
NOTES:  
 1. Zoning information shown on this map was taken from the official zoning map  
 compiled by Charles E. Stone & Associates, Inc., of Millis, Massachusetts and  
 was last revised on June 22, 1971.

DESCRIPTION	ISSUE DATE: 6-5-86
TOWN OF HENRY, MASSACHUSETTS	
OFFICIAL ZONING - PLANNING BOARD	
STONE & WEBSTER ENGINEERING CORPORATION	
BOSTON, MASS. 02112-1111, EXT. 2	

APPROVED

Atorney General's Office  
 By: *[Signature]*  
 Date: 9-22-80

A True Copy  
 Attest: Maryjane White  
 Town Clerk Medway



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken under warrant Article 28 of the Annual Town Meeting held May 9, 2000.

ARTICLE 28. VOTED: To amend the Town of Medway Zoning by-law and official zoning map by creating a rectangular extension of an existing Commercial District VI extending along the southerly side of Main street from an area currently zoned C\_VI, 955 feet; 150 feet to a stonewall; the 400 feet along said stonewall; 650 feet along same stonewall, the 1,200 feet to a point reconnecting the already existing C-VI District abutting Holliston Street.

172 in favor  
76 opposed

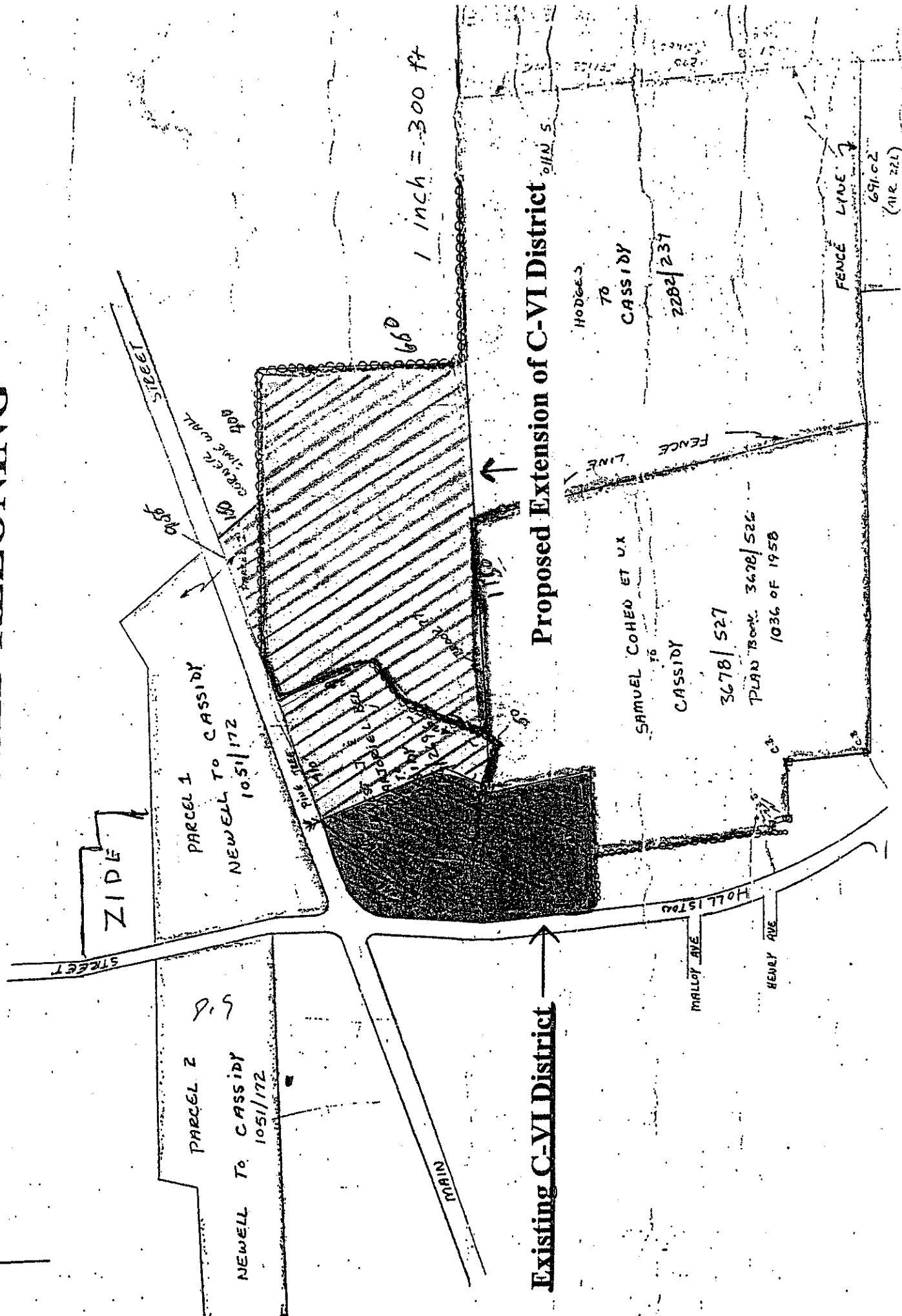
A true copy

ATTEST.....

*Maryjane White*

Date.....

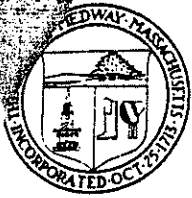
*July 30, 2000*



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204



Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken under warrant Article 6 of the Special Town Meeting held October 16, 2000.

ARTICLE 6. VOTED: To amend the Zoning By-Law of the Town of Medway by deleting the use of numbers in the alphabetical listing of zoning definitions in SECTION II. DEFINITIONS

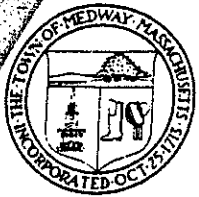
125 in favor  
1 opposed

A true copy

ATTEST.....

