

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

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant article 26 of the Annual Town Meeting held May 14, 2001.

ARTICLE 26. VOTED: To amend the Zoning By-law of the Town of Medway by adding to SECTION V USE REGULATIONS, Sub-section Q. Signs, Paragraph 4 Prohibited Signs, and item k) as follows:

"k) Freestanding or Roof Signs with internal illumination."
(VV) (2/3majority)

A true copy

DATE



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MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK JUSTICE OF THE PEACE NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant article 27 of the Annual Town Meeting held May 14, 2001.

13,2007

ARTICLE 27. VOTED; To amend the Zoning By-law of the Town of Medway by deleting the opening paragraph of SECTION V. USE REGULATIONS, subsection C. Site Plan Approval, 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, and two family homes, including additions and enlargements. The procedure for site plan approval is as follows.

(RV)

104 in favor

104 in favor 0 opposed

A true copy
ATTEST Mayned White
DATE June 7, 400





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MARYJANE WHITE, CMMC

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JUSTICE OF THE PEACE
NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant article 31 of the Annual Town Meeting held May 14, 2001.

2002

ARTICLE 31. VOTED: To amend the Zoning By-law of the Town of Medway by deleting paragraph 4. Alteration of SECTION V. USE REGULATIONS subsection D. Non-Conforming Uses, and inserting in place thereof, the following:

"4. Alteration

- a) A non-conforming 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 non-conformity 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 non-conforming use except where alteration to non-conforming single or two family dwelling does not increase the non-conforming nature of the building.
- b) The Inspector of Buildings may issue a building permit for the alteration, enlargement or reconstruction of a one or two family dwelling and /or its attached appurtenance including but not limited to porches and decks, which is or was nonconforming only by reason of its failure to conform to the

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setback requirements of this By-law, provided that the altered, enlarged or reconstructed dwelling and/or appurtenance does not violate the setback requirements to a greater extent than the dwelling prior to such alteration, enlargement or reconstruction."

(VV)

(2/3 Majority)



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NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant article 32 of the Annual Town Meeting held May 14, 2001.

2002

ARTICLE 32. VOTED: To amend the Zoning By-law of the Town of Medway by deleting SECTION V USE REGULATIONS, Sub-Section H. Commercial District II, paragraph 2, sub-paragraph g) Off-street parking, item 2) and inserting in place thereof, the following:

"2. For each on shift employee, one 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"

(RV)

104 in favor 45 opposed

A true copy
ATTEST
DATE
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THE STREE



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JUSTICE OF THE PEACE

NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 33 of the Annual Town Meeting May 14, 2002

3

ARTICLE 33. VOTED: To amend the Zoning By-law of the Town of Medway by deleting SECTION V. USE REGULATIONS, Sub-Section K. Commercial District VI, paragraph 2, sub-paragraph h) Off-Street parking, and inserting in place thereof, the following:

"h) Off-street parking:

- 1) For every 300 sq. ft. of gross floor space, at least one off-street parking space.
- 2) For each on shift employee, one 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."

(RV)

2/3 majority

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| DATE. | | | | | |

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MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK JUSTICE OF THE PEACE NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 25 of the Annual Town Meeting May 13, 2003

ARTICLE 25. VOTED: To see if the Town will vote to amend the Zoning By-Law of the Town of Medway by adding the following, in alphabetical order, to SECTION II. DEFINITIONS:

Affordable Housing Unit - A dwelling unit for residents of low or moderate income. Affordable units are administered by the Medway Housing authority or its designee and shall remain as affordable units in perpetuity. These units shall have the same construction methods, physical characteristics as, and be intermingled with other units in the subdivision or development.

Automobile service stations - Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sale of vehicular fuels; the servicing and repair of automobiles and motor vehicles; and may include as an accessory use the sale and/or installation of lubricants, tires, batteries, and similar vehicle accessories.

Automobile car wash - Any building or premises or portions thereof containing facilities for the commercial washing of automobiles and motor vehicles.

Low or Moderate Income - Household income that is 80% or less than the area median household income as determined by the United States Department of Housing and Urban Development (HUD), the in effect.

