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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Warrant Articles for November 16, 2020 Town Meeting

November 3, 2020

ARTICLE 3 – Street Acceptance for Applegate Road

- Article asks Town Meeting to accept Applegate Road as an official Town street. The Board has secured \$265,000 in performance security funds from Needham Bank. DPW will coordinate completion of the subdivision infrastructure in spring summer 2021. Town must “own” the street before it can do the work.

ARTICLE 4 – ZONING - Outdoor Lighting, Section 7.1.2

- Add a new paragraph G. to authorize the Planning and Economic Development Board, when acting as a special permit or site plan review authority, to adjust lighting standards under limited circumstances

ARTICLE 5 – ZONING - Energy

- Modify definitions for “Electric Power Generation” and “Renewable Energy” and delete the definition of “Alternative Energy” in SECTION 2. DEFINITIONS
- Amend Use Table in Section 5.4 to simplify the listing for “Electric Power Generation”

ARTICLE 6 – ZONING - Schedule of Use Table, Section 5.4

- Separate Motel and Hotel into separate use categories
- Prohibit certain specified Indoor Sale uses in the Central Business District
- Add “Parking Lot” to the Use Table in Section 5.4 and specify it is not allowed as a principal use
- Make other minor corrections

ARTICLE 7 – ZONING - Multi-Family Housing, Section 5.6.4

- Revise Section 5.6.4 to add language that an applicant is not entitled to the maximum possible number of multi-family dwelling units

ARTICLE 8 – ZONING - Setbacks, Section 6.2.F

- Add a new Section 6.2.F.4 to establish a clear sight triangle for corner lots and setbacks for corner lots

ARTICLE 9 – ZONING - Environmental Standards, Section 9.3

- Replace Section 9.3 Environmental Standards, which governs noise, odor, vibration, dust, and other environmental concerns, in its entirety
- Inserts new definitions

- Sets updated standards for continuous noise, temporary noise, and construction noise
- Sets updated standards for disturbing, offensive or objectionable odors
- Sets updated standards for vibrations
- Establishes procedures for investigation of complaints
- Establishes certain exemptions for farming, residential uses, repairs, and public works

ARTICLE 10 – ZONING - Miscellaneous Housekeeping

- Add a definition for “Parking Lot”
- Revisions to update and make corrections to section 4.2.A, Section 8.9, and Section 9 of the Zoning Bylaws
- Revise Section 6.1 TABLE 2 Dimensional and Density Regulations to require a minimum lot frontage of 50 feet in the Central Business, Village Commercial, and Neighborhood Commercial zoning districts

ARTICLE 11 – ZONING - Adaptive Use Overlay District, Section 5.6.2

- Revise Section 5.6.2 to amend the list of allowed and prohibited uses to be consistent with terms that are defined in the Zoning Bylaw
- Clarify that adaptive use projects are allowed on properties located in the Adaptive Use Overlay District with at least 50’ of frontage on a street

ARTICLE 12 – ZONING - Accessory Uses and Incidental Accessory Objects

- Add a definition of “Incidental Accessory Object” in Section 2 DEFINITIONS for visible, functional ornamental objects or man-made features subordinate to a principal building or structure or use
- Revise Paragraph H in Section 6.3 Accessory Buildings and Structures to prohibit a list of certain incidental accessory objects (e.g. animal pen, fire pit, outdoor kitchen, etc.) within the required zoning setbacks

ARTICLE 13 – ZONING - Building Size Limitation, Section 6.2

- Add a new paragraph G. Building Size to require a special permit for buildings larger than 100,00 sq. ft. for Business and Industrial and Related Uses listed in Sections D and E in the Table of Uses

ARTICLE 14 – ZONING - Special Permits in the Central Business District, Section 5.4.1

- Add language regarding purpose, applicability and definitions
- Specify that the provisions of Section 8.6 Affordable Housing apply to mixed-use developments
- Allow some buildings comprised of all residential units in a mixed-use development under certain circumstances
- Add text regarding the composition of uses in a mixed-use development and mixed-use buildings
- Revise criteria for issuing a special permit for a mixed-use development