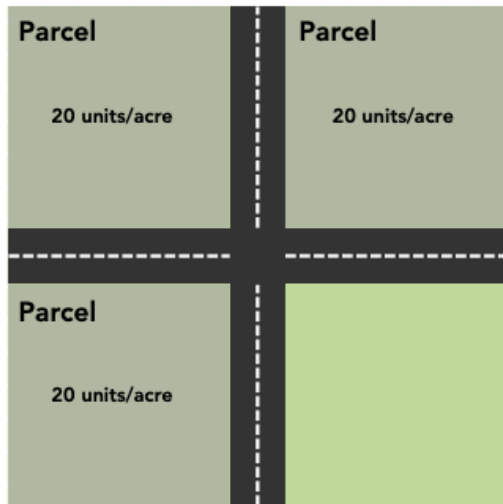


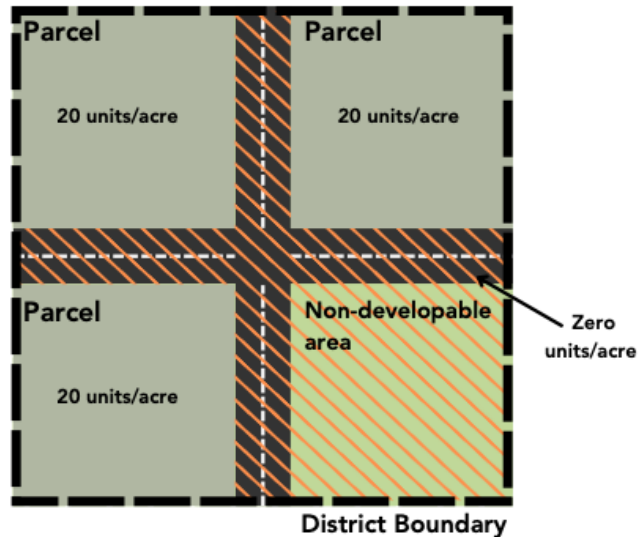
# Important Terms and Definitions

## 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.

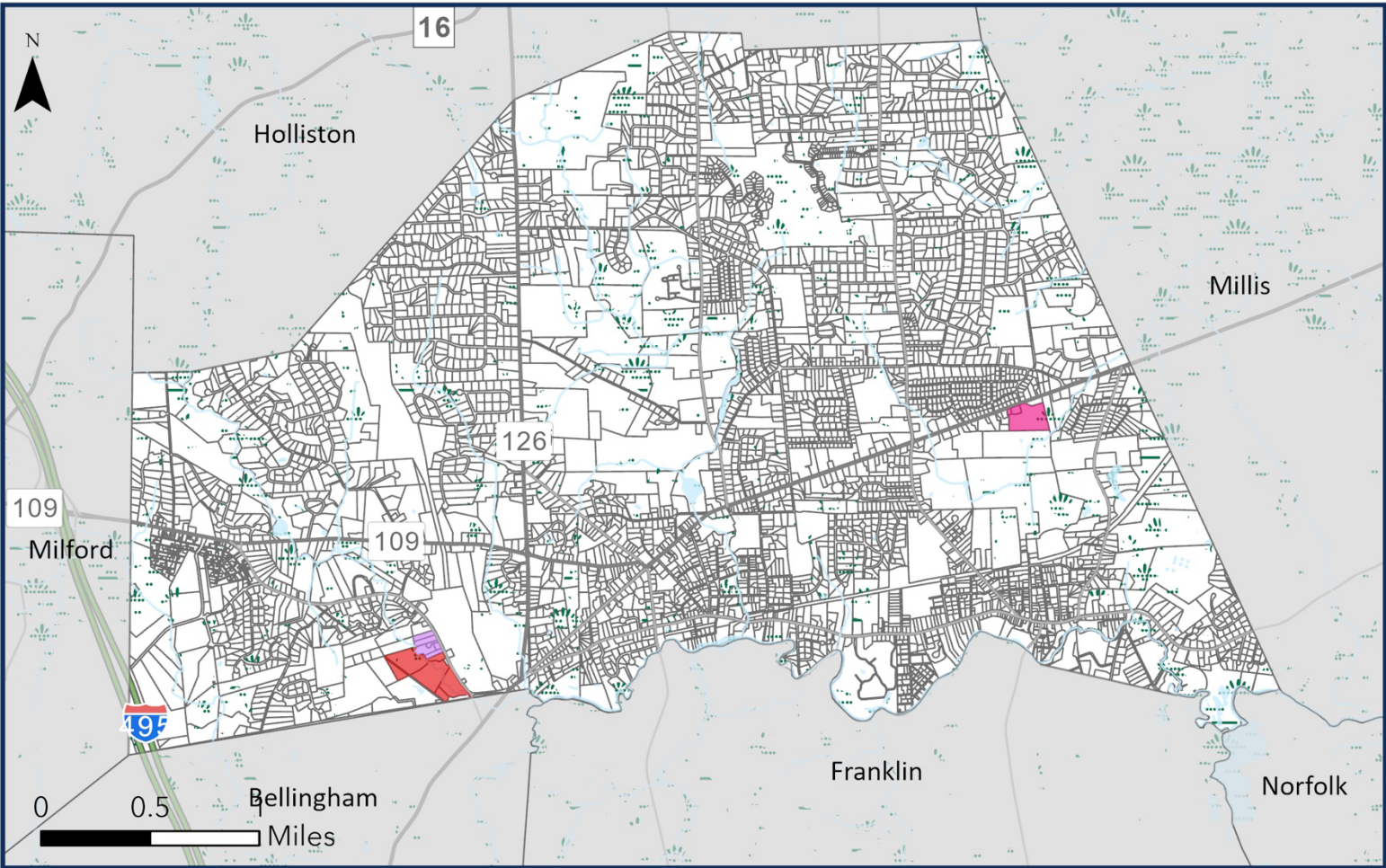
## Maximum Height

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 MBTA Communities District



- District

Glenn Brook Way Site

Main Street/Hathon Site

West Street Site
- Tax Parcels

Wetlands

Water
