

Important Terms and Definitions

Gross Density:

A measure of housing units per acre on a site, derived through a specific formula used by the compliance model. Gross density is measured across an entire district and must include undevelopable areas (such as roads and conservation land) in the denominator. This means that for a district made up of multiple parcels, the calculated gross density will be different than the maximum units per acre allowed in the proposed zoning (see Figures 1 and 2).

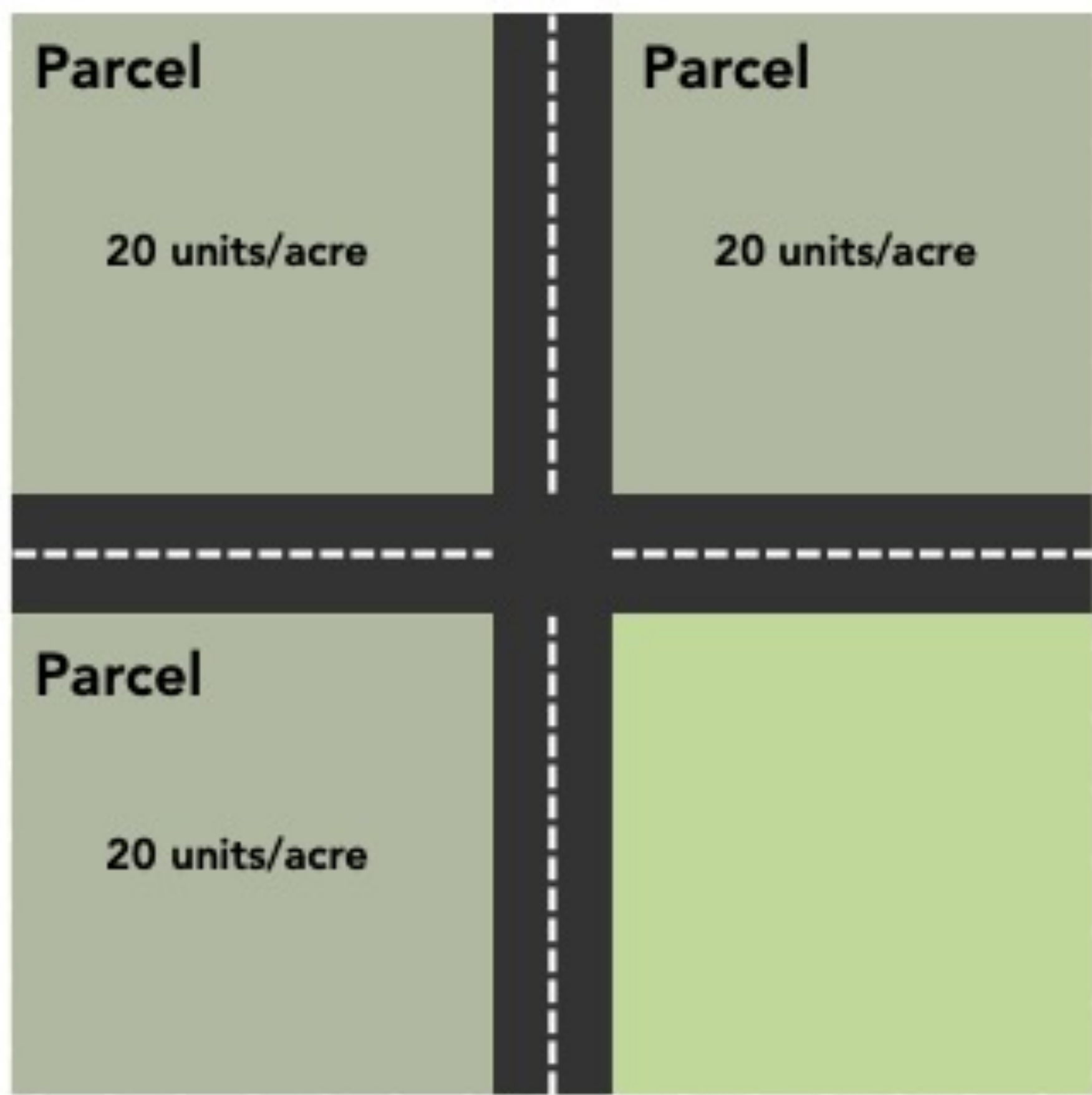


Figure 1: Zoning allows development of 20 units per acre.