Shopping center - A group of commercial establishments planned, constructed, and managed as a total entity, with customer and employee

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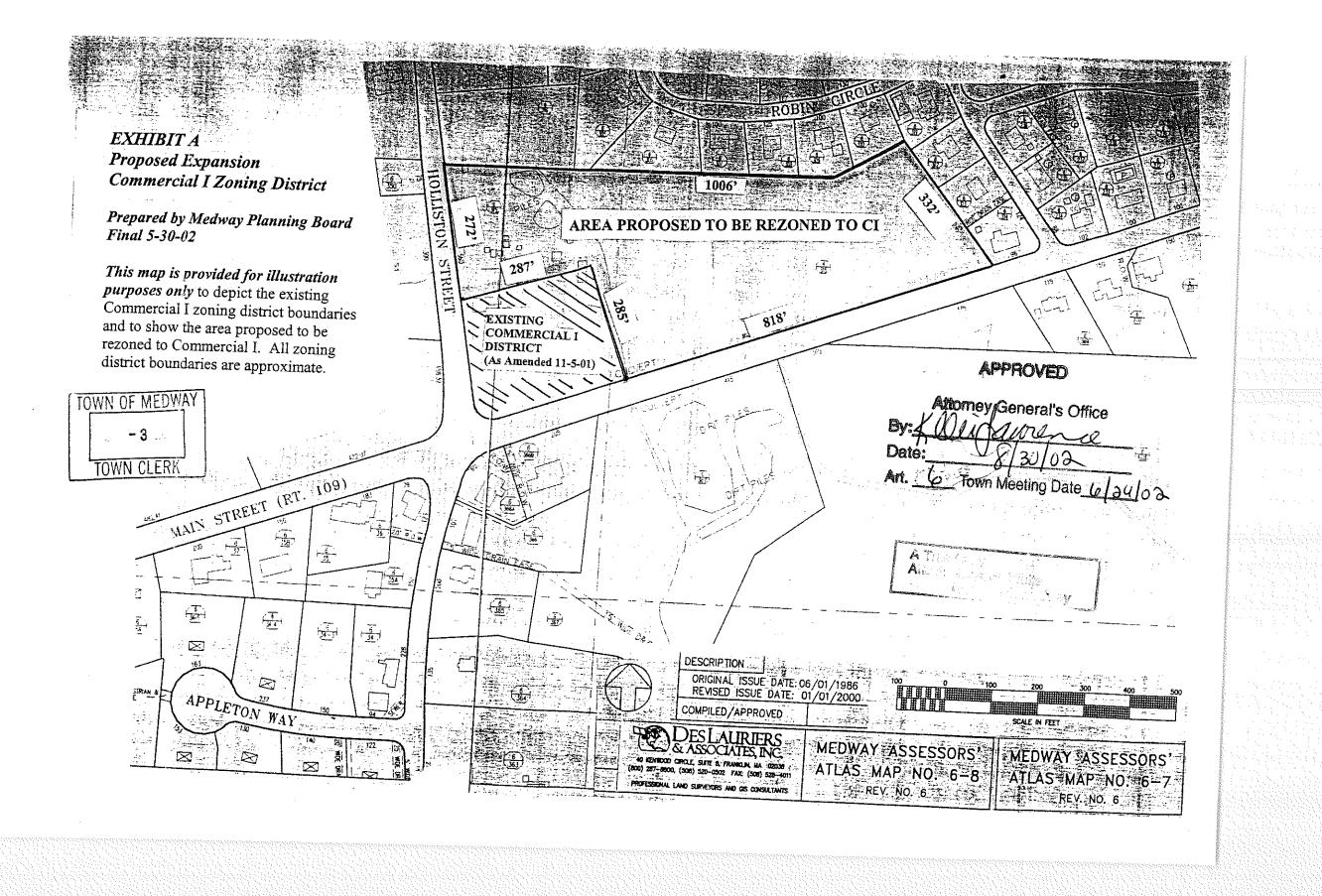
parking provided on-site and provision for goods delivery separated from customer access.

R.V.

110 in favor 0 opposed

ATTEST

DATE JUNE 18 200





WIEDWAY, MASSACHUSETTS 02053 (508) 533-3204 • FAX: (508) 533-3287 mwhite@townofmedway.org

MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK JUSTICE OF THE PEAGE NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 26 of the Annual Town Meeting May 13, 2003

ARTICLE 26. VOTED; To amend the zoning by-law of the Town of Medway by deleting the fourth paragraph in SECTION V. USE REGULATIONS, sub-section A. General Requirements, and inserting in place thereof, the following:

"No automotive type of trailer, either mobile or immobile, hereafter put in place upon any land within the Town shall be occupied for living or business purposes for a period exceeding sixty (60) days in the aggregate in any one (1) year, except as provided for by General Laws Chapter 40A, Section 3. The Board of Appeals may permit the use of such a trailer, such permit to be issued for a period of not more than one (1) year. R.V.