Date.....

*Maryjane White*  
*Nov. 13, 2000*



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken under warrant Article 7 of the Special Town Meeting held October 16, 2000.

ARTICLE 7. VOTED: To amend the Zoning By-Law of the Town of Medway by adding in SECTION V. USE REGULATIONS paragraph 1, in each of Industrial Districts I, II, III and IV, a new permitted use as follows:

"f) Offices for business or professional use"

125 in favor

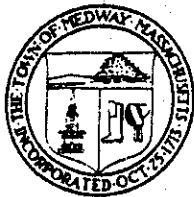
1 opposed

A true copy

ATTEST.....

Date.....

*Maryjane White*  
*Nov 13, 2000*



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

RECEIVED

DEC 18 2000

OFFICE OF THE  
ATTORNEY GENERAL

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Election held October 16, 2000. The following is the main motion voted on as Article 8.

ARTICLE 8. VOTED: To amend the Zoning By-law of the Town of Medway by adding the following four definitions in the appropriate location in the alphabetical listing of zoning definitions in SECTION II . DEFINITIONS:

"Business: Any lawful commercial endeavor to engage in the purchase, sale, lease, exchange or provision of goods and for the provision of services or instruction.

Office: A room or group of rooms lawfully used and maintained for conducting the affairs of a business, profession, service industry, or government exclusive of the receipt, retail sale or processing of merchandise.

Professional Use: The lawful use of building or premises by a person or persons involved in the dispensation of a service that involves some specialized skills or knowledge, a learned occupation, or special education in the liberal arts or sciences, or that requires connections to other businesses not easily or readily available to the general public including but not limited to medical practitioners, lawyers, accountants, architects, financial services, insurance agents, stockbrokers, engineers, realtors or other members of a recognized profession which may or may not require licensing by the Commonwealth of Massachusetts, or certification by a private accreditation society."

Substantial Exterior Alterations: Exceeding forty percent (40%) of the existing structure's exterior surface area excluding the roof area.

*deleted per Attorney General*

125 in favor  
1 opposed.

A true copy

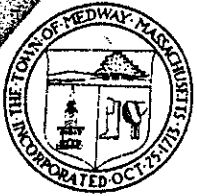
ATTEST.....

*Maryjane White*

Date.....

*Dec. 14, 2000*





# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken under warrant Article 10 of the Special Town Meeting held October 16, 2000.

ARTICLE 10. VOTED: to amend the Zoning By-law of the Town of Medway by deleting the opening paragraph of SECTION V. USE REGULATIONS, paragraph C. SITE PLAN APPROVAL, and inserting in place thereof, the following paragraph:

"In all districts, no building shall be constructed, no exterior enlargement or substantial exterior alteration or any new use shall be allowed on a lot or tract of land until a site plan has been approved by the Board of Selectmen unless Site Plan Approval is specifically waived herein. This provision shall not apply to SINGLE FAMILY homes, including additions or enlargements, and TWO FAMILY homes, including additions or enlargements, which are permitted in the Agricultural and Residential District I and Agricultural and Residential District II as a matter of right. In addition, this provision shall not apply to uses exempt under Massachusetts state law or to single family or two family residentially occupied dwellings in districts other than Agricultural and Residential District I and Agricultural and Residential District II. The procedure for site plan approval is as follows:"

124 in favor  
2 opposed

A true copy

ATTEST.....

Date.....

*Maryjane White*  
*Nov 13, 2000*



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken under warrant Article 11 of the Special Town Meeting held October 16, 2000.

ARTICLE 11. VOTED: To amend the Zoning By-law of the Town of Medway by adding in subparagraph 3. a) Waiver of Site Plan Requirements, of Section V. Use Regulations, paragraph C. Site Plan Approval, the following:

- 5) The proposed exterior alterations will not exceed 40% of the existing structure's exterior surface area excluding the roof area"

124 in favor

2 opposed

A true copy

ATTEST.....

Date.....

*Maryjane White*  
*Nov 13, 2000*



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken under warrant Article 12 of the Special Town Meeting held October 16, 2000.

ARTICLE 12. VOTED: to amend the Zoning By-law of the Town of Medway by deleting the first sentence of subparagraph 3. b) Waiver of Site Plan Requirements, of **SECTION V. USE REGULATIONS**, paragraph C. **SITE PLAN APPROVAL**, and inserting in place thereof, the following:

"If the Inspector of Buildings determines that conditions one through five (1-5) above are met by the proposed new use, and that the proposed new use will not have any increased impact on the neighborhood or adjacent properties, the Inspector of Buildings may waive the site plan requirement for the proposed new use."

125 in favor

1 opposed

A true copy

ATTEST.....

Date.....

*Maryjane White*  
*Nov 13, 2000*



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken under warrant Article 13 of the Special Town Meeting held October 16, 2000.

## ARTICLE 13. VOTED:

To approve the following amendments to the Zoning By-law to allow for, and provide regulations for, the establishment of Adult Retirement Community Planned Unit Developments in an Adult Retirement Community Overlay District in the Agricultural and Residential I District and the Agricultural and Residential II District:

- Add the following terms and definitions to **SECTION II.**  
**DEFINITIONS** of the Zoning By-Law:

"Adult Day Care Facility: A facility that offers to seniors daytime programs, health care and assessment, personal care, social programs, recreational activities, and meals and transportation, but does not provide a residence or overnight accommodations.