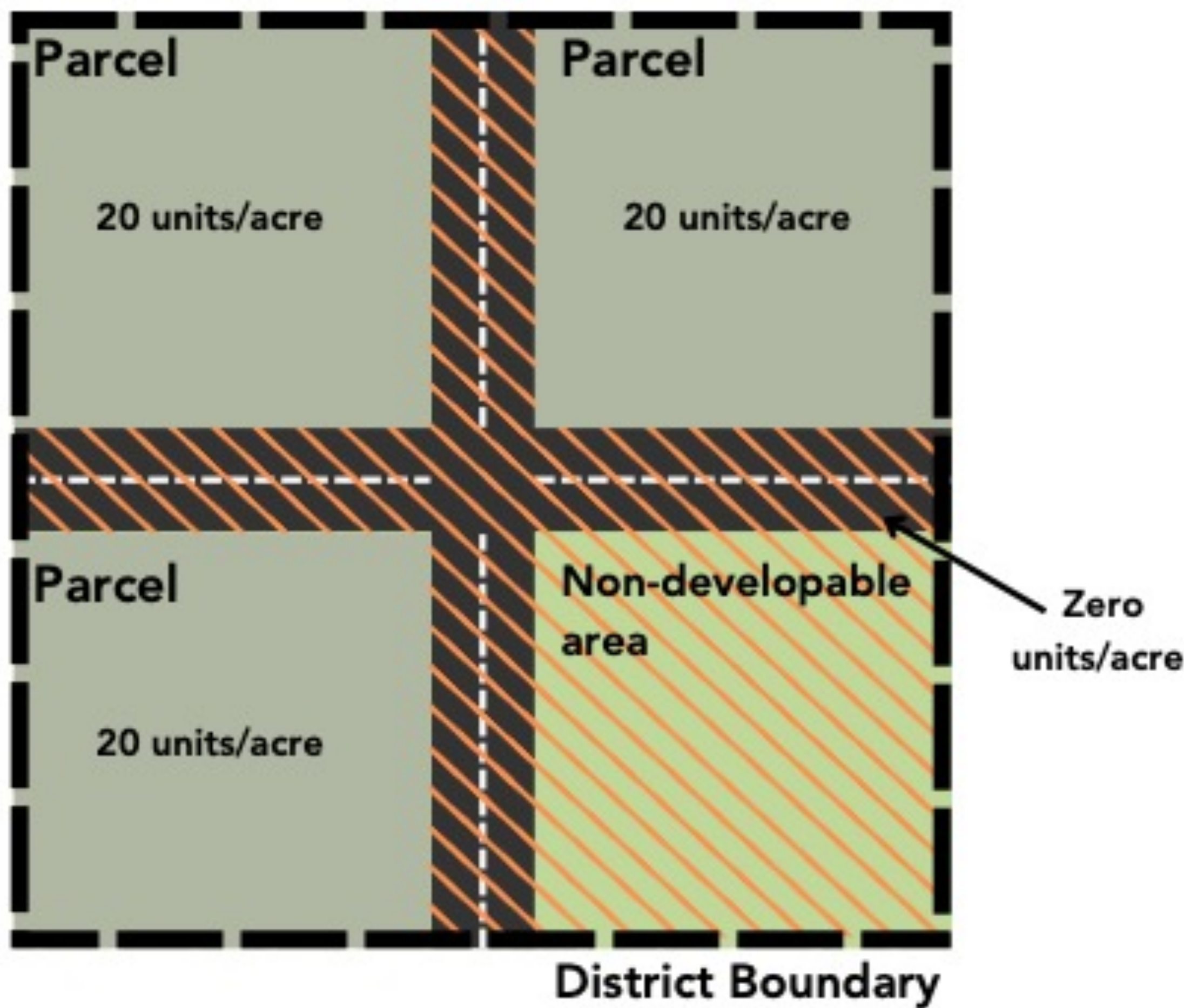


Figure 2: The compliance model calculates density across the entire district including areas that cannot produce units.

Excluded Area:

Land that the model considers to be unbuildable. This can include wetlands, surface water, publicly owned land, protected open spaces, and roads/other rights of way.

Parking Spaces per Unit

Across all sites, we assumed a standard parking requirement of 1.5 spaces per unit. This is typically the maximum amount of parking that is required for multifamily residential development.

Maximum Height

The compliance model measures height in terms of stories. This is roughly equivalent to the 35-40 foot height limit that Medway has in most of its existing zoning districts.

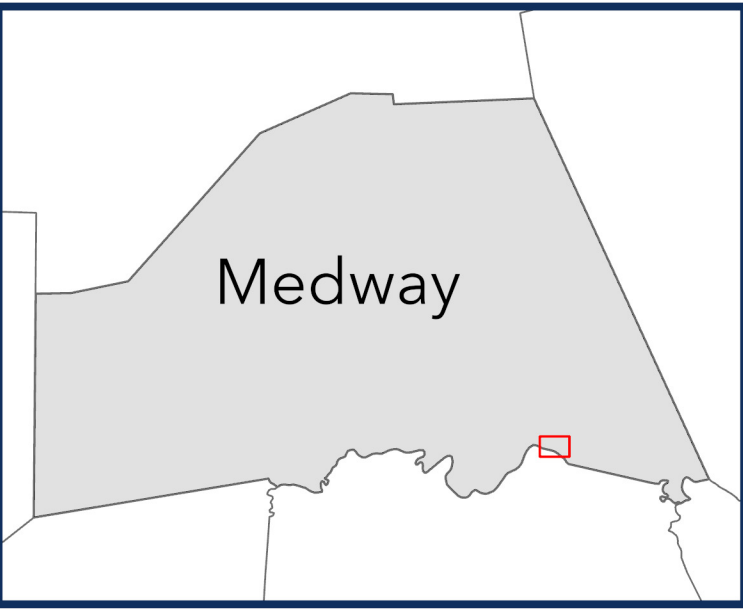
Maximum Lot Coverage

This is the maximum percentage of a lot's area that can be covered by buildings and structures. We assumed either 20 percent or 30 percent for our modeled scenarios, which is in line with what is currently allowed in Medway.

Potential District 1. Sanford Mill Site



- Legend
- Sanford Mill Site
 - Water
 - Structures
 - Tax Parcels
 - MassDOT Major Roads
 - Administrative Type
 - Interstate
 - U.S. Highway
 - State Route
 - Non-numbered Road



Date: July 2024
Source: Town of Medway, MassGIS, MassDOT, and EOHLC.

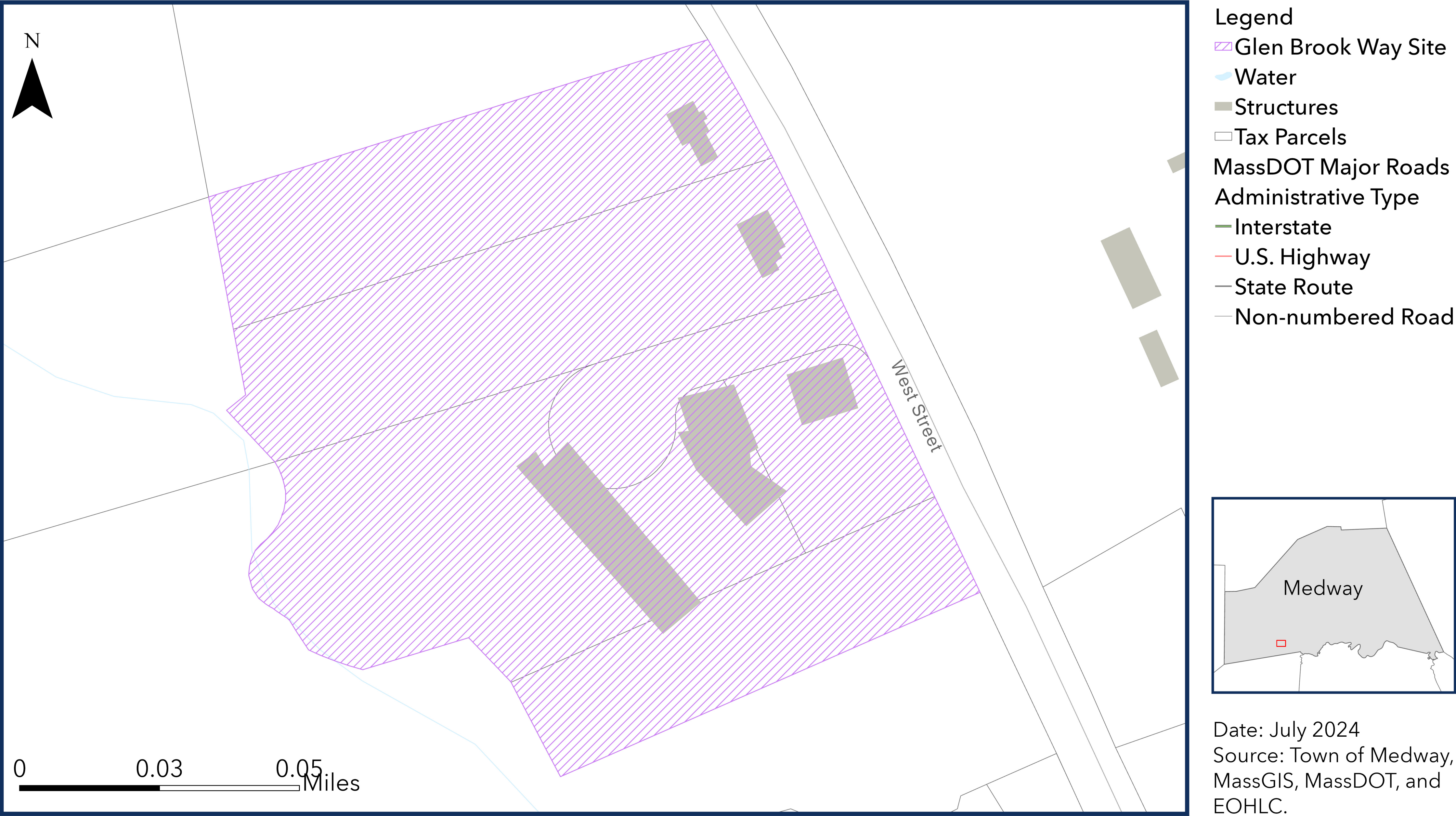
The **Sanford Mill** site borders the Charles River to the south, which renders a significant portion of the site protected land. As a result, nearly half of the site’s total acres are excluded from the model, leading to a gross density of 21.2 units per acre.