- MassDOT Major Roads

Interstate

State Route

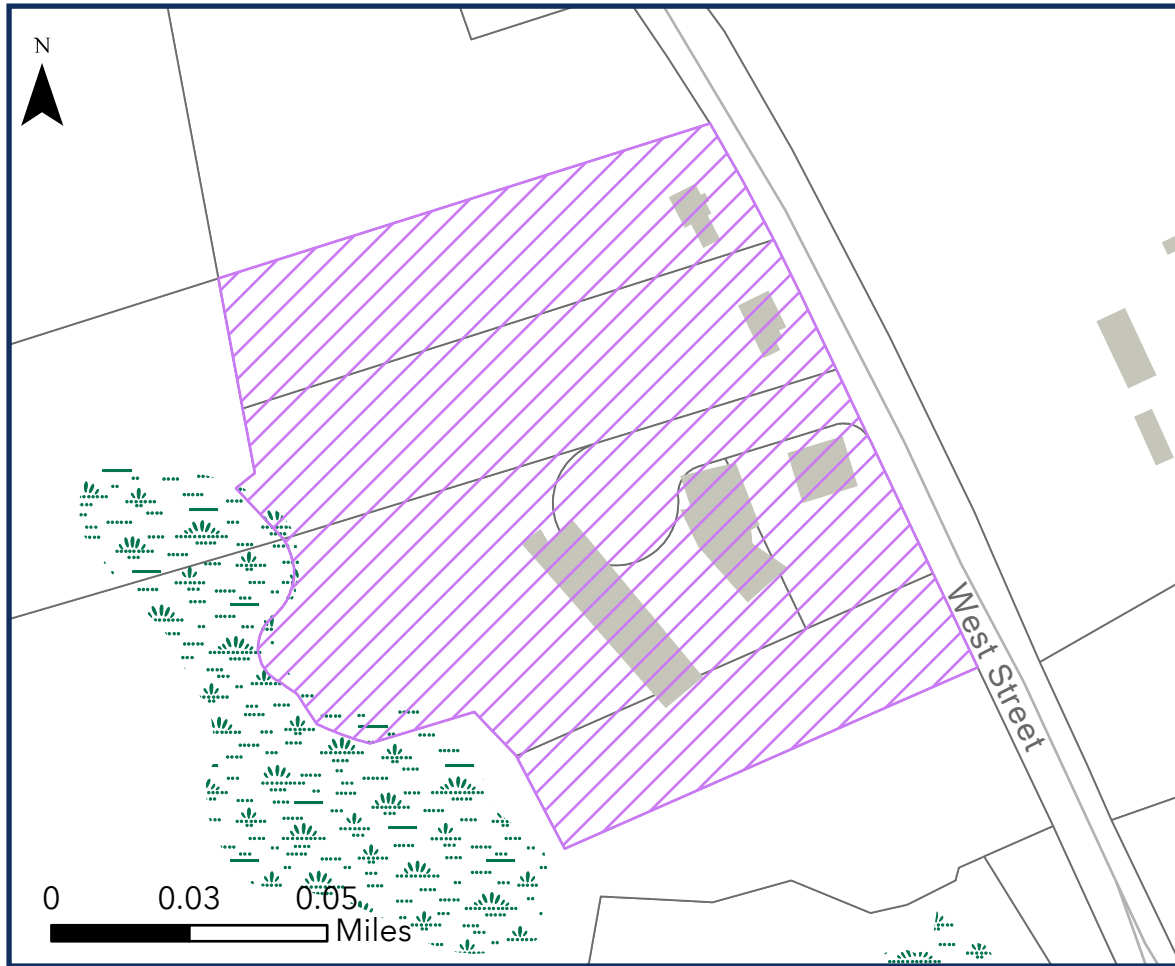
Non-numbered Road

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










## MODEL RESULTS

	Glen Brook Way	Main St./Hathon	West St.	TOTAL
Area (acres)	7.4	13.2	29.6	50.2
Modeled Unit Capacity	138	192	431	761
Gross Density (units/acre)*	19.7	24.3	20.2	21.0
Selected Dimensional Regulations				
Min. lot size (sq. ft.)	20,000	44,000	20,000	-
Max. building height (stories)	3	3	3	-
Max. building coverage	20%	20%	20%	-
Parking spaces per unit	1.5	1.5	2	-
Maximum units per acre	20	15	15	-

# Sub-District 1. Glen Brook Way Site



## Legend

-  Glen Brook Way Site
-  Structures
-  Tax Parcels
- MassDOT Major Roads**
  -  Interstate
  -  U.S. Highway
  -  State Route
  -  Non-numbered Road
-  Wetlands
-  Water



Date: August 2024  
Source: Town of Medway, MassGIS, MassDOT, and EOHL.

## 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

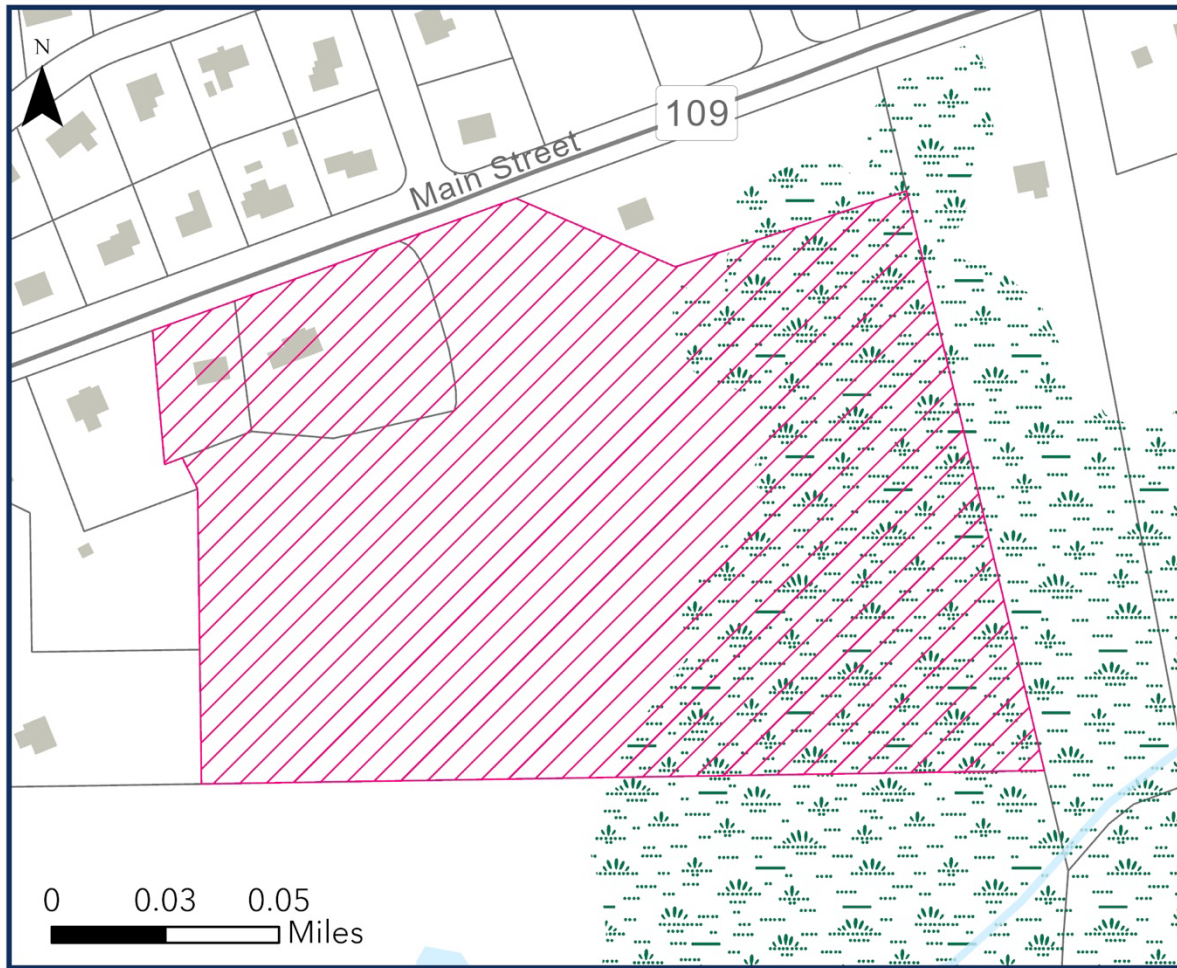
Min. lot size (sq. ft.)	20,000
Max. building height (stories)	3
Max. building coverage	20%
Parking spaces per unit	1.5
Maximum units per acre	20

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.





## Sub-District 2. Main Street/Hathon Site



### Legend

- Main Street/Hathon Site
- Structures
- Tax Parcels
- MassDOT Major Roads**
  - Interstate
  - U.S. Highway
  - State Route
  - Non-numbered Road
- Wetlands
- Water



Date: August 2024  
Source: Town of Medway, MassGIS, MassDOT, and EOHLIC.

### MAIN STREET/HATHON SITE

#### Model Results

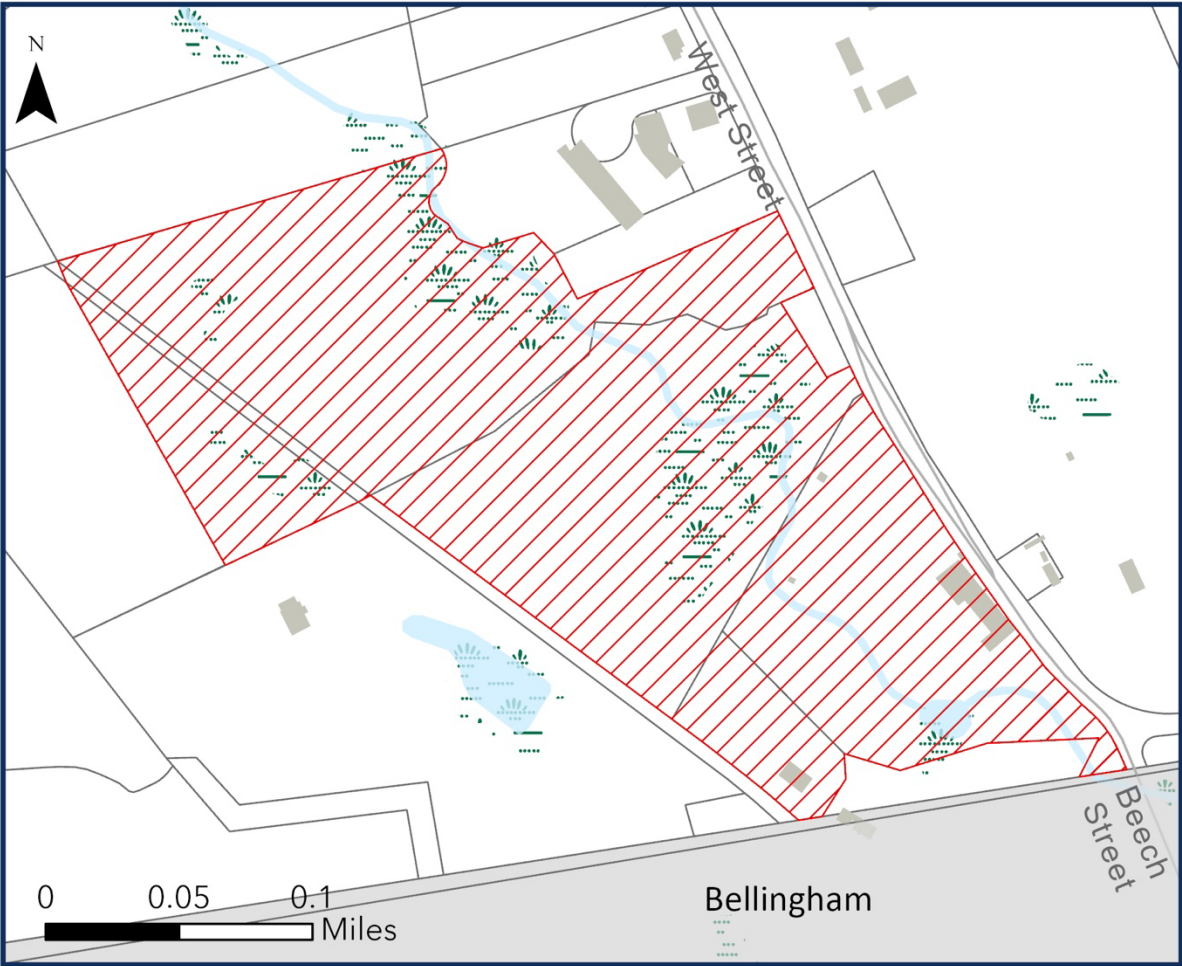
Total Area (acres)	13.2
<i>Developable Land</i>	7.9
<i>Excluded Land</i>	5.3
Modeled Unit Capacity	192
Gross Density (units/acre)	24.3

#### Selected Dimensional Requirements

Min. lot size (sq. ft.)	44,000
Max. building height (stories)	3
Max. building coverage	20%
Parking spaces per unit	1.5
Maximum units per acre	15

The **Main Street/Hathon** site is in the Agricultural Residential I Zoning District. Existing residential development is currently concentrated in the upland areas near Main Street. In this case, nearly half of the total area of the site is excluded land. This is primarily due to the presence of wetlands along the eastern side of the site. The model excludes these areas from the density calculations and as a result, the gross density is relatively high.

# Sub-District 3. West Street Site



- Legend
- West Street Site
  - Structures
  - Tax Parcels
  - MassDOT Major Roads
    - Interstate
    - U.S. Highway
    - State Route
    - Non-numbered Road
  - Wetlands
  - Water



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

## 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. As the site can also theoretically support a large number of units, the gross density is relatively high, at 20.2 units per acre.