110 in favor 0 opposed



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JUSTICE OF THE PEACE
NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 28 of the Annual Town Meeting May 13, 2003

ARTICLE 28. To see if the Town will vote to amend the Zoning By-Law of the Town of Medway by deleting sub-paragraph c) of SECTION V. USE REGULATIONS, Sub-Section G. Commercial District I, paragraph 1, and inserting in place thereof, the following:

- "c) Offices for business or professional use
- d) Any of the following uses if authorized by special permit of the Board of Appeals:
 - Restaurant or other establishment providing food and beverages within the building.
 - 2) Automobile Service Station
 - 3) Automotive Car Wash
 - 4) Shopping Center"

(V.V.)

2/3 Majority

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CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 29 of the Annual Town Meeting May 13, 2003

ARTICLE 29. VOTED: To see if the Town will vote to amend the Zoning By-Law of the Town of Medway, by adding items 4), 5) and 6) to SECTION V. Use Regulations, Sub-Section H. Commercial District II, paragraph 1, sub-paragraph j) as follows:

- "4) Automobile Service Station
- 5) Automotive Car Wash
- 6) Shopping Center"

R.V.

114 in favor 0 opposed

| A true copy Mung | Milo |
|------------------|----------|
| DATE Start | 18, 2003 |



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MARYJANE WHITE, CMMC

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CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 30 of the Annual Town Meeting May 13, 2003

ARTICLE 30. To see if the Town will vote to amend the Zoning By-Law of the Town of Medway, by adding a new sub-paragraph f) to SECTION V. Use Regulations, Sub-Section K. Commercial District VI, paragraph 1, as follows:

- Any of the following uses if authorized by special permit of the Board of Appeals:
 - Automobile Service Station
 - 2) Automotive Car Wash
 - Shopping Center"

V.V.

2/3 Majority

| A true copy ATTEST. Maryn | White |
|----------------------------|-------|
| DATE JUNGS | 2003 |



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MARYJANE WHITE, CMMC

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CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 31 of the Annual Town Meeting May 13, 2003

ARTICLE 31. To see if the Town will vote to amend the Town of Medway Zoning By-Law and the Official Zoning Map by changing the classification of all of the approximately 11 acres of land zoned Industrial IV located west of Sanford Street and north of the Charles River, all as shown on the attached sketch marked Exhibit A, to Agricultural Residential District II zoning, and to delete the provisions of SECTION V. USE REGULATIONS, Section O. Industrial District IV, in their entirety, or to act in any manner related thereto.

110 In favor 0 opposed

A true copy Maryone White

DATE JUNE 18, 203

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

MARYJANE WHITE, CMMC

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CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 33 of the Annual Town Meeting May 12, 2003

ARTICLE 33. To see if the Town will vote to amend the Zoning By-Law of the Town of Medway by deleting item 8) from SECTION V. Use Regulations, Sub-Section T. Adult Retirement Community Overlay District, paragraph 4, sub-paragraph c), and inserting in place thereof, the following:

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 ten percent (10%) of the existing detached single-family residential housing units (excluding ARCPUD units) located in the Town of Medway. For the purpose of this By-Law, the number of existing detached single-family residential housing units shall be as established by the Board of Assessors as of January 1 of the calendar year."

(V.V.)

2/3 Majority

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CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 35 of the Annual Town Meeting May 13, 2003

ARTICLE 35. To see if the Town will vote to amend Article II of the By-Laws of the Town of Medway by inserting at the end thereof the following:

"Section 2.15

- (a) There shall be a Design Review Committee consisting of at least five (5) members who reside in Medway who shall be sworn to the faithful performance of their duties.
- (b) The Design Review Committee shall be appointed by the Planning Board. Committee members shall serve two (2) year staggered terms, with majority of the first members appointed for a two (2) year term and the remaining initial members appointed for a one (1) year term. Thereafter, each member shall serve for two (2) years or until his successor has been appointed.
- (c) The Design Review Committee shall include one member of the Planning Board and a representative of the Medway Business Council. The remaining members should have experience and/or training in architecture, landscape design, site design, graphic design, sign design, planning, or other suitable professions that could be helpful to the Committee's work.
- (d) The Design Review Committee shall assist and advise the Planning Board, its applicants, and other town boards as may request such assistance, with regard to the review of applications for subdivisions, site plans, special permits, sign permits, scenic road work permits, and other development proposals.
- (e) The Design Review Committee's recommendations shall be advisory and may include suggestions for modifications to proposed designs and conditions for approval of development proposals.