Adult Retirement Community Planned Unit Development (ARCPUD): A master-planned development of land as a unified, self contained, residential community, constructed expressly for use and residency by persons who have achieved a minimum age requirement for residency of fifty-five (55) years of age or older, in accordance with M.G.L. Chapter 151B, Section 4, Subsection 6, and also incorporating the preservation of natural open space areas as an integral element of the development. An ARCPUD shall be permitted only in an Adult Retirement Community Overlay District and only upon the granting of a special permit by the Planning Board. An ARCPUD shall be either a Continuing Care Retirement Facility or shall include at least two (2) types of adult retirement community residential uses, or at least one (1) type of adult retirement community residential use and at least one (1) type of Local Convenience Retail use. The Planning Board in its granting of the ARCPUD special permit may specifically authorize other appropriate uses. An ARCPUD may include a variety or combination of housing types that may be sold or leased to individual residents, or may be operated or sponsored as a coordinated unit by a corporation or organization having among its principal purposes the provision of housing and resident services for retired and/or aging persons.

Applicant: The person or entity having the legal authority and who is seeking a permit or approval from the Town of Medway to construct or use property subject

to the provisions of this By-Law, or the authorized agent of any such person or entity.

ARCPUD: See 'Adult Retirement Community Planned Unit Development.'

ARCPUD Community Center or Community Building(s): A building or group of buildings, erected solely for the use of the residents of an ARCPUD and their guests, that provides educational, recreational, or social services such as: adult education center, adult day care facility, library, place of worship, game room, entertainment room, sewing room, kitchen, cafeteria or dining room, laundry facilities, exercise room, toilet facilities, locker rooms for men and women, and similar facilities.

ARCPUD Coordinated Unit(s): A building or group of buildings under common management and serving purposes that assist the elderly in maintaining an independent lifestyle.

ARCPUD Resident Service(s): A nursing home; drug store or other Local Convenient Retail use; transportation services for residents; laundry facilities; financial services; barber/ beautician; medical evaluation; home health care; adult day care facility; meals on wheels program; exercise or physical therapy center; recreational and educational activities; and other similar services or activities. All Resident Services shall be operated primarily for the benefit of residents of the ARCPUD.

ARCPUD Residential Subdivision (an Adult Retirement Community Residential Use): A subdivision of land within an ARCPUD that results in creation of individual lots to serve as Home Sites upon which individual single-family dwellings are to be constructed for residency by Seniors. The individual single-family dwellings may be detached homes, attached townhouses, or other building type(s) approved by the Planning Board that is/are each designed for occupancy by an individual family.

Assisted Living or Congregate Living Residence Facility (an Adult Retirement Community Residential Use): An assisted living residence facility, as defined by M.G.L. Chapter 19D.

Continuing Care or Life Care Retirement Facility (an Adult Retirement Community Residential Use): A facility that includes a combination of types of dwellings or a lifetime continuum of accommodations and care for elder residents, including independent living, assisted/congregate living, and long-term care facilities.

Home Site: A specific lot within an ARCPUD Single Family Subdivision that is designated for the placement of a single-family dwelling.

Independent Living Residence Facility (an Adult Retirement Community Residential Use): A facility that provides residential accommodations for senior adults who are in good health and do not require medical or skilled nursing care. Residents shall have individual dwellings with living and bathroom facilities, and which may have individual kitchen facilities. The Independent Living Residence Facility may include an ARCPUD Community Center or Community Building(s), or similar common areas such as a common dining facility, and space for the provision of social, psychological, and educational programs. The facility may provide home health care or other community-based services on an individual basis and offer meals, linen, and housekeeping services. The Independent Living Residence Facility may provide residence for a superintendent or for maintenance staff, but there shall be no on-site residence of medical or other staff.

Local Convenience Retail: A store that primarily serves the needs of residents of a local neighborhood, which includes, but is not limited to a store renting or retailing food, baked goods, groceries, drugs, videos, computer software, tobacco products, clothing, dry goods, books and periodicals, flowers, paint, hardware, and minor household appliances, but does not include an adult bookstore, bakery, or liquor store.

Long-Term Care Facility (an Adult Retirement Community Residential Use): A building or group of buildings which is licensed or approved by the Massachusetts Department of Public Health to provide 24-hour, intensive, skilled and supportive nursing care, convalescent, or chronic care under medical supervision to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves. A Long-Term Care Facility also typically provides personal care services in a supervised environment, and may contain common areas for therapy, recreation and dining. Further, the facilities may also include on-premise medical offices and treatment facilities related to the care of the residents.

Mobile Home or Trailer: The following shall be considered a Mobile Home or Trailer:

- Mobile home – As defined under Massachusetts General Laws.
- Pick-up coach – A structure mounted on a vehicle chassis (self-propelled or otherwise) intended for use as a dwelling for travel, recreation, or vacation use.
- Motor home – A portable dwelling used for travel, recreation, or vacation, and constructed as an integral part of a self-propelled vehicle.

Modular Home: A dwelling that is prefabricated at a factory or other off-site location and containing complete electrical, plumbing, and sanitary facilities, which is designed to be installed on a permanent foundation for permanent living quarters. A Modular Home shall comply with the Massachusetts State Building Code. The definition of Modular Home shall specifically exclude Mobile Homes or Trailers.

Person: An individual(s), corporation(s), owners(s), lessee(s), or licensee(s), as well as the agents(s) for each of them.

Senior: An individual who is fifty-five (55) years of age or older.

Town House: A residential building of two (2) or more stories in height containing a single dwelling that is one (1) of a group of three (3) or more such buildings that are attached or semi-attached to one another, sharing at least one (1) common or party or fire wall, and with each building having at least one (1) floor at ground level with a separate entrance. A town house may be constructed on its own individual and separate lot or may be one of several individual dwellings on a common lot, but if it is part of an ARCPUD Single Family Subdivision, each townhouse shall be constructed on an individually defined Home Site on an individual lot."

- Add "Adult Retirement Community Overlay District" to SECTION IV. DISTRICTS of the Zoning By-law.
- Add "Open Space Residential Development" to SECTION IV. DISTRICTS of the Zoning By-law.
- Add the following Subsection, "**T. ADULT RETIREMENT COMMUNITY OVERLAY DISTRICTS**", to SECTION V. USE REGULATIONS of the Zoning By-law.

