

**TOWN OF MEDWAY
WARRANT FOR 2024
FALL TOWN MEETING**

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETING:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the Medway High School Auditorium, 88 Summer Street, on Tuesday, November 12, 2024, at 7:00 PM, then and there to act on the following articles:

ARTICLE 1: (Amend Zoning Bylaw: MBTA Communities Zoning)

To see if the Town will vote to amend the Medway Zoning Bylaw by inserting therein a new Section 5.6.5, Multifamily Overlay District, as set forth below; and to amend its Zoning Map to insert therein the new Multifamily Overlay District as shown on the proposed Multifamily Overlay District zoning map below.

5.6.5 Multifamily Overlay District

A. Purposes. The purposes of the Multifamily Overlay District (MOD) are to:

1. Provide for multifamily housing development in accordance with G.L. c. 40A, § 3A, (also known as MBTA Communities zoning law) and the Compliance Guidelines for Multifamily Zoning Districts Under Section 3A of the Zoning Act (the Guidelines) issued by the Executive Office of Housing and Livable Communities (EOHLC);
2. Encourage the production of a variety of housing sizes and types to provide access to new housing for people with a variety of needs and income levels; and
3. Increase the tax base through private investment in new housing development.

B. Establishment of District

The MOD is shown on the map entitled, Multifamily Overlay District, and dated September 25, 2024, on file with the Town Clerk. The MOD is a distinct overlay district from the overlay district established under Section 5.6.4 of this Zoning Bylaw, and the provisions of Section 5.6.4 are not applicable in the MOD.

C. Applicability.

Development of land within the MOD may be undertaken subject to the requirements of this Section 5.6.5 or by complying with all applicable requirements of the underlying district. Developments proceeding

under this Section 5.6.5 shall be governed solely by the provisions herein, and the standards or procedures of the underlying districts shall not apply. Where the MOD provides for uses and dimensional controls not otherwise allowed in the underlying district and/or applicable overlay districts, the provisions of the MOD shall control. Uses and dimensional controls of the MOD are not subject to any special permit requirements of the underlying district and/or applicable overlay districts. Section 4.3 shall not apply to any lot divided by the boundary line of the MOD district.

The MOD contains the following sub-districts, all of which are shown on the Multifamily Overlay District map:

Subdistrict 1/West Street: 15 West Street, 23 West Street, 29 West Street, and 29 Stone Street (Assessors parcels 66-005, 66-008, 65-027, and 65-028)

Subdistrict 2/Main Street: 33 Main Street, 39 Main Street, and 41 Main Street (Assessors' Parcels 41-034, 41-035, and 41-035-0001)

Subdistrict 3/Glen Brook: 31 West Street, 33 West Street, 37 West Street, 39 West Street, Glen Brook Way (Assessors Parcels 66-001, 66-002, 66-003 65-024, and 55-051)

D. Use Regulations

The following uses shall be permitted in the MOD, subject to MOD Development Plan Review under Section 5.6.5(I). Section 3.5, Site Plan Review, shall not apply to developments under this Section 5.6.5.

1. Multifamily housing. For purposes of this Section 5.6.5, multifamily housing includes a building with three or more residential dwelling units containing housing suitable for families as defined in the EOHLC Guidelines or two or more buildings on the same lot with more than one dwelling unit in each building.
2. Accessory uses
 - a) Swimming pool
 - b) Tennis court, other game court
 - c) Off-street parking

E. Density and Dimensional Regulations

Basic Standards

	West Street Subdistrict	Main Street Subdistrict	Glen Brook Subdistrict
Minimum lot area	20,000 sq.ft	10,000 sq.ft	20,000 sq.ft
Maximum lot coverage	20%	20%	20%
Minimum open space	70%	30%	30%
Maximum height			
Stories (maximum)	3	3	3
Feet (maximum)	45	45	45
Minimum frontage	50	100	100

Minimum setbacks:			
Front	25	25	25
Side	15	15	15
Rear	20	20	20
Maximum units per acre	16	16	20
Maximum units per building	24	24	24

F. Affordable Housing. Any residential or mixed-use development in the MOD shall comply with Section 8.6 of this Bylaw, except as follows:

1. In any development of six or more units in the MOD, at least 10 percent of the units shall be affordable housing units. Section 8.6(C)(1), Table 11, shall not apply in the MOD.
2. All affordable units in the MOD shall be on-site units. Other methods of providing affordable units under Section 8.6(D)(2), (3), and (4) shall not apply in the MOD.
3. If, when applying the percentage to the total number of units to determine the number of affordable units, the number of affordable dwelling units results in a fraction, the number shall be rounded down to the nearest whole number.

G. Off-Street Parking

1. In the MOD, off-street parking shall comply with Section 7.1.1 except as provided in this Section 5.6.5.
2. For multifamily development in the MOD, there shall be at least 1.5 parking spaces per unit.
3. Bicycle parking shall comply with Section 7.1.1.I.
4. Where practicable, surface parking shall be located to the rear or side of the principal building and shall not be located not within the minimum setback between the building and any lot line adjacent to the street or internal access drive. No surface parking shall be located between the front building line of a residential building and the front lot line.
5. Where practicable, structured parking in a separate parking garage shall be located at least 20 feet behind the front building line of the multifamily dwellings on the lot.

H. Site Development Standards. Unless otherwise provided herein, site development shall comply with Section 7 of the Zoning Bylaw.

1. Connectivity. To the maximum extent practicable, developments shall provide accessible walkways connecting building entrances to building entrances, buildings to streets, and buildings to sidewalks and adjacent public features, such as parks and playgrounds, with minimal interruption by driveways.
2. Parking lot aisles and access and interior driveways shall not count as walkways. The Board may require benches, waiting areas, bicycle racks, stroller bays, and other sheltered spaces near

building entrances.

3. To the maximum extent possible, walkways should have some degree of shelter achieved through the use of building fronts, trees, low hedges, arcades, trellised walks, or other means to delimit the pedestrian space.
4. Site landscaping shall not block a driver's view of oncoming traffic. No fence, wall, sign, landscaping, or plantings shall be placed within the clear sight triangle so as to obstruct visibility at any internal intersection, or any intersection with a public or private way. The clear sight triangle is that formed by the intersecting ways or drives and a straight line joining said lines at a point twenty feet distant from the point of intersection. See Section 6.2.F.4 for clear sight triangle diagram.
5. Vehicular access. Where feasible, curb cuts shall be minimized. While common driveways providing access from a public way are not permitted, they are encouraged to serve units within the development.
6. Plantings. Plants on the Massachusetts Prohibited Plant List, as may be amended, are prohibited. To the maximum extent feasible, all landscaping shall be native, drought resistant, pest tolerant, salt tolerant, hardy for Zone 6, and non-invasive as identified in *The Evaluation of Non-Native Plant Species for Invasiveness in Massachusetts* by the Massachusetts Invasive Plant Advisory Group.
7. Mechanicals. Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened from view.
8. Dumpsters. Dumpsters shall comply with Section 207-17 of the Boards's Rules and Regulations for Submission, Review and Approval of Site Plans. Where feasible, dumpsters or other trash and recycling collection points shall be located within the building.
9. Stormwater management. The applicant shall propose strategies that demonstrate compliance with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and an Operations and Management Plan for both the construction activities and ongoing postconstruction maintenance and reporting requirements. Stormwater management calculations will be based on NOAA Atlas 14+.
 - a. The Post-Construction Stormwater Management Plan and its associated Long-Term Operation and Maintenance Plan shall comply with Article 26 Stormwater Management and Land Disturbance of the Medway General Bylaws, the Town's Land Disturbance Permit Rules and Regulations, and the current Massachusetts Stormwater Handbook.
 - b. Low Impact Development (LID) – Applicants shall incorporate Low Impact Development (LID) management practices including nature-based management measures in site design and incorporate environmentally sensitive design principles unless infeasible and shall comply with the following requirements:
 - (i) Reduce runoff and pollutant loading by managing runoff as close to its source as

possible;

- (ii) Utilize integrated LID and individual small-scale stormwater management practices (isolated LID practices) to promote the use of natural systems for infiltration, evapotranspiration, the harvesting and use of rainwater, and reduction of flows to drainage collection systems;
 - (iii) Reduce impervious cover;
 - (iv) Conserve and protect natural lands, especially open space landscapes, high-quality wildlife habitat, or existing farmland;
 - (v) Utilize compact building design and increasing density to prevent sprawl, enhance walkability, and preserve more undisturbed natural areas;
- c. Subsurface detention and infiltration systems shall be designed with access manholes and inspection ports to provide proper means to inspect and maintain the system. All subsurface detention and infiltration systems shall contain an internal “forebay” or pre-treatment chamber row which will allow treatment of first flush runoff (the first 1” of any rainstorm) before discharging stormwater to the remainder of the system and shall be designed to allow for proper access for inspection and maintenance.
- d. Infiltration measures shall be provided to mitigate post-development increases in runoff resulting from proposed rooftops. Runoff from proposed rooftops throughout the site shall be directly routed to dedicated infiltration Best Management Practices (BMPs). Discharge of roof runoff directly to surface grade is strictly prohibited. If runoff is directed to infiltration BMPs which also mitigate surface runoff, the roof runoff shall be directly discharged to the BMP and not allowed to comeingle with untreated surface runoff prior to discharge to the BMP. Installation of metal roofs on buildings and structures depicted on the site plan shall meet the requirements of the most current updated version of the MA Stormwater Handbook.

10. Buildings.

- a. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- b. Building(s) adjacent to a principal access drive shall have a pedestrian entry facing that access drive.
- c. To encourage clustering of buildings and preservation of open space, placement and separation of buildings shall be subject to review and comment by the Fire Chief regarding fire safety during Development Plan Review.

11. Outdoor Amenity Space. A minimum of 20% of the lot shall be dedicated to Outdoor Amenity Space. The Outdoor Amenity Space may consist of any of the Outdoor Amenity Space types in Table 9.6.B.1 of this Bylaw other than Pedestrian Passage or Outdoor Dining. The Outdoor

Amenity Space shall also comply with the Description and Design Standards of Table 9.6.B.1. The minimum 20% of Outdoor Amenity Space may be reduced or waived to comply with the required density of G.L. c. 40A, § 3A and the associated Compliance Guidelines.

I. MOD Development Plan Approval

1. All uses in the MOD shall be subject to MOD Development Plan Approval under this Section 5.6.5 to the maximum extent possible. No provision of Section 5.6.5 shall allow a denial or unreasonable conditioning of a multifamily use.
2. Application Procedures. Application for Development Plan Approval under this Section 5.6.5 shall be filed with the Town Clerk. The filing shall include all required forms and submission requirements in the Planning and Economic Development Board's Multifamily Overlay District Rules and Regulations. A copy of the Application, including the date and time of filing, as well as the required number of copies of the Application, shall be filed forthwith by the Applicant with the Planning and Economic Development Board.
3. Upon receipt by the Board, applications shall be distributed to appropriate Town staff, boards, and committees, which may include but is not limited to, the Building Department, Fire Department, Police Department, Health Department, Conservation Commission, Select Board, Assessors' Department, Town Collector/Treasurer, and the Department of Public Works. Any reports from these reviewing parties shall be submitted to the Board within 30 days of filing of the Application. The Planning and Economic Development Board or its designee shall forward to the Applicant copies of all comments and recommendations received to date from other boards, commissions, or departments.
4. Public Hearing. Within 45 days of receipt of an Application under this Section 5.6.5, the Planning and Economic Development Board shall open a public hearing and review all Applications in accordance with G.L. c. 40A, § 11.
5. No later than 90 days from the date the Application was received by the Town Clerk, the Board shall approve the plan with any reasonable conditions it deems appropriate to ensure compliance with the requirements of this Section 5.6.5 and other applicable sections of the Zoning Bylaw and file its written decision with the Town Clerk. The decision shall be by majority vote. The time limit for public hearings and taking of action by the Board may be extended by written agreement between the Applicant and the Planning and Economic Development Board. A copy of the agreement shall be filed with the Town Clerk.
6. A copy of the decision shall be mailed to the owner and to the Applicant, if other than the owner. A notice of the decision shall be sent to the parties in interest and to persons who requested a notice at the public hearing.
7. MOD Development Plan Approval shall remain valid and shall run with the land indefinitely provided that construction has commenced within three years after the Board issues the decision, excluding time required to adjudicate any appeal from the Board's decision. The time for commencing construction shall also be extended if the Applicant is actively pursuing other required permits for the project, or if there is good cause for the Applicant's failure to commence construction, or as may be provided in an approval for a multi-phase Development

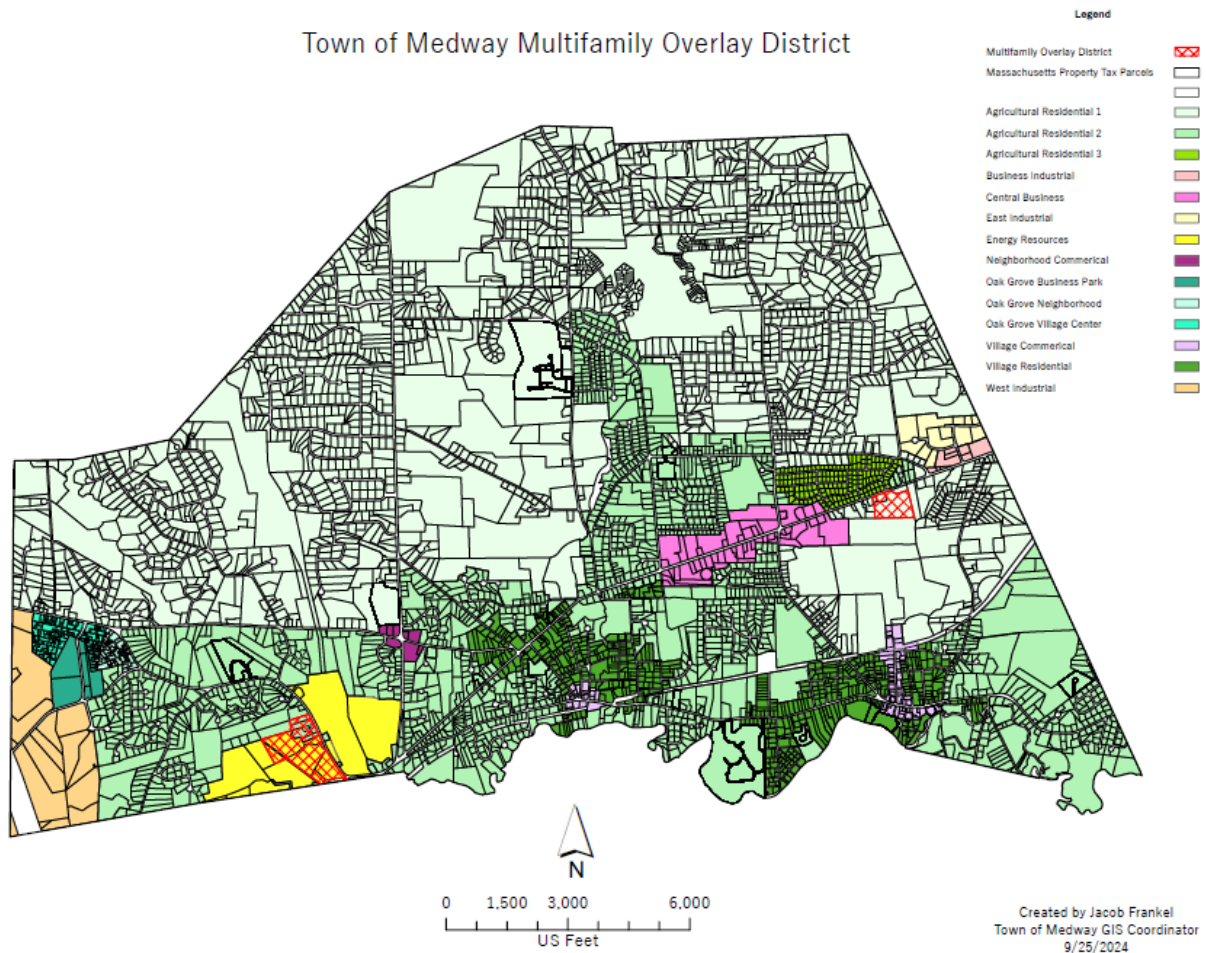
under this Section 5.6.5.

8. Design Guidelines. The Board may adopt Design Guidelines for development in the Multifamily Overlay District and shall file a copy with the Town Clerk. The Design Guidelines shall be advisory, not mandatory. In the event of any conflict between Section 5.6.5 and the Design Guidelines, Section 5.6.5 shall control.

J. The Board may enact rules and regulations to effectuate the purposes of Development Plan Approval under this Section 5.6.5, including but not limited to rules and regulations governing the submission of applications, waivers, Board review process, approval, construction oversight, consultants, modification and fees. No provision of the rules and regulations shall allow a denial or unreasonable conditioning of a multifamily use.

And by amending Section 5.4, Table 1: Schedule of Uses under C. Residential Uses as follows, with new language as shown in bold:

TABLE 1: SCHEDULE OF USES													
	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGV C	OGB P	OG N
C. RESIDENTIAL USES													
Multi-Family Building, Apartment Building, and Multi-Family Developments	Allowed by special permit from the Planning and Economic Development Board in the Multi-Family Housing Overlay District (See Section 5.6.4) and the Medway Mill Conversion Subdistrict (See Section 5.6.2 E) and by right in the Multifamily Overlay District (see Section 5.6.5).										Y ³	N	Y



Or act in any manner relating thereto.

**SELECT BOARD and
PLANNING AND ECONOMIC DEVELOPMENT BOARD**

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 2: (Borrowing: Public Safety and Town Hall Complex Design)

To see if the Town will vote to borrow \$7,900,000 for the purpose of funding the design of a public safety and town hall complex to be located at 120 Main Street and for the payment of all other costs incidental and related thereto including owner's project management, design, and engineering services; and further, to authorize the Select Board to apply for, accept, and expend any county, state, or federal grant for this purpose, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 3: (Environmental Cleanup Services and Site Work at 120 Main St)
To see if the Town will vote to transfer \$1,250,000 in Certified Free Cash to complete phase one environmental cleanup and site preparation work at 120 Main Street, as well as all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 4: (Borrowing: High School Driveway Culvert Construction)
To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds the sum of \$2,878,000 for the purpose of funding the construction of the High School Road culvert repair project, including engineering, design and project management services, site preparation, and for the payment of all other costs incidental and related thereto; and further, to authorize the Select Board to apply for, accept and expend any county, state or federal grant for this purpose, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 5: (Prior Year Bills)
To see if the Town will vote to transfer \$714.96 from the Fiscal Year 2025 Public Works Department Facility Projects Repair and Maintenance Account, \$1,707.28 from the Fiscal Year 2025 Water Enterprise Advertising Account, and \$269.85 from the Fiscal Year 2025 Public Works Department Administration Office Supplies Account for the purpose of paying prior year, unpaid bills of the Town, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 6: (Free Cash Transfer to Capital Stabilization Fund)
To see if the Town will vote to transfer \$1,500,000 from Certified Free Cash to the Capital Stabilization Fund, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 7: (Free Cash Transfer to General Stabilization Fund)

To see if the Town will vote to transfer \$100,000 from Certified Free Cash to the General Stabilization Fund, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 8: (Raise and Appropriate: Supplement FY25 Departmental Budgets)

To see if the Town will raise and appropriate the sum of \$12,500 to supplement the Fiscal Year 2025 Building Department budget and \$6,000 to supplement the Treasurer/Collector Department budget, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 9: (CPA Funds: Community Farm Pavilion)

To see if the Town will vote to transfer from Community Preservation Act Funds a sum of money for the design and construction of a pavilion at 50 Winthrop Street, including all associated legal, incidental and other related costs, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 10: (CPA Funds: Purchase Land Off of Shaw St)

To see if the Town will vote to authorize the Select Board to acquire by purchase, and to accept the deed to the Town of a fee simple interest in, all or a portion of four parcels of land located off of Shaw Street, identified on the Town of Medway's Assessor's Map as 0 Samoset Street, Parcels 68-022, 69-005, 69-006, 69-007, and containing 3.05 acres more or less, upon such terms and conditions as the Select Board shall determine to be in the best interest of the Town, said property to be used for open space purposes as allowed by the Community Preservation Act, G.L. c. 44B, said property to be under the care, custody, management, and control of the Select Board; and further, to appropriate from the Community Preservation Act funds the sum of \$86,000 for the purchase of said property, including legal fees and all other costs incidental and related thereto; and to authorize the Select Board to bind such property by a permanent deed restriction in accordance with G.L. c. 44B, §12 and G.L. c. 184, §§ 31-33; and to authorize the Select Board and Town officers to take all related actions and execute all agreements and instruments necessary or appropriate to carry out this acquisition, including the submission, on behalf of the Town, of any and all applications deemed necessary for grants and/or reimbursements from any state or federal programs and to receive and accept such grants or reimbursements for this purpose, and/or any

other purposes in any way connected with the scope of this Article; or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 11: (Free Cash Transfer: Tax Title Services)

To see if the Town will vote to appropriate the sum of \$30,000 from Certified Free Cash for the purpose of funding the following capital items, including associated engineering, personnel, maintenance and legal service costs, and for the payment of all other costs incidental or related thereto:

Project	Department	Cost
Tax Title and Associated Legal Expenses	Treasurer	\$30,000
Total		\$30,000

Or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 12: (Repurpose Water Project Funding to Village St Pump Station)

To see if the Town will vote to transfer \$738,000 from the funds authorized by the vote taken under Article 11 of the May 9, 2022, Annual Town Meeting for the purpose of constructing a water treatment plant at 19 Populatic St, which amount is no longer needed for this purpose, to fund the rehabilitation of the Village Street pump station, and for the payment of design and engineering costs and all other incidental and related costs; or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 13: (Repurpose Water Project Authorization to PFAS Pilot)

To see if the Town will vote to transfer \$200,000 from the funds authorized by the vote taken under Article 11 of the May 9, 2022, Annual Town Meeting for the purpose of constructing a water treatment plant at 19 Populatic St, which amount is no longer needed for this purpose, to fund the per- and polyfluoroalkyl substances (PFAS) pilot treatment study, and for the payment of design and engineering costs and all other incidental and related costs; or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 14: (Repurpose Monetary Articles – Library)

To see if the Town will vote to transfer \$4,205.91 from the funds authorized by the vote taken under Article 7 of the May 10, 2021, Annual Town Meeting, and \$15,000 authorized by the vote taken under Article 7 of the May 9, 2022, Annual Town Meeting, both for the purpose of replacing countertops at the Public Library and which amounts are no longer needed for this purpose, to fund carpet replacement and window treatments, and for the payment of all other incidental and related costs; or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 15: (Repurpose Monetary Articles: School Projects)

To see if the Town will vote to transfer the sum of \$48,377 from the funds authorized by the votes taken under the prior Town Meeting Articles as shown in Table 1 below, which amounts are no longer needed for such purposes, to the project and in the amount listed in Table 2 below and for the payment of ay design and engineering costs and all other incidental and related costs, or act in any manner relating thereto.

TABLE 1

Town Meeting Date	Article	Description	Transfer From Amount
5/13/24 Annual	7	Burke MEDI Wing Floor Re-Tiling	48,377.00
Total			\$48,377.00

TABLE 2

Town Meeting Date	Article	Description	Transfer To Amount
5/9/22 Special	7	Memorial Outