

## **Board Members**

Andy Rodenhiser, Chair  
Robert Tucker, Vice Chair  
Thomas Gay, Clerk  
Matthew Hayes, P.E., Member  
Richard Di Iulio, Member  
Jessica Chabot, Associate  
Member



Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Telephone (508) 533-3291  
Fax (508) 321-4987  
Email: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)  
[www.townofmedway.org](http://www.townofmedway.org)

# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### **Memorandum**

June 2, 2020

TO: Maryjane White, Town Clerk  
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator  
RE: **ANR (Subdivision Approval Not Required) Plan** – 62 Adams Street

At its May 12, 2020 meeting, the Planning and Economic Development Board considered an application and Subdivision Approval Not Required (ANR) Plan as described below:

**Name of Plan:** *Plan of Land in Medway, MA*  
**Location/Address:** 62 Adams Street  
**Assessor's Reference:** Map 28, Parcel 015  
**Zoning District:** AR-I  
**Property Owners:** James G and Shelley W Wieler, Trustees Wieler Family Living Trust  
62 Adams Street  
Medway, MA 02053  
**Applicant:** James G and Shelley W Wieler, Trustees Wieler Family Living Trust  
62 Adams Street  
Medway, MA 02053  
**Plan Date:** April 29, 2020, revised May 7, 2020  
**Prepared by:** Daniel O'Driscoll, PLS  
O'Driscoll Land Surveying, Inc.  
46 Cottage Street  
Medway, MA 02053  
**Scale:** 1 inch = 40 feet

An ANR plan dated April 29, 2020, an ANR application, and associated documents were filed with the Planning and Economic Development office on April 30, 2020. The ANR plan shows the division of the 4.63 acre property at 62 Adams Street into two lots. Lot 1, with the existing house, is 2.06 acres and has 467.25' of frontage on Adams Street. Lot 2 is 2.57 acres and has 202.76' of Adams Street frontage.

The ANR plan was reviewed by Gino Carlucci, the Board's planning consultant. He provided a review memorandum dated May 6, 2020. Mr. Carlucci indicated that the ANR plan needed some minor revisions to show the distance of the existing dwelling from the proposed new lot line between Lots 1 and 2 and to clarify that the uplands portion of Lot 2 is contiguous.

A revised plan dated May 7, 2020 was prepared and submitted which addressed Mr. Carlucci's comments. Mr. Carlucci determined that the specified plan revisions had been made and that the updated plan was suitable for Board endorsement.

The Planning and Economic Development Board determined that the subject *Plan of Land* **DID NOT** show a subdivision as the two lots have sufficient frontage and access on Adams Street, a public way. At its May 12, 2020 meeting, the Board voted to endorse the submitted *Plan of Land in Medway, MA* for 62 Adams Street dated April 29, 2020, last revised May 7, 2020. The endorsed plan is provided for the Town Clerk; the electronic version of the plan is attached.

Please note that the land division does not take effect until the plan is recorded at the Norfolk County Registry of Deeds.

**NOTE to Applicant** – The subject property is located on Adams Street, a designated Medway Scenic Road. Future development of the property is subject to review by the Planning and Economic Development Board under the Town's *Scenic Road Rules and Regulations*. Lot #2 is shown as having a stone wall along the property frontage. The stone wall will likely need to be disturbed to construct a driveway if/when a house is constructed on this parcel thus triggering the need for a Scenic Road work permit from the Board.

*Copies to:* Donna Greenwood, Principal Assessor  
Jack Mee, Building Commissioner  
David D'Amico, DPW Director  
Bridget Graziano, Conservation Agent  
Jim & Shelley Wieler  
Dan O'Driscoll, O'Driscoll Land Surveying