## **T. ADULT RETIREMENT COMMUNITY OVERLAY DISTRICTS**

1. Purpose: The purpose of the Adult Retirement Community Overlay District is to advance the public health, safety, and welfare by specifically providing for the development of retirement communities within Medway that provide a choice of housing opportunities to senior residents and accommodate the long-term social, cultural, recreational, and continuing care needs of these citizens. The specific purposes of the Adult Retirement Community Overlay District are:
  - a) To provide for and promote development of alternative housing opportunities for the growing senior citizen population.
  - b) To permit a greater variety of housing types than would otherwise be allowed in the underlying zoning district(s), in order to accommodate the housing needs of the senior citizen population.
  - c) To enable, through the special permit process by the Planning Board, creative and innovative site planning and development of Medway's limited land resources.
  - d) To promote preservation of the rural character of Medway by encouraging property owners and developers to set aside and protect natural open space as part of the land development effort.
  - e) To encourage the development of affordable housing for seniors with low and moderate incomes.

## 2. General Requirements:

- a) Location: The Adult Retirement Community Overlay District is an overlay zoning district that shall be superimposed on the Agricultural and Residential I District and/or Agriculture and Residential II District of the Town of Medway. The Adult Retirement Community Overlay District shall be considered superimposed on all the lands of these underlying Districts existing at the time that any land in any said underlying District is also included in the Adult Retirement Community Overlay District. The rezoning of any or all of the land included in the Adult Retirement Community Overlay District from one underlying zoning district classification to another shall not affect its inclusion in the Adult Retirement Community Overlay District, unless said land is specifically removed from the said Adult Retirement Community Overlay District.
- b) ARCPUDs will be authorized only by Special Adult Retirement Community Overlay District Permit (hereinafter referred to as "Special ARCPUD Permit") granted by the Planning Board (hereinafter referred to as "the Board").

3. Permitted Uses:

- a) Uses Allowed As of Right: The following uses shall be allowed as of right within an Adult Retirement Community Overlay District:
  - 1) Uses directly related to the conservation of water, plants, and wildlife.
  - 2) Non-profit outdoor recreation activities and facilities, including unpaved play areas, nature study, boating, fishing, and hunting where otherwise legally permitted.
  - 3) Wildlife management areas, landings, foot, bicycle and/or horse paths and bridges.
  - 4) Grazing and farming, including truck gardening and harvesting of crops.
  - 5) Forestry and nurseries.
  - 6) All uses permitted as of right in the underlying base zoning district.
- b) Uses Allowed by Special Permit: The following uses may be permitted within an Adult Retirement Community Overlay District upon the granting of a special permit:
  - 1) An Adult Retirement Community Planned Unit Development (ARCPUD).

4. Adult Retirement Community Planned Unit Development (ARCPUD):

- a) Purpose and Intent: The purpose of Adult Retirement Community Planned Unit Development, or ARCPUD, is to encourage development of master-planned residential communities for persons fifty-five (55) years of age and older, by allowing for a greater variety of uses and building types at a higher density than would normally be allowed, and allowing greater flexibility in site planning so as to promote affordable housing and the preservation of open space within the development. It is intended that an ARCPUD development provide a range of housing



types and facilities that are responsive to the socio-cultural, health care, and recreational needs of senior residents. The intent of an ARCPUD also is to achieve, to the greatest possible degree, land development that is responsive to an analysis of the environmental assets and constraints of a site, both natural and man-made. The ARCPUD should be a well-integrated development in terms of land use, functional systems, and major design elements such as buildings, roads, utilities, drainage systems and open space. Design standards should be supportive of a New England character, with a cohesive center and a sense of neighborhood. An ARCPUD is allowed greater design flexibility so that site planning for a development may protect natural features and consider most fully the surrounding land use and development context. This may allow for development to be more highly concentrated on one portion of a site than would otherwise be the case, with a resulting lower intensity of development and preservation of open space elsewhere on the site. Development should be concentrated in the most suitable and least environmentally sensitive areas of the landscape. Preservation of natural open space is strongly promoted, as is provision and enhancement of additional open space for recreational use and enjoyment of residents. It is intended that the benefits of ARCPUD development will act to encourage property owners/developers to consolidate land parcels so that comprehensive and responsible site planning will occur.

- b) Pre-Application Meeting: A pre-application meeting and review with the Planning Board is required. This will provide the applicant with the opportunity to present preliminary development plan concepts and gain informal feedback from the Planning Board, other Town officials, and interested citizens. This review also will allow the Planning Board and involved Town officials to provide guidance to the applicant on the Special Permit application and review process
- c) ARCPUD General Standards: An Adult Retirement Community Planned Unit Development (ARCPUD) shall comply with the following general standards:
  - 1) All dwellings in an ARCPUD shall be subject to an age restriction described in a deed/deed rider, restrictive covenant, or other document approved by the Planning Board that shall be recorded at the Registry of Deeds or the Land Court. The age restriction shall limit the Dwelling Units to occupancy by seniors, age fifty-five (55) or older; or their spouses of any age; provide for reasonable time-limited guest visitation rights; and may authorize special exceptions that allow persons of all ages to live in a Dwelling Unit together with a senior resident, if the Planning Board so approves and specifies this in its special permit. The Special Permit including the age restriction shall run with the land in perpetuity and shall be enforceable by any owner(s) of dwelling units in the ARCPUD and/or the Planning Board of the Town of Medway.
  - 2) An ARCPUD shall be on a site that is a minimum of ten (10) acres

in area. The site may consist of a single lot or of multiple, contiguous lots.

- 3) The ARCPUD shall include a mixture of two or more types of adult retirement community residential uses, as defined in Section II of this By-law, and may be developed in multiple phases.
- 4) Upon approval by the Planning Board, an ARCPUD also may include Local Convenience Retail use of no more than 7,500 square feet of gross building area. If located within an ARCPUD development, by definition, the total amount of building area occupied by Local Convenience Retail uses shall not exceed 5 percent (5%) of the ARCPUD total gross building area or 7,500 square feet, whichever is greater.
- 5) Upon approval by the Planning Board, an ARCPUD also may include an ARCPUD Community Center or Community Building(s) intended for use and benefit of the ARCPUD residents, provided that such use(s) shall occupy not more than 10 percent of the gross building floor area constructed within the approved ARCPUD, and that in the opinion of the Planning Board, such use enhances the general purpose of this ARCPUD and enhances better site and community planning, and if the Planning Board finds that adequate assurances and covenants exist, to ensure proper maintenance of such facilities by the residents, owners or their agents, and that the residents, owners or their agents will bear all expenses related thereto.
- 6) The maximum number of permitted housing units in an ARCPUD shall be determined by multiplying the gross acreage of the ARCPUD site by a factor of three (3.0).  
A housing unit shall be defined as equal to:
  - (a) A Home Site in an ARCPUD Residential Subdivision, a townhouse, or a dwelling unit as defined in this By-law;
  - (b) Two (2) dwellings or rooms in an Assisted Living or Congregate Living Residence Facility, provided such dwellings do not meet the definition of a dwelling unit;
  - (c) Three (3) dwellings or rooms in a Long-Term Care Facility.An applicant or developer of an ARCPUD is not entitled to the maximum number of housing units described above. The allowable increased density, up to the calculated maximum number of housing units for the given ARCPUD site, is at the discretion of the Planning Board, based on evaluation of the proposed development plan, its impacts, and its benefits to the community.
- 7) When an ARCPUD is within more than one (1) base zoning district, applicable use standards will be based on the percentage of acreage in each district.
- 8) The maximum number of permitted housing units within all permitted ARCPUD developments in the Town of Medway shall be limited to a number equivalent to 10 percent (10%) of the

existing single-family residential housing units (excluding ARCPUD units) located in the Town of Medway. For the purpose of this By-law, the number of single-family residential housing units shall be as established by the Board of Assessors as of January 1 of the calendar year.

- d) ARCPUD Open Space Standards: A minimum of 40 percent (40%) of the total land area of the ARCPUD shall be set aside and maintained as open space. The following standards shall apply to the required ARCPUD open space land area:

- 1) The following shall not be counted as part of the required ARCPUD open space: Community buildings or other buildings housing common facilities, median strips, landscaped areas within parking lots, or lawn/landscaped areas on individual Home Site lots.
- 2) A minimum of 40 percent (40%) of the required ARCPUD open space shall be suitable for use for passive and/or active recreational purposes.
- 3) A minimum of 50 percent (50%) of the required ARCPUD open space shall be preserved in its natural pre-development condition, unless the Planning Board finds that it is not practical for the ARCPUD to preserve this amount of natural land due to previous land alteration activities.
- 4) Wetland resource areas as defined and regulated pursuant to the Massachusetts Wetlands Protection Act (M.G.L. Ch.131A) shall comprise not more than fifty percent (50%) of the required ARCPUD open space.
- 5) The required ARCPUD open space shall be contiguous, unless the Planning Board finds that it is not practical for all the open space to be contiguous due to the particular shape and topography of the ARCPUD site or, for the same reasons, that it is advantageous to allow separated open space areas in order to best protect natural features of the site.
- 6) To the greatest extent possible, the allocation and reserve of ARCPUD open space should establish a network of open space within the site. Wherever possible, the ARCPUD open space shall be contiguous to and interconnect with other existing open spaces bordering the ARCPUD. The ARCPUD plan should take into account any Town of Medway or other public agency plans for preservation or improvements to public open space adjacent to the ARCPUD site, so as to provide potential for linkage and access to said adjacent public open space. As a condition of issuance of the Special Permit for an ARCPUD, the Planning Board may require the ARCPUD applicant to provide paths, walkways, or other appropriate physical connections to adjacent open spaces.
- 7) A minimum of 50 percent (50%) of the required ARCPUD open space shall be set aside permanently as Protected Open Space. The

A True Copy  
Attest: Marylane White  
Town Clerk Medway

Protected Open Space shall be maintained as open space in perpetuity. If protected by a deed restriction or conservation restriction pursuant to M.G.L. Chapter 40A, Section 9 for common open space, the Protected Open Space may be owned in whole or part by a private corporation or trust representing the owners or persons responsible for development of the ARCPUD, resident owners within the ARCPUD, or a non-profit conservation organization. A covenant shall be placed on the land such that no part of the ARCPUD shall be sold or occupied until a satisfactory written agreement has been executed for protection of the Protected Open Space. Otherwise, the required Protected Open Space shall be conveyed by deed to the Medway Conservation Commission or a land trust designated by the Medway Conservation Commission. The Planning Board may require such conveyance as a condition of approval of the ARCPUD, though the Planning Board shall not make a requirement of public dedication of more than the required Protected Open Space.

- e) ARCPUD Site Development Standards: The following site development standards shall apply to all ARCPUD developments:
- 1) Each lot or contiguous lots upon which an ARCPUD is located shall have a minimum of two hundred fifty (250') linear feet of total frontage on an existing public way(s).
  - 2) Each building in the ARCPUD shall face either upon an existing street or upon a public or private way constructed within the ARCPUD.
  - 3) Each building in the ARCPUD shall have a minimum front yard of no less than twenty (20') feet from the edge of the paved way to the closest point of the structure, and a side yard of not less than ten (10') feet from the edge of the paved way to the closest point of the structure.
  - 4) Each building in the ARCPUD shall be set back a minimum of fifty feet (50') from the ARCPUD's perimeter lot line. The setback area shall be maintained as natural open space or as a landscaped buffer.
  - 5) Each building in the ARCPUD shall be set back a minimum of fifty feet (50') from the right-of-way line of any public way.
  - 6) In an ARCPUD Residential Subdivision, each Home Site lot shall be a minimum of 6,000 square feet in area, and meet upland and lot shape requirements specified within this By-law.
  - 7) There shall be no minimum standards for internal lot line setbacks within the ARCPUD, unless required by the Planning Board in its issuance of a special permit based on specific findings that there is need for greater physical separation of specific buildings or uses.
  - 8) Within the ARCPUD, a minimum of two (2) off-street parking spaces shall be required for each dwelling unit. The required parking space(s) shall be provided on the same lot as the

dwelling(s) or on a contiguous lot (within the ARCPUD) provided that there are easements ensuring rights of access, use, and maintenance. The Planning Board may, as a condition of granting a special permit for the ARCPUD, require additional off-street parking areas to be provided for use in common by dwelling unit owners or residents and their guests.

- 9) A minimum of one (1) off-street parking space shall be required for each 500 square feet of gross building area occupied by a permitted Local Convenience Retail use. The Planning Board may reduce this requirement if the nature and design of a particular ARCPUD indicates that parking demand will be lower due to enhanced pedestrian access or a reduced reliance on motor vehicle travel within the ARCPUD. The required parking space(s) shall be provided on the same lot as the permitted use or on a contiguous lot (within the ARCPUD) provided that there are easements ensuring rights of access, use, and maintenance. The Planning Board may, as a condition of granting a special permit for the ARCPUD, require additional off-street parking areas to be provided for accessory uses within the ARCPUD.
- 10) All roadways and driveways serving more than one dwelling shall be a minimum paved width of twenty-two feet (22').
- 11) All roadways, driveways, and parking areas within the ARCPUD shall be maintained by the applicant, developer of the ARCPUD, its assigns, or owners or their agents.
- 12) Landscape design shall give preference to the maintenance of existing healthy trees and groundcover. The development of large lawn areas shall be minimized.
- 13) All utilities shall be underground.
- 14) No mobile homes or trailers shall be allowed to be used as dwelling units in the ARCPUD..
- 15) Utilities and on-site storage shall be shielded from view by walls, or fences.
- 16) All solid waste removal within the ARCPUD shall be the responsibility of the residents, owners or their agents and they shall bear all expenses related hereto.

f) Planning Board Findings for ARCPUD Special Permit: The Planning Board shall review and make findings that the following requirements and features of an ARCPUD are satisfied in the proposed development. The permitted ARCPUD shall clearly demonstrate:

- 1) That the ARCPUD is a defined tract of land of a minimum of ten (10) acres in area;
- 2) That the ARCPUD is developed in a comprehensive, design-integrated manner, according to an overall master plan, with two (2) or more types of senior residential use, or at least one (1) type of senior residential use and at least one (1) type of Local Convenience Retail use;

- 3) That the ARCPUD is consistent with all ARCPUD general standards and all applicable ARCPUD site development standards set forth herein;
- 4) That the ARCPUD is consistent with the goals and objectives of the Town of Medway Master Plan;
- 5) That the ARCPUD locates or clusters development sites, especially buildings and parking areas, in a manner that preserves natural open space and historic features of the site and provides usable open space for the recreation and enjoyment of ARCPUD residents;
- 6) That the ARCPUD makes efficient use of land by properly considering topography and protection of significant natural features including, but not limited to, waterways, wetlands, floodplains, and wildlife habitat;
- 7) That the ARCPUD demonstrates coordinated site development including, but not limited to:
  - (a) The appropriate integration or separation of land uses and housing types;
  - (b) The use of consistent or compatible architecture that serves to visually unify the elements of the ARCPUD;
  - (c) The establishment of contiguous expanses of preserved open space;
  - (d) The development of an efficient vehicular access and circulation system and other infrastructure that is, to the degree practical, designed to serve all the various elements of the ARCPUD development;
  - (e) The establishment of pedestrian networks within the site as appropriate to serve residents.
- 8) That the ARCPUD roadway and other infrastructure systems are sized to accommodate the overall service demand of all uses in the ARCPUD development;
- 9) That the ARCPUD roadway and other infrastructure systems are linked to and coordinated with the surrounding off-site public roadways and infrastructure in a manner that is safe, efficient, and non-injurious to the public, and an improvement or benefit to the public where possible;
- 10) That the ARCPUD includes provisions for the ownership and preservation of required ARCPUD open space;
- 11) That the ARCPUD includes appropriate deed restrictions or covenants requiring compliance of all development with the ARCPUD master plan, and with any site plan or architectural guidelines or standards specifically included by the Planning Board as part of the ARCPUD.
- 12) The Planning Board may, as a special permit condition, require that all proposed laws or similar binding ARCPUD regulations which may be relevant to the issuance of the special permit,

including but not limited to by-law provisions prohibiting the presence of persons under age 55 residing in the ARCPUD and limiting or prohibiting the presence in the ARCPUD of mobile homes or trailers, boats, boat trailers, or recreational vehicles, be made a part of the Special Permit, and that any change to or failure to enforce said provisions shall be a violations of said Special Permit.

- 13) Depending on the nature of the particular ARCPUD and its uses, the Planning Board may, as a condition of any Special Permit for an ARCPUD, require that the land area on which the ARCPUD is located be permanently maintained as one undivided lot and that, from and after the date of the issuance of the Building Permit for said ARCPUD or any portion thereof, no subdivision of said lot shall be allowed without the express approval of the Planning Board. However, the recording of a condominium master deed and the conveyance of condominium units within the area covered by said deed shall be allowed.
- 14) Depending on the nature of the particular ARCPUD and its uses, the Planning Board may, as a condition of any Special Permit for an ARCPUD, require a legal mechanism as will, in the opinion of the Planning Board, assure that the said ARCPUD will not be subdivided nor its individual units shall not be further subdivided, or that the ARCPUD will remain as rental housing, or that ownership will remain consolidated.

g) Administration:

1) Overview:

The Planning Board shall, in its discretion, require the following: Basic Information (a) to (e) below for all applications for special ARCPUD permits and any Additional Information, if applicable, including, but not limited to, items listed in (f) to (r) below. Only that information which is applicable to a proposed use or structure will be required of the applicant. The applicant is required to have a preliminary meeting with the Planning Board before submitting the application, to help the applicant identify the applicable information requirements.