The Sanford Mill site is primarily in the Village Residential Zoning District, with one parcel within the Village Commercial Zoning District and Multi-Family Housing Overlay District. Additionally, the maximum allowed residential density was increased to 20 units per acre to make up for this significant portion of undevelopable land and more closely match the density of existing residential development at the site (e.g. Sanford Mill Condominiums).

SANFORD MILL SITE	
Model Results	
Total Area (acres)	7.8
Developable Land	4.8
Excluded Land	3.0
Modeled Unit Capacity	131
Gross Density (units/acre)	21.2
Selected Dimensional Regulations	
Min. lot size (sq. ft.)	15,000
Max. building height (stories)	3
Max. building coverage	20%
Parking spaces per unit	1.5
Maximum units per acre	20



Potential District 2. Glen Brook Way Site



GLEN BROOK WAY SITE

Model Results

Total Area (acres)	7.4
<i>Developable Land</i>	7.0
<i>Excluded Land</i>	0.4
Modeled Unit Capacity	138
Gross Density (units/acre)	19.7

Selected Dimensional Regulations

Min. lot size (sq. ft.)	20,000
Max. building height (stories)	3
Max. building coverage	20%
Parking spaces per unit	1.5
Maximum units per acre	20

The back of the **Glen Brook Way** site borders a wetland area but is mostly made up of developable land. The maximum density was set at 20 units per acre to more closely match the density of existing residential development at the site. Although the site is within the Agricultural Residential II Zoning District, the minimum lot size was set to 20,000 sq. ft. (as opposed to 22,500 sq. ft.) to ensure all parcels would be conforming.



Potential District 3. Main Street/Elm Street Site



MAIN STREET/ELM STREET SITE

Model Results

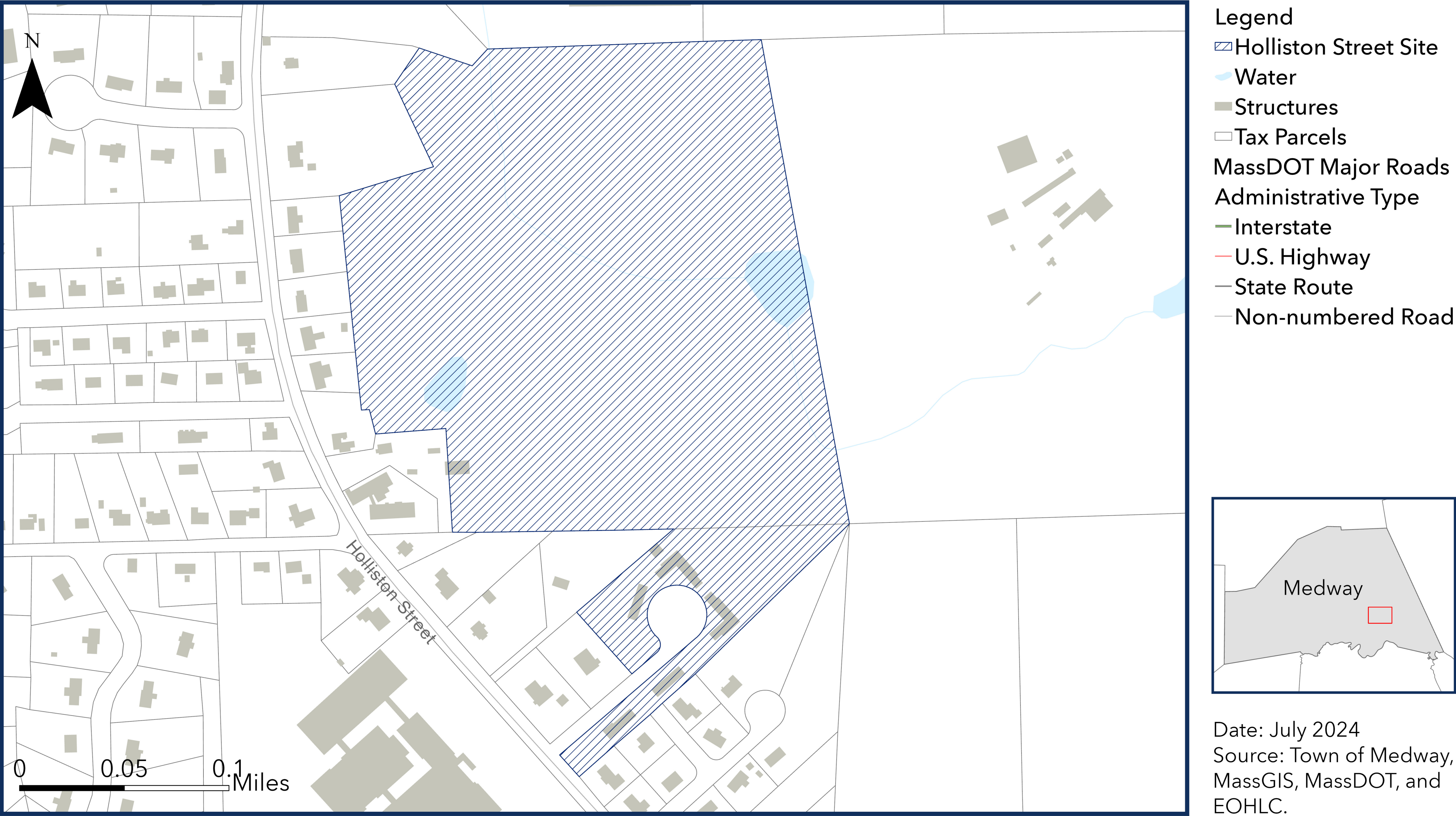
Total Area (acres)	25.8
<i>Developable Land</i>	22.5
<i>Excluded Land</i>	3.3
Modeled Unit Capacity	499
Gross Density (units/acre)	22.1