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(f) In performing its work, the Design Review Committee shall be guided by the Medway Master Plan and by Design Guidelines to be developed by the Committee and adopted and published by the Planning Board after a duly called and advertised public hearing. The Planning Board may amend the Design Guidelines from time to time after a duly called and noticed public hearing in accordance with customary Planning Board practice."

V.V.

(Majority)

Atrue copy Maryjane White

DATE JUNE 10, 3003





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NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 5 of the Special Town Meeting June 23, 2003.

ARTICLE 5. VOTED: To amend the Zoning By-Law by adding the following, in alphabetical order, to SectionII. DEFINITIONS

Accessory Family Dwelling Unit A separate and complete housekeeping unit contained within, or being an extension of, a single family dwelling to accommodate additional family members of a resident of the primary dwelling.

(RV)

215 in favor

0 Opposed

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| ATTEST. | Mary | one Mui | L | |
| DATE | Alla. | 20, 2003 | | |
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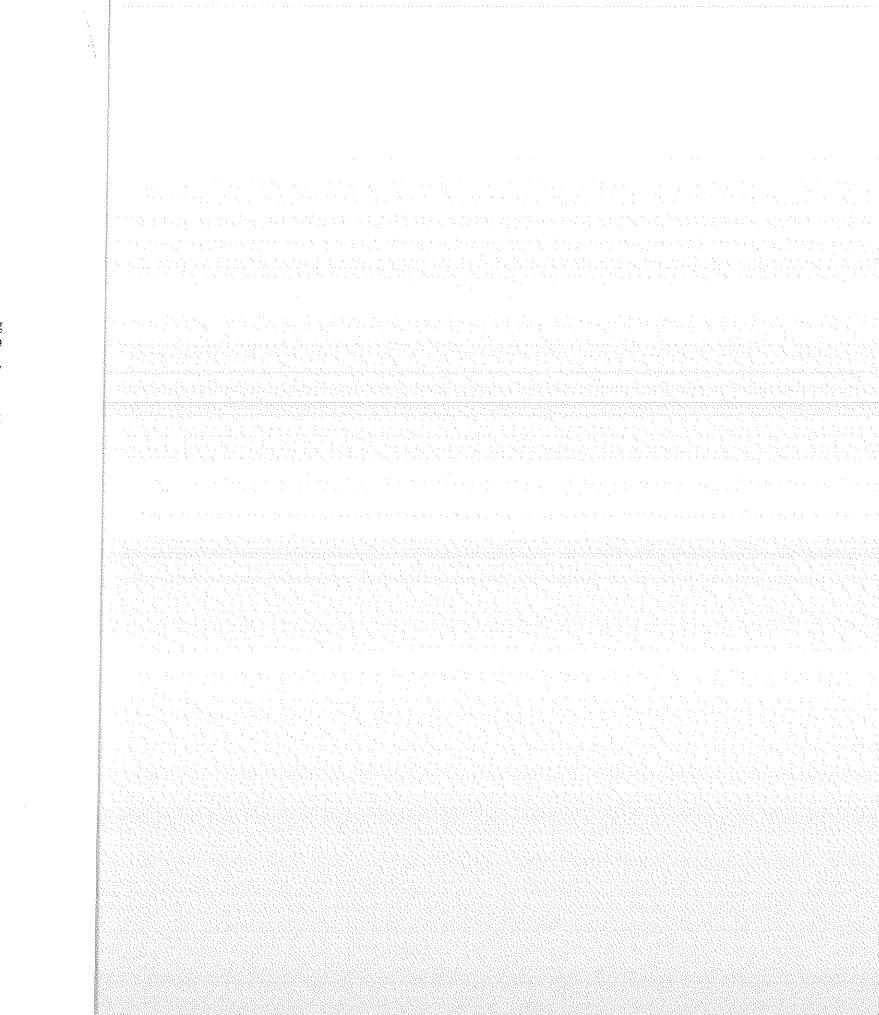
MARYJANE WHITE, CMMC

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 Annual Town Meeting held May 10, 2004.