2) Basic Information:

- (a) names, addresses, and telephone numbers of the applicant, the owner if other than the applicant, and other agents for the applicant, such as the architect, engineer and/or attorney, and the name and address of the proposed project;
- (b) a plot plan (certified by a land surveyor) indicating total land area boundaries, angles, and dimensions of the site and a north arrow;
- (c) locus of the land shown on the plan at a scale of no smaller than 1" = 100', with sufficient information to accurately locate the land and adjacent land, all property lines and

- buildings within 500' of the land.
- (d) plans showing:
    - i. present and proposed use(s) of the land and existing buildings, if any;
    - ii. dimensions of existing and proposed building(s) or other structures including height, setback(s) from property lines and total square footage of all floors;
    - iii. locations and dimensions of any easements, public or private rights of way, or other burdens existing or proposed;
    - iv. at-grade parking and loading areas showing number, location, and dimensions of parking and loading spaces, driveways, access, and sidewalks, preferably indicated on plot plan; and
  - (e) a brief written description of the proposed project, such as proposed construction or demolition, all uses, who the project is intended to serve, expected number of employees, and/or occupants and methods and hours of operation, as applicable.

Additional Information, if applicable:

- (f) the total floor area and ground coverage ratio of each proposed building and structure;
- (g) front, side, and rear elevations;
- (h) existing and proposed contour elevations in two foot increments;
- (i) provisions for vehicular and pedestrian access ways, including proposals for new or relocated curb-cuts and access for emergency vehicles;
- (j) color, materials, and exterior features of proposed structures;
- (k) landscaping and screening, including trees, stones, walls, fences, and other features to be retained and removed, as well as color, size, and type of landscaped surface materials;
- (l) measures taken to preserve and protect natural resources;
- (m) outdoor lighting, including location and intensity of lighting facilities;
- (n) location and significance of historic structures;
- (o) locations of and adequacy of existing and proposed on-site public utilities, facilities, and conditions (water, sewerage, and drainage), showing size and direction of flows;
- (p) a traffic study including estimated peak hour traffic volumes generated by the proposed use in relation to existing volumes and projected future conditions;
- (q) wetlands, ponds, and surface water bodies, as defined under the Wetlands Protection Act, M.G.L. Chapter 131, Section



- 40, and rules promulgated thereunder, 310 CMR 10.00, and any other applicable local bylaws, rules or regulations; and
- (r) such other information as will aid the Board in judging the application and in determining special conditions and safeguards, and as the Board should deem necessary, in its determination of completeness of said application.

3) Procedures for Special Permits:

Application Procedures and Information Required: Applications for a special ARCPUD permit shall be made to the Planning Board on forms provided for that purpose, accompanied by the required fee. Copies of the completed application shall be distributed to those boards and departments as specified in the Rules and Regulations, which shall include, but not be limited to, the Selectmen, Building Inspector, and Conservation Commission.

124 in favor

0 opposed

A true copy

ATTEST.....

Date.....

*Maryanne White*  
*Dec 15, 2000*



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held February 12, 2001

ARTICLE 3. To amend the zoning by-law of the Town of Medway by deleting the third sentence of the opening paragraph of Section V. Use regulations. Sub-section c. Site Plan Approval (as amended October 16, 2000), and inserting in place thereof, the following:

" In all districts, no building shall be constructed, no exterior enlargement or substantial exterior alteration or any new use shall be allowed on a lot or tract of land until a site plan has been approved by the Board of Selectmen unless Site Plan Approval is specifically waived herein. This provision shall not apply to Single Family homes, including additions or enlargements , and two family homes, including additions or enlargements.

(R.V.)

310 in favor

10 opposed

A True Copy  
Attest: Maryjane White  
Town Clerk Medway



# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

Town Clerk  
Maryjane White

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held February 12, 2001

ARTICLE 4. VOTED: To amend the Zoning by-law of the Town of Medway by renaming regulation e) to become regulation f) in paragraph 1 of Section V. Use Regulations, subsection M. Industrial District II, and inserting in place thereof, the following new regulation e):

"e) Electric generation."

(R.V.)

209 in favor  
44 opposed

A True Copy  
Attest: Maryjane White  
Town Clerk Medway



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held February 12, 2001

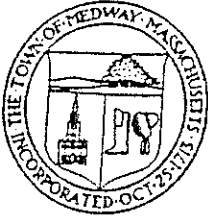
ARTICLE 5. VOTED: To amend the Zoning By-law of the Town of Medway by deleting regulation f) in paragraph 2 of Section V. use Regulations, Sub-section M Industrial District II, and inserting in place thereof, the following:

"f) Maximum building height: 40 ft; provided, however, that exhaust stacks associated with an electric generating facility may be up to 70 ft in height."

(R.V.)

250 in favor  
50 opposed

A True Copy  
Attest: Maryjane White  
Town Clerk Medway



## MEDWAY TOWN CLERK

155 VILLAGE STREET  
MEDWAY, MASSACHUSETTS 02053  
(508) 533-3204 • FAX: (508) 533-3287  
mwhite@townofmedway.org

MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK

JUSTICE OF THE PEACE

NOTARY PUBLIC

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held November 5, 2001.