Selected Dimensional Regulations

Min. lot size (sq. ft.)	20,000
Max. building height (stories)	3
Max. building coverage	20%
Parking spaces per unit	2
Maximum units per acre	20

There are a few acres of wetlands in the back portion of the **Main Street/Elm Street** site, but all of the commercial areas along Main Street are considered developable. The underlying zoning of the site is Central Business. This site was modeled using a maximum density of 20 units per acre to increase its zoned unit capacity. This is to ensure that any final scenario involving this site will be able to meet the required 750-unit zoned capacity across the entire MBTA Communities zoning district.

Potential District 4. Holliston Street Site



The **Holliston Street** site contains the Medway Housing Authority’s Kenney Drive development but remains largely undeveloped. This potential district is primarily in the Agricultural Residential I Zoning District, though part of the site is in the Agricultural Residential III Zoning District and Multi-Family Housing Overlay District. There is relatively little excluded land on this site and relatively high unit capacity compared to other potential sites. Moreover, it is located across from Medway Middle School and in close proximity to downtown Medway.

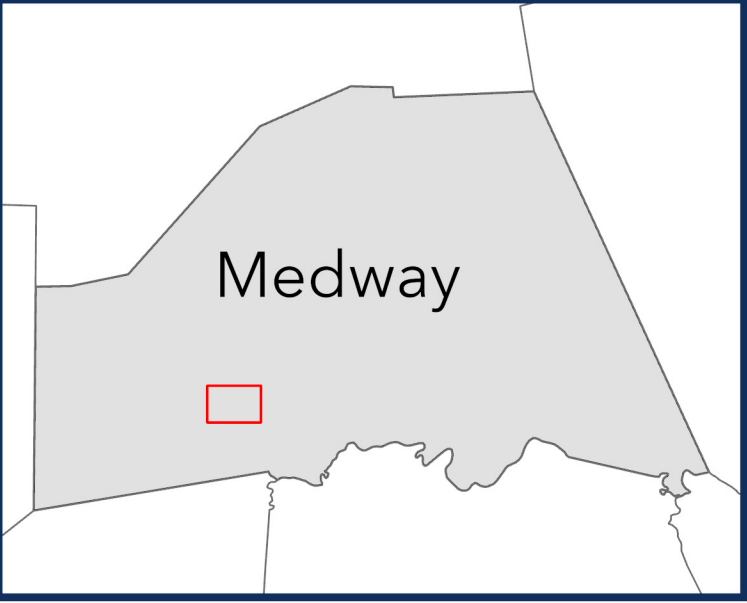
HOLLISTON STREET SITE	
Model Results	
Total Area (acres)	32.8
Developable Land	29.2
Excluded Land	3.6
Modeled Unit Capacity	492
Gross Density (units/acre)	16.9
Selected Dimensional Regulations	
Min. lot size (sq. ft.)	44,000
Max. building height (stories)	3
Max. building coverage	25%
Parking spaces per unit	1.5
Maximum units per acre	15



Potential District 5. Milford Street Site



- Legend
- Milford Street Site
 - Water
 - Structures
 - Tax Parcels
 - MassDOT Major Roads
 - Administrative Type
 - Interstate
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 - State Route
 - Non-numbered Road



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MILFORD STREET SITE

Model Results

Total Area (acres)	10.1
<i>Developable Land</i>	8.9
<i>Excluded Land</i>	1.2
Modeled Unit Capacity	145
Gross Density (units/acre)	16.3