ARTICLE 37 VOTED: To see if the town will vote to amend the Zoning By-Law by adding the following as Section V. USE REGULATIONS, subsection E. AGRICULTURAL AND RESIDENTIAL DISTRICT I, paragraph 2 with subsequent paragraphs renumbered accordingly, or to act in any matter thereto:

- 2. An accessory family dwelling unit is authorized by special permit only. The special permit must be recorded prior to the issuing of an occupancy permit. The special permit shall expire three (3) years from the date of issue. Upon transfer of property, the special permit shall become null and void. An accessory use in a single family dwelling is subject to the following conditions:
 - a) The single family dwelling or access family dwelling shall be occupied by the owner of the premises. For the purpose of this section, the "owner" shall be one or more individuals who hold legal or beneficial title to the premises and for whom the premises is the primary residence for voting and tax purposes.
 - b) The accessory family dwelling unit only may be occupied by the following family members: mother/father, mother-in-law/father-in-law, son/daughter, son-in-law/daughter-in-law, sister/bother, sister-in-law/brother-in-law, grandmother/grandfather, step-mother/step-father, step-son/step-daughter, step-sister/step-brother, step-grandmother/step-grandfather. A notarized statement of the relevant relationship shall be provided to the Inspector of Buildings prior to the issue of a certificate of occupancy for the accessory family dwelling unit.
 - c) There shall not be more than one (1) bedroom in the accessory family dwelling unit.
 - d) The accessory dwelling unit shall have an exterior design such that the structure is not changed from the character of a single family dwelling.
- e) There shall be no additional driveway or curb cut providing access to the premises. All parking to be off-street.



f) A certificate of occupancy for the accessory family dwelling unit is required, and shall be issued to the owner only, and is not transferable. Upon transfer of ownership of the premises, the certificate of occupancy for the accessory dwelling unit shall be null and void.

(V.V.)

2/3 Majority

A true copy ATTEST MANY White

Date JULY / JOD /



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

MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK

JUSTICE OF THE PEACE

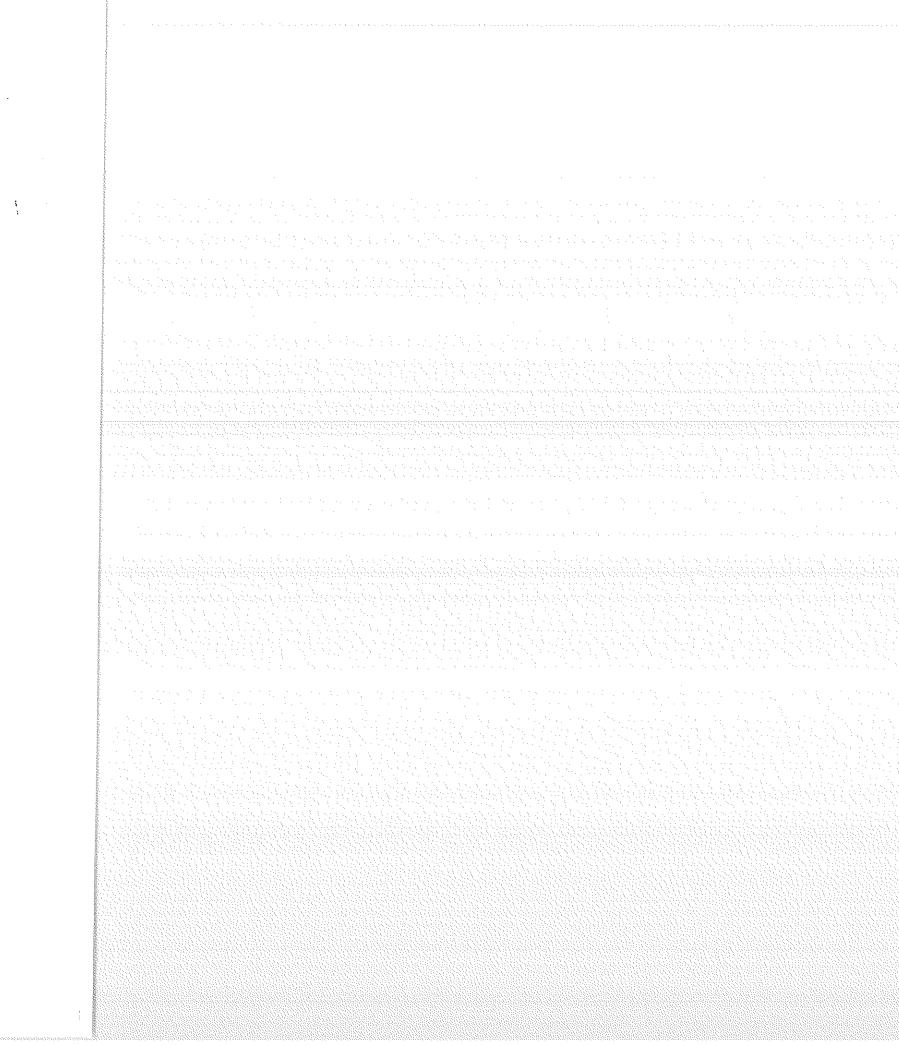
NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 38 of the Annual Town Meeting May 10, 2004

