



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
 PLANNING AND ECONOMIC
 DEVELOPMENT BOARD

Medway Open Space Residential Development (OSRD)
Medway Zoning Bylaw – SECTION 8.4 Special Regulations
Please consult the Zoning Bylaw for Full Details

Minimum Tract Size = 10 or more contiguous acres (unless property abuts the Charles River, Hopping Brook or Chicken Brook)

Designated Common Open Space

- 50% of site for parcels ≤ 25 acres; 60% of site for parcels > 25 acres
- Up to 10 percent can be paved or built upon for bike paths, playgrounds, etc.
- The percentage of land that is considered wetlands in the Open Space area cannot exceed the percentage of the site that is considered wetlands.
- Open Space cannot include existing or proposed easements; surface stormwater system (detention pond), subsurface drainage, septic and leaching systems; land within 30’ of any dwelling unit; median strips, landscaped features within parking areas, narrow or unconnected strips of land.

Use Regulations – Development may include detached single-family dwellings, attached single family dwellings (max of five per building), local convenience retail (max of 7,500 sf of gross floor area), or a community center.

Site Design – Four Step Process

- Identify conservation areas and important site features (open space area)
- Locate sites for development
- Align streets and trails
- Draw lot lines

Maximum Possible Number of Dwelling Units

$$\text{Yield} = \frac{\text{Net Site Area} - (.5 \times \text{Wetland Area}) - (.1 \times \text{Net Site Area})}{\text{Zoning District Minimum Lot Area}}$$

NOTE – The maximum possible number of dwelling units (yield) is not automatically the number of units that will be approved. It is only a maximum possible, not an entitlement.

Standard Medway Affordability Requirement

Project Size (Units)	Percent Affordable Units
6-12	10%
13-17	12%
18-20	15%
21 and over	20%

Approval Process with PEDB

- Pre-application meeting and site visit
- Special Permit based on Concept Plan – public hearing
- Definitive Plan – public hearing