ARTICLE 1. VOTED: To amend the Zoning By-law of the Town of Medway by correcting, SECTION V. USE REGULATIONS, Sub-Section M. INDUSTRIAL DISTRICT II, paragraph 1. as follows:

To change the second listed item (f) "Offices for business or professional use" to:

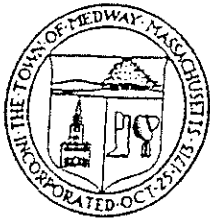
"(g) Offices for business or professional use"

110 in favor  
0 opposed

A true copy

ATTEST.....

Date.....



## MEDWAY TOWN CLERK

155 VILLAGE STREET  
MEDWAY, MASSACHUSETTS 02053  
(508) 533-3204 • FAX: (508) 533-3287  
mwhite@townofmedway.org

MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK

JUSTICE OF THE PEACE

NOTARY PUBLIC

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held November 5, 2001.

ARTICLE 2. VOTED: To amend the Zoning By-law of the Town of Medway by adding the following, in alphabetical order, to SECTION II. DEFINITIONS.

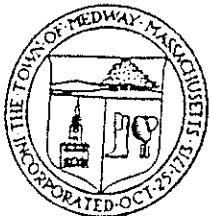
“Detention and Retention Basins-Areas for the open collection and management of storm water. Area included as part of these basins shall include any area where slope of surrounding terrain is altered to create a berm or retaining wall”

110 in favor  
0 opposed

A true copy

ATTEST.....

Date.....



## MEDWAY TOWN CLERK

155 VILLAGE STREET  
MEDWAY, MASSACHUSETTS 02053  
(508) 533-3204 • FAX: (508) 533-3287  
mwhite@townofmedway.org

MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK

JUSTICE OF THE PEACE

NOTARY PUBLIC

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held November 5, 2001.

ARTICLE 4. VOTED: To amend the Zoning By-law of the Town of Medway by deleting SECTION V. USE REGULATIONS, Sub-section G. Commercial District I, paragraph 2, sub-paragraph g) Off-street Parking, item 2) and inserting in place thereof, the following:

"2) For each employee, an off-street parking space; and for each three seats in restaurants or other establishments providing food and beverages, at least one off-street parking space"

125 in favor  
0 Opposed

A true copy

ATTEST

*Maryjane White*  
Nov 15, 2001



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held November 5, 2001.

ARTICLE 5. VOTED: To amend the Zoning By-law of the Town of Medway by amending SECTION V. USE REGULATIONS, sub-section T. Adult Retirement Community Overlay District, paragraph 4 Adult Retirement Community Planned unit Development, sub-paragraph d) ARCPUD Open Space Standards AS follows:

By adding to the end of the last sentence in 1), the following language:

“or any impervious areas for the open collection and management of storm water.”

By adding a new item 8) as follows:

“8) Drainage facilities (i.e. detention and retention basins) shall not be located in the open space areas. Dedicated open space may be utilized as natural courses for disposal of storm runoff from impervious surfaces. Other than minor berming (maximum 3:1 slopes which shall blend into the landscape) and riprap at pipe outflows, no significant disruption of the land (contour changes greater than three (3) feet) for drainage is permitted.

By adding a new item 9) Open space shall be laid out to provide eco-corridors and other areas identified for open space preservation. Land within fifty (50) feet of any dwelling unit shall not be counted toward the open space acreage. Areas to remain, as naturally-existing woods, fields,



meadows and wetlands shall be maintained and a plan for funding the maintenance provided.

By adding a new item 10) as follows:

"10) If the dedicated open space is not to be conveyed to the town, the applicant must provide a written program describing how the open space will be maintained in perpetuity to standards satisfactory to the Board. The applicant shall also provide an agreement empowering the town to perform maintenance of the open space in the event of failure to comply with the program. This agreement shall provide that, if the town is required to perform any maintenance work, the owner(s) of the open space shall pay the cost thereof and any unpaid costs shall constitute liens upon homeowners' property until said costs have been paid.'

200 in favor  
0 opposed

A true copy

ATTEST.....

Date.....

*Maryanne White*  
*Dec 17, 2001*



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held November 5, 2001.

ARTICLE 6. VOTED: To amend the Zoning By-law by adding the following provision to SECTION III-ADMINISTRATION, as sub-section I. PLANNING BOARD ASSOCIATE MEMBER as follows:

## "I. PLANNING BOARD ASSOCIATE MEMBER

There shall be added to the elected Planning Board an Associate Member, to be appointed for a two (2) year term jointly by the Planning Board and the Board of Selectmen, for the purpose of sitting as a member of the Planning Board to hear and act on special permit applications in the case of the absence, inability to act, or conflict of interest, on the part of any elected member of the Planning Board or in the event of a vacancy on the Planning Board. At the discretion of the Planning Board Chairman, said Associate Member shall sit on the board for purposes of hearing and acting on special permit applications.

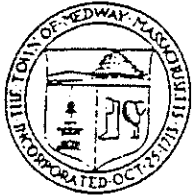
200 in favor  
0 opposed

A true copy

ATTEST.....

Date.....

*Maryjane White*  
*Dec 17, 2001*



Town Clerk  
Maryjane White

# TOWN OF MEDWAY

MEDWAY, MASSACHUSETTS 02053

TEL. (508) 533-3204

I, Maryjane White, Clerk of the Town of Medway, hereby certify the following action taken at the Special Town Meeting held November 5, 2001.

ARTICLE 24. VOTED: To amend the Town of Medway Zoning By-law and Official Zoning Map by creating an extension of an existing Commercial District I, extending along the easterly side of Holliston Street from an area currently zoned Residential, northerly approximately 85.00 feet, the easterly 287.64 feet along property line, southerly 85.00 feet to approximate zone line, westerly approximately 300.00 feet along approximate zone line, to Holliston Street.

160 in favor

0 Opposed

A true copy

ATTEST.....

Date.....

*Maryjane White*  
*Nov 17, 2001*