ARTICLE 38. VOTED: To see if the town will vote to amend the Zoning By-Law by adding the following as Section V. USE REGULATIONS, subsection F. AGRICULTURAL AND RESIDENTIAL DISTRICT II, paragraph 2 with subsequent paragraphs renumbered accordingly, or to act in any matter thereto:

- 2. An accessory family dwelling unit is authorized by special permit only. The special permit must be recorded prior to the issuing of an occupancy permit. The special permit shall expire three (3) years from the date of issue. Upon transfer of property, the special permit shall become null and void. An accessory use in a single family dwelling is subject to the following conditions:
 - a) The single family dwelling or access dwelling, shall be occupied by the owner of the premises. For the purpose of this section, the "owner" shall be one or more individuals who hold legal or beneficial title to the premises and for whom the premises is the primary residence for voting and tax purposes.
 - b) The accessory family dwelling unit only may be occupied by the following family members: mother/father, mother-in-law/father-in-law, son/daughter, son-in-law/daughter-in-law, sister/bother, sister-in-law/brother-in-law, grandmother/grandfather, step-mother/step-father, step-son/step-daughter, step-sister/step-brother, step-grandmother/step-grandfather. A notarized statement of the relevant relationship shall be provided to the Inspector of Buildings prior to the issue of a certificate of occupancy for the accessory family dwelling unit.
 - c) There shall not be more than one (1) bedroom in the accessory family dwelling unit.
- d) The accessory dwelling unit shall have an exterior design such that the structure is not changed from the character of a single family dwelling
 - e) There shall be no additional driveway or curb cut providing access to the premises. All parking to be off-street.



f) A certificate of occupancy for the accessory family dwelling unit is required, and shall be issued to the owner only, and is not transferable. Upon transfer of ownership of the premises, the certificate of occupancy for the accessory dwelling unit shall be null and void.

(V.V.)

2/3 Majority

A True Copy Attest: Waryjane White Town Clerk Machine



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MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK JUSTICE OF THE PEACE NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 39 of the Annual Town Meeting May 10, 2004

ARTICLE 39 VOTED: to amend the Medway Zoning By-Law by deleting paragraph 3 of SECTION V. USE REGULATIONS, Sub-Section E. AGRICULTURAL AND RESIDENTIAL DISTRICT I, and inserting in place thereof, the following:

Any dwelling hereafter erected in this district shall be located on a lot having a continuous frontage of not less than one-hundred eighty (180) feet on a street or streets, and an area of not less than forty-four thousand (44,000) sq. ft.

(V.V.)

2/3/ Majority

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JUSTICE OF THE PEACE

NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 40 of the Annual Town Meeting May 10, 2004

ARTICLE 40.VOTED: To see if the Town will vote to amend the Medway Zoning By-Law by deleting paragraph 3 of SECTION V. USE REGULATIONS, Sub-Section F. AGRICULTURAL AND RESIDENTIAL DISTRICT II, and inserting in place thereof, the following:

Any dwelling hereafter erected in this district shall be located on a lot having a continuous frontage of not less than one-hundred fifty (150) feet on a street or streets, and an area of not less than twenty-two thousand five-hundred (22,500) sq. ft.

(V.V.)

Unanimous

| A True | | | |
|---------|--------|-------|-------|
| Altest: | Maryja | ine W | hite |
| | Town | Clerk | Maday |



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MARYJANE WHITE, CMMC

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JUSTICE OF THE PEACE
NOTARY PUBLIC

CERTIFICATION

I, Maryjane White, Town Clerk of the Town of Medway hereby certify the following action taken under Warrant Article 41 of the Annual Town Meeting May 10, 2004