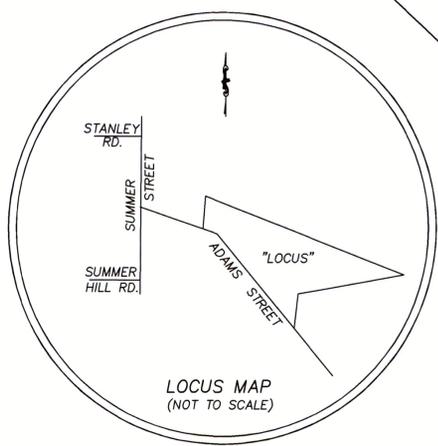
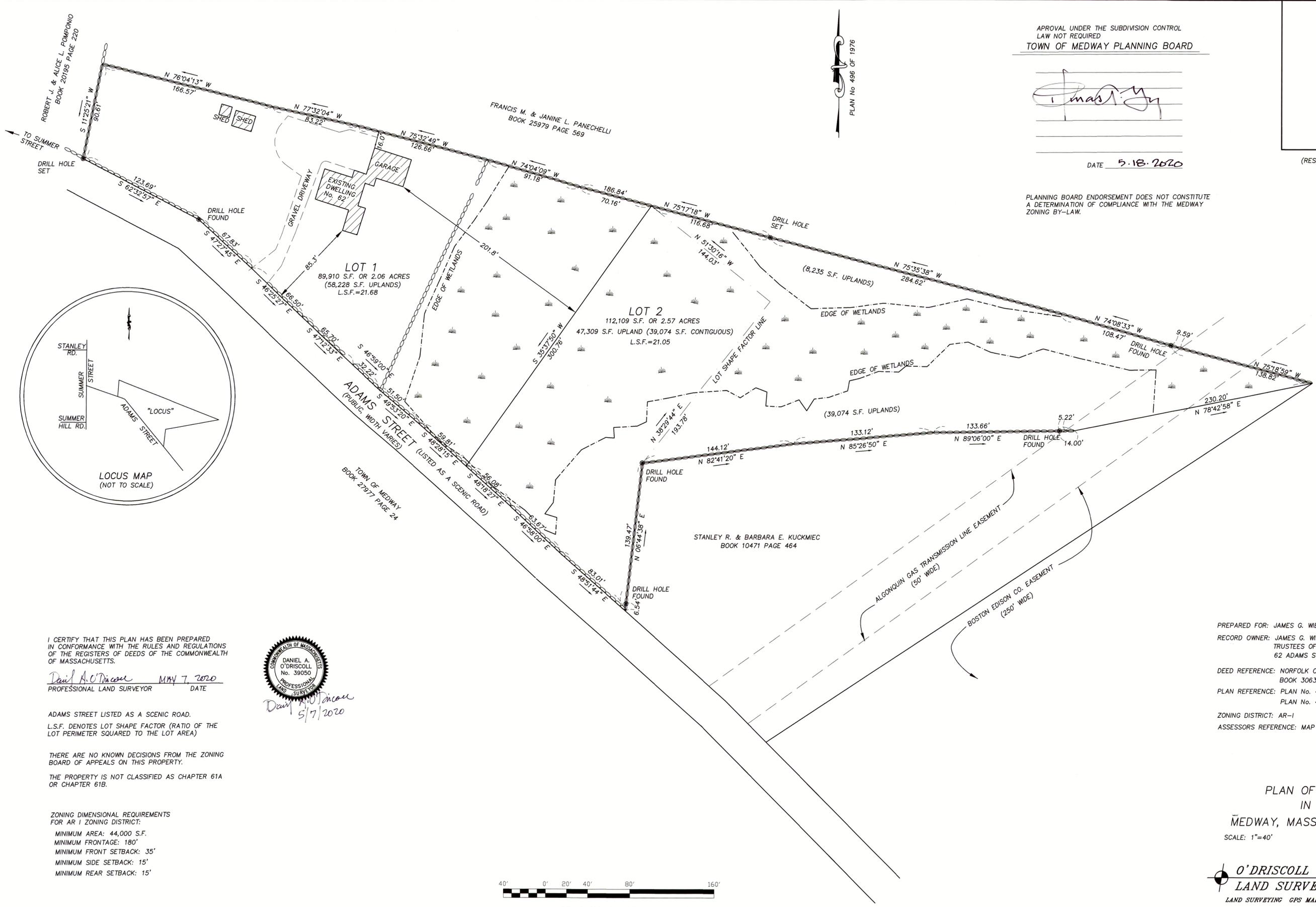
APPROVAL UNDER THE SUBDIVISION CONTROL  
LAW NOT REQUIRED  
TOWN OF MEDWAY PLANNING BOARD

*[Signature]*

DATE 5-18-2020

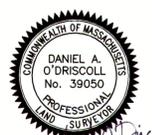
(RESERVED FOR REGISTRY USE)

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



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

*Daniel A. O'Driscoll* MAY 7, 2020  
PROFESSIONAL LAND SURVEYOR DATE



*Daniel A. O'Driscoll*  
5/7/2020

ADAMS STREET LISTED AS A SCENIC ROAD.  
L.S.F. DENOTES LOT SHAPE FACTOR (RATIO OF THE  
LOT PERIMETER SQUARED TO THE LOT AREA)

THERE ARE NO KNOWN DECISIONS FROM THE ZONING  
BOARD OF APPEALS ON THIS PROPERTY.

THE PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A  
OR CHAPTER 61B.

ZONING DIMENSIONAL REQUIREMENTS  
FOR AR 1 ZONING DISTRICT:  
MINIMUM AREA: 44,000 S.F.  
MINIMUM FRONTAGE: 180'  
MINIMUM FRONT SETBACK: 35'  
MINIMUM SIDE SETBACK: 15'  
MINIMUM REAR SETBACK: 15'



PREPARED FOR: JAMES G. WIELER  
RECORD OWNER: JAMES G. WIELER & SHELLEY W. WIELER  
TRUSTEES OF WIELER FAMILY FUNDING TRUST  
62 ADAMS STREET MEDWAY, MA 02053  
DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS  
BOOK 30631 PAGE 302  
PLAN REFERENCE: PLAN No. 496 OF 1976  
PLAN No. 474 OF 1990  
ZONING DISTRICT: AR-1  
ASSESSORS REFERENCE: MAP 28 PARCEL 015

PLAN OF LAND  
IN  
MEDWAY, MASSACHUSETTS  
SCALE: 1"=40' DATE: APRIL 29, 2020  
REVISED: MAY 7, 2020

**O'DRISCOLL**  
**LAND SURVEYING, Inc.**  
LAND SURVEYING GPS MAPPING LAND CONSULTING  
46 COTTAGE MEDWAY, MASSACHUSETTS 02053 508-533-3314