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Member



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**TOWN OF MEDWAY**  
**COMMONWEALTH OF MASSACHUSETTS**  
**PLANNING AND ECONOMIC  
DEVELOPMENT BOARD**

March 1, 2022

RECEIVED TOWN CLERK  
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**NOTICE OF PUBLIC HEARING**  
**Proposed Amendments to Medway Zoning Bylaw**  
**Tuesday, March 22, 2022**

Pursuant to the *Medway Zoning Bylaw* and G.L. ch. 40A, §5, the Planning and Economic Development Board will conduct a public hearing on Tuesday, March 22, 2022 at 7:00 p.m. to receive comments on proposed amendments to the *Medway Zoning Bylaw*. The hearing will be held in Sanford Hall at Medway Town Hall, 155 Village Street. For the public's convenience the hearing will also be available remotely via the ZOOM online platform. Instructions on how the public may access the hearing will be included on the agenda for the Board's March 22<sup>nd</sup> meeting which will be posted at: <https://www.townofmedway.org/calendar/month/2022-03>

The proposed amendments have been prepared to be included on the warrant for consideration at the May 9, 2022 annual town meeting. The subject matter of the proposed amendments is summarized below. The specific article identifiers will be revised as the Select Board finalizes the warrant and assigns warrant article numbers.

**ARTICLE A – Solar Electric Installations** – This article changes Section 8.11 to amend provisions relating to *Solar Parking Canopies*.

**ARTICLE B – Housekeeping** – This article proposes the following changes:

- 1) Clarify the Flood Plain District, Section 5.6.1.E.3 regarding encroachments in regulatory floodways
- 2) Add a note to Table 2 Dimension and Density Regulations in Section 6 to refer readers to Section 9 Oak Grove Park Districts for dimensional and density regulations in the three Oak Grove Park districts; and
- 3) Add text in Environmental Standards, Section 7.3.D.2.a.4 regarding times for interior construction work.

Drafts of the proposed amendments are on file at the offices of the Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular business hours. The proposed amendments are also posted online at the Planning and Economic Development Board's web page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/may-9-2022-proposed-zoning-bylaw-amendments>. For further information or questions, please contact the Medway Planning office at 508-533-3291.

Interested persons or parties are invited to review the draft proposed amendments, and participate in the public hearing. Written comments are encouraged and may be sent to the Medway Planning and Economic Development Board, 155 Village Street, Medway, MA 02053 or emailed to: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org). All written comments will be entered into the record during the hearing.

*Matthew J. Hayes*

Planning & Economic Development Board Chairman

To be published in the Milford Daily News:

*Monday, March 7, 2022 and Tuesday, March 15, 2022*

2022 Annual Town Meeting  
Housekeeping  
Updated 2-15-22

Article \_\_\_\_

To see if the Town will vote to amend the Zoning Bylaw as provided below:

1. Amend Flood Plain District, Section 5.6.1.E.3 as follows (words added in **bold**)

In Zones AI-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway **unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment** would **not** result in any increase in flood levels within the community during the occurrence of the base flood discharge.

2. Amend Table 2 Dimensional and Density Regulations in Section 6, to add a Note g. as follows (words added in **bold**)

**g. See Section 9 Oak Grove Park Districts for dimensional and density regulations for properties located in the Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood zoning districts.**

3. Amend Environmental Standards, Section 7.3.D.2.a.4 as follows (words added in **bold**)

Work at construction sites and in the operation of construction equipment including start-up and movement of trucks, vehicles, and machines shall commence no earlier than 7:00 a.m. and shall cease no later than 7:00 p.m., Monday through Saturday. No construction shall take place on Sundays, federal holidays or state legal holidays without the advance written approval of the Building Commissioner. **The limits in this subsection do not apply to interior construction work such as painting, installation of drywall, flooring, and similar work.**

or act in any manner related thereto.

2022 Annual Town Meeting BJS 1.12.22  
Solar Electric Installations

Article \_\_\_\_

To see if the Town will vote to amend the Zoning Bylaw, Section 8.11 Solar Electric Installations as follows (new wording in **bold**):

Section 8.11.C.3: *Solar Parking Canopies*, which are accessory to a residential or non-residential use may be allowed by special permit in all zones except AR-I, AR-II, and VR, **or which are otherwise allowed under the provisions of this Zoning Bylaw**, and are subject to the requirements of this Section 8.11.

Section 8.11.G.1: Lighting - Large- and Small-Scale Solar Electric Installations, **except Solar Parking Canopies**, shall have no permanently-affixed exterior lighting.

Section 8.11.H.2.c: The design shall minimize the use of concrete and other impervious materials to the maximum extent possible. Ground-Mounted Solar Electric Installations, **except Solar Parking Canopies**, shall be installed on water permeable surfaces

or act in any manner related thereto.

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## TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

### PLANNING AND ECONOMIC DEVELOPMENT BOARD

### MEMORANDUM

March 17, 2022

TO: Medway Select Board  
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator  
RE: Articles for May 9, 2022 Town Meeting

The Planning and Economic Development Board has submitted a series of articles for consideration at the May town meeting. The subject matter of the proposed articles is summarized below. For the proposed amendments to the Zoning Bylaw (Articles 22 and 24), the Board will conduct a public hearing on Tuesday, March 22, 2022 at 7 pm in Sanford Hall and via Zoom.

**ARTICLE 22 – Solar Electric Installations** – This article amends Section 8.11 relating to *Solar Parking Canopies*. These provisions will enable the Town to install solar parking canopies on Town properties, provide that solar parking canopies can have exterior lighting, and specify that solar parking canopies can be installed on paved areas.

**ARTICLE 24 - Housekeeping.** This article proposes the following amendments:

- 1) Clarify language in Flood Plain District, Section 5.6.1.E.3 regarding encroachments in regulatory floodways. The proposed language was provided by MA Department of Conservation and Recreation Flood Hazard Management Program. With this language, encroachments are allowed along watercourses unless technical analyses document that an encroachment would not increase flood levels. This adds some flexibility.
- 2) Add a note to TABLE 2 Dimension and Density Regulations in Section 6 to refer readers to Section 9 Oak Grove Park Districts for the dimensional and density regulations in the three Oak Grove Park districts. Table 2 is a summary table for all zoning districts except for Oak Grove; there is no room on it for all the detailed Oak Grove regulations. So this is a helpful, internal reference to guide readers to another section of the Zoning Bylaw where the Oak Grove details are provided.
- 3) Add text in Environmental Standards, Section 7.3.D.2.a.4 regarding times for interior construction work. This change will allow interior construction work to be conducted after 7 pm and before 7 am during Monday through Saturday.

**ARTICLE 23 – BESS.** Drafting in process. The public information session on the technical aspects of BESS zoning regulations is scheduled for March 17<sup>th</sup>. If this is to proceed for Town Meeting consideration this May, the PEDB will need to hold another public hearing. The latest that could occur is April 19<sup>th</sup>. With the requirements for public hearing notices and legal advertising, a draft BESS bylaw would have to be available by April 1<sup>st</sup>. It does not appear that there is enough time between now and then to thoughtfully draft, review, refine, vet and communicate with the public about BESS zoning for Medway.

**ARTICLE 25 – Street Acceptance.** This article proposes that Town Meeting vote to accept Newton Lane as a Town street. Newton Lane is 991 feet in length and runs easterly off of Nobscott Road. Newton Lane is the Hartney Acres subdivision, and was developed by John Claffey. This is one of the “lingering” subdivisions we are working to bring to a close. The Select Board has started the roadway layout process for Newton Lane and referred it to the PEDB for review and comment. That will occur at the PEDB’s March 22 meeting. The developer has been given until mid-April to complete the engineer’s final punch list to the Board’s satisfaction.