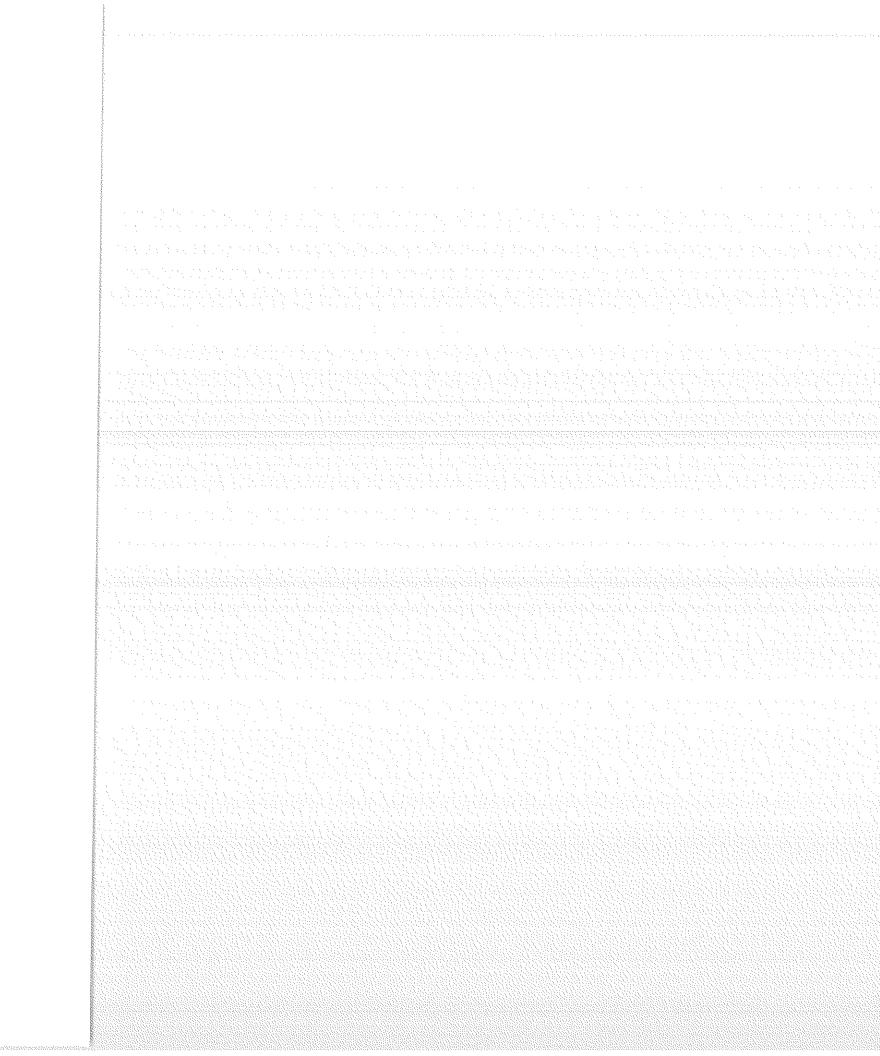
ARTICLE 41. VOTED: to amend the Medway Zoning By-Law by adding the following new Sub-Section K. COMMERCIAL DISTRICT V to SECTION V. USE REGULATIONS and to reletter the existing Sub-Sections "K" through "T" to "L" through "U"; and to amend the Medway Zoning Map to delineate the land area included in the Commercial V District to be that as shown on a copy of a portion of the Medway Assessors Map which is on file in the office of the Town Clerk.

K. COMMERCIAL DISTRICT V

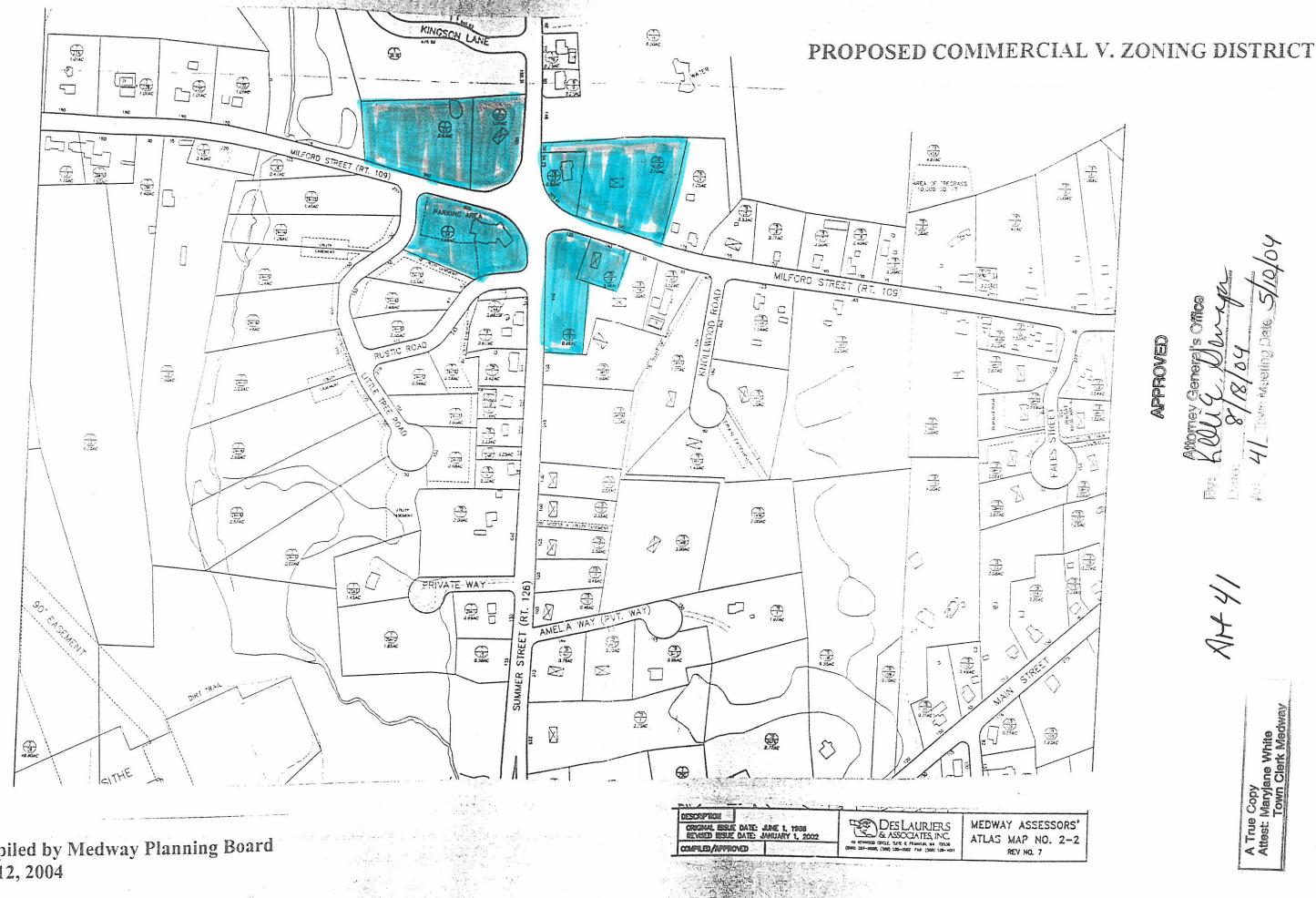
- 1. Buildings, structures and premises may be used for any of the following purposes and uses customarily accessory thereto but no others, subject to the regulations and conditions enumerated herein:
 - a) Municipal, public utility, federal or state use.
 - b) Retail store, the primary function of which 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.
 - c) Restaurant or other establishment providing food and beverages within the building.
 - d) Office for business or professional use.
 - e) Studio for artists, photographers, interior decorators and similar design-related uses.
 - f) Personal care services such as barber shops, beauty parlors and nail salons.



- g) Nursery and florist.
- h) Greenhouse.
- i) Undertaking establishment or funeral home.
- j) Bank or other financial institution.
- k) Warehouse and distribution.
- 2. Permitted and allowable uses shall comply with the following dimensional regulations:
 - a) Minimum lot size: 20,000 sq. ft.
 - b) Maximum lot coverage, including accessory buildings: 30%
 - c) Minimum lot width: 100 ft.
 - d) Minimum front-yard setback: 50 ft. of which the first 10 ft. nearest the street line shall not be used for the parking or storage of vehicles.
 - e) Minimum side-yard and rear-yard setback: 15 ft. of which the first 10 ft. nearest each lot line, if the adjacent use (within the Commercial V district) is residential in whole or in part, shall not be used for the parking or storage of vehicles but shall be suitably landscaped.
 - f) Residential buffer: Side or rear lot lines that abut a residentially-zoned district shall maintain a suitably landscaped buffer zone of at least 15 feet, unless the buffer area includes an existing alternative egress or access for the principal use. However, if in the opinion of the Planning Board, an access/egress from a second way is necessary, the buffer zone may be used for this purpose.
 - g) Maximum building height: 40 ft.
 - h) Off-Street parking:
- 1) For every 200 sq. ft. of gross retail floor space, at least one off-street parking space. For every 250 sq. ft. of gross floor space for business or professional offices, at least one off-street parking space.
- 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.
- 3) For all other permitted uses, off-street parking as required by the Planning Board.
- 4) All off-street parking spaces shall be located on the same lot as the principal use they are intended to service and each space shall consist of approximately 300 sq. ft. of appropriate dimensions for the parking of an automobile, including maneuvering area



3. No residences may hereafter be erected in this district. 2/3 Majority (V.V.)



Map Compiled by Medway Planning Board February 12, 2004