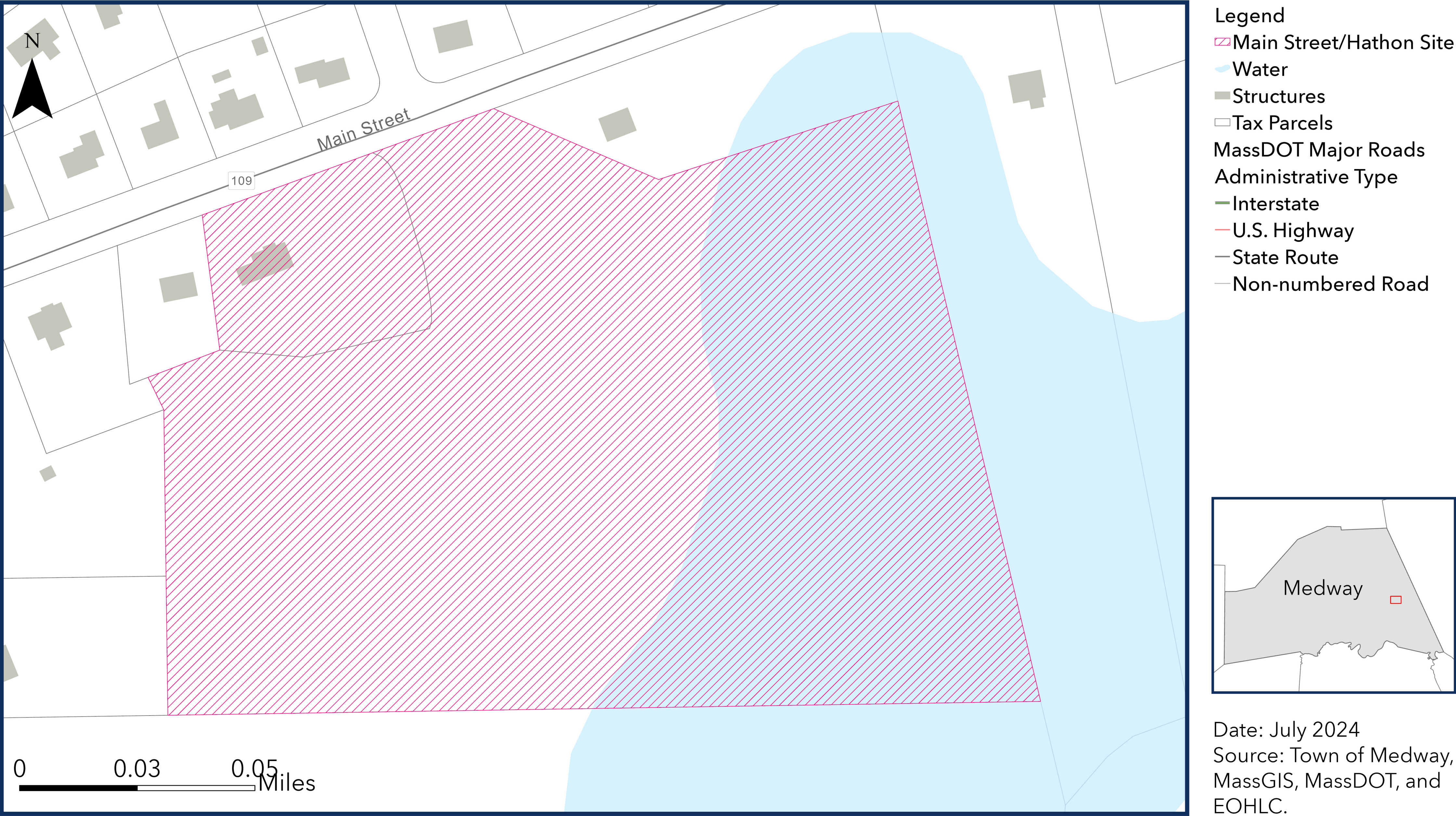
Selected Dimensional Regulations

Min. lot size (sq. ft.)	22,500
Max. building height (stories)	3
Max. building coverage	30%
Parking spaces per unit	1.5
Maximum units per acre	15

The **Milford Street** site is zoned as Agricultural Residential II. Only a small percentage of the site is excluded land, and the modeled unit capacity is lower compared to other potential sites.



Potential District 6. Main Street/Hathon Site



MAIN STREET/HATHON SITE

Model Results

Total Area (acres)	12.8
<i>Developable Land</i>	7.5
<i>Excluded Land</i>	5.3
Modeled Unit Capacity	192
Gross Density (units/acre)	25.5

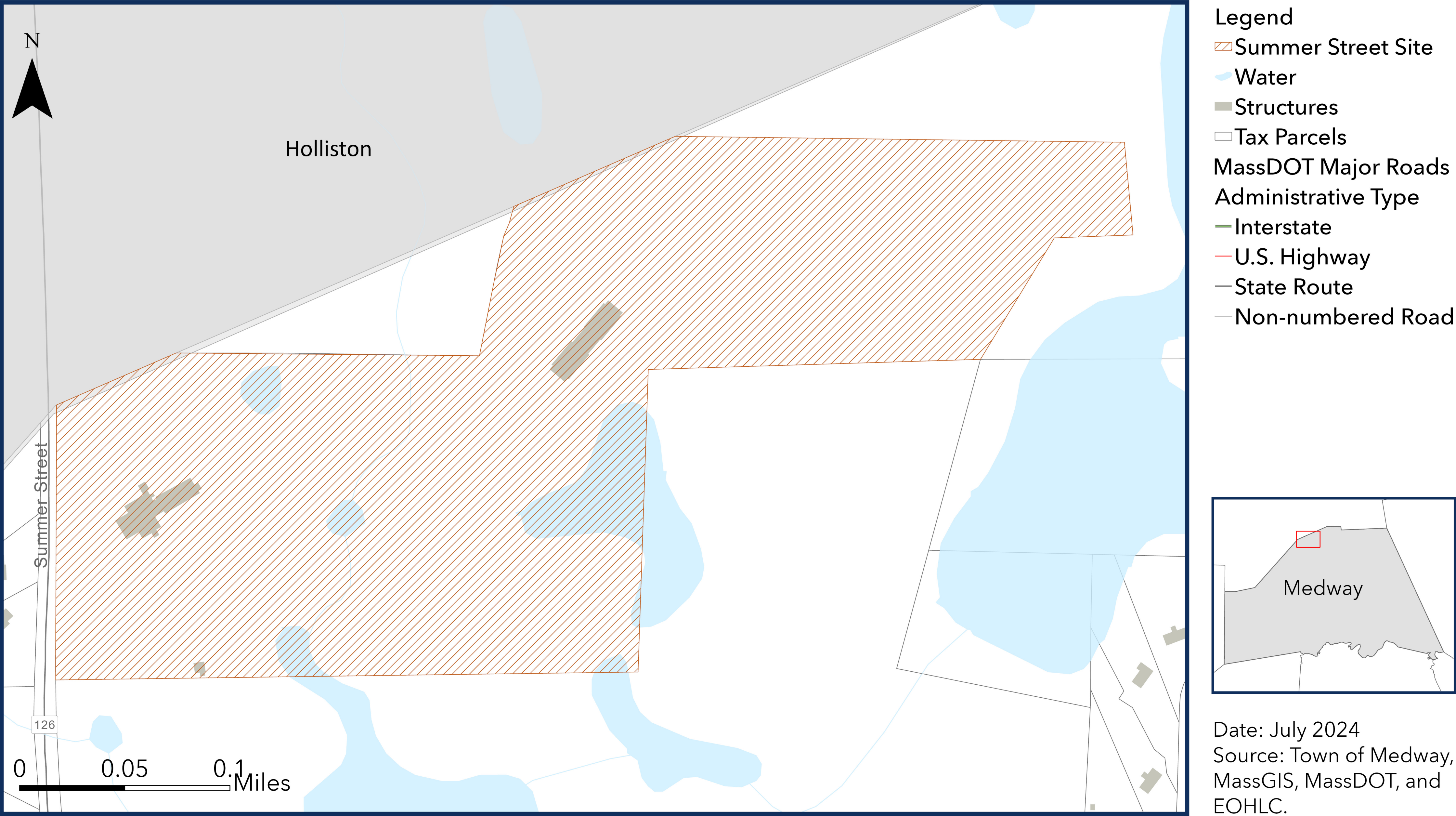
Selected Dimensional Requirements

Min. lot size (sq. ft.)	44,000
Max. building height (stories)	3
Max. building coverage	25%
Parking spaces per unit	1.5
Maximum units per acre	15

The **Main Street/Hathon** site is in the Agricultural Residential I Zoning District. In this case, nearly half of the total area of the site is excludable land, leading to a higher gross density. Existing residential development is currently concentrated in the upland areas near Main Street.



Potential District 7. Summer Street Site

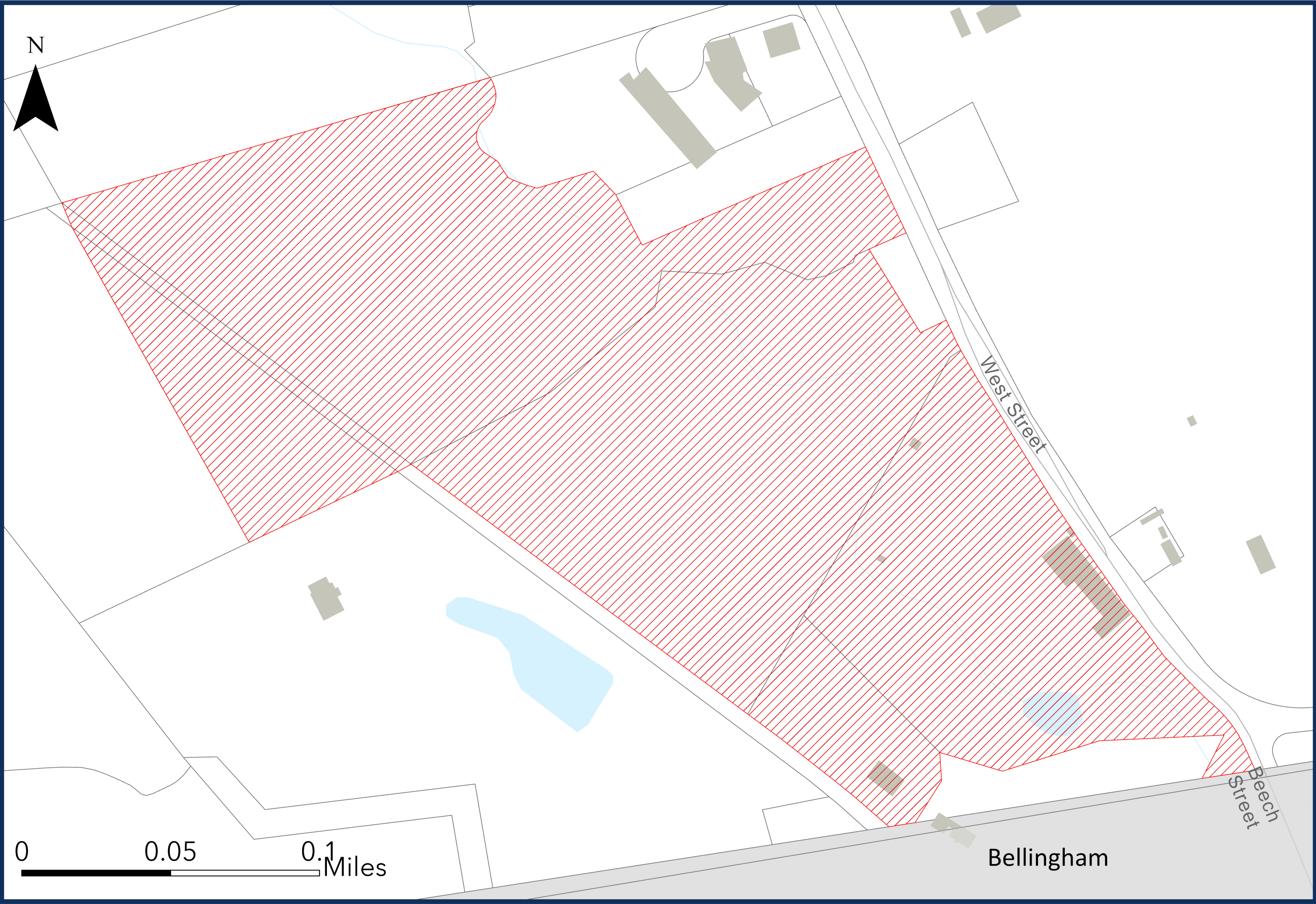


The **Summer Street** site is a large, mostly undeveloped parcel with a significant amount of wetlands. There are a few existing buildings in the northern portion of the site (originally built for use by a nonprofit religious organization), and the proposed boundaries of the Summer Street site are centered on this area as a potential location for redevelopment. The underlying zoning for this site is Agricultural Residential I.

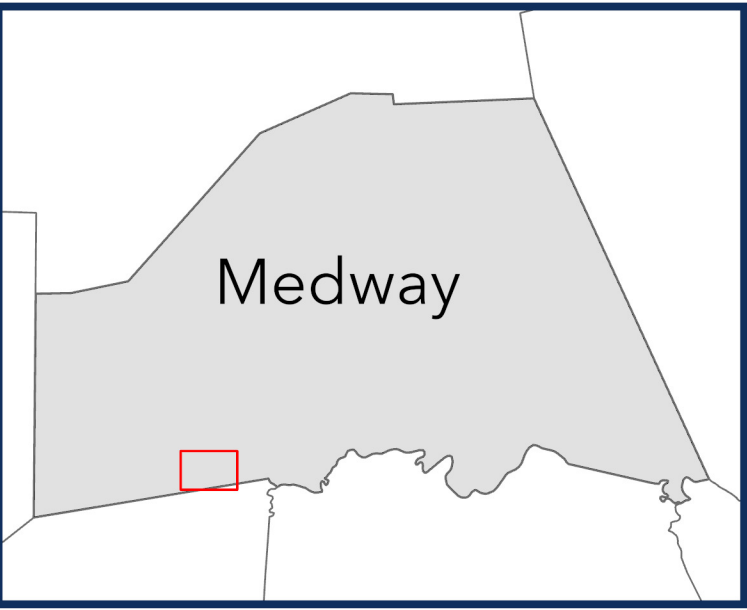
SUMMER STREET SITE	
Model Results	
Total Area (acres)	44.3
Developable Land	34.0
Excluded Land	10.3
Modeled Unit Capacity	600
Gross Density (units/acre)	17.6
Selected Dimensional Regulations	
Min. lot size (sq. ft.)	22,500
Max. building height (stories)	3
Max. building coverage	20%
Parking spaces per unit	1.5
Maximum units per acre	16



Potential District 8. West Street Site



- Legend
- West Street Site
 - Water
 - Structures
 - Tax Parcels
 - MassDOT Major Roads
 - Administrative Type
 - Interstate
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 - State Route
 - Non-numbered Road



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WEST STREET SITE

Model Results

Total Area (acres)	29.6
<i>Developable Land</i>	21.3
<i>Excluded Land</i>	8.3
Modeled Unit Capacity	431
Gross Density (units/acre)	20.2

Selected Dimensional Regulations

Min. lot size (sq. ft.)	20,000
Max. building height (stories)	3
Max. building coverage	20%
Parking spaces per unit	2
Maximum units per acre	15

The **West Street** site is largely undeveloped site in the Energy Resources Zoning District. It contains significant wetland and surface water areas. As a result, a large portion of the site is excluded from the gross density calculations. Additionally, the site can theoretically support a large number of units. Thus, the gross density is relatively high at 20.2 units per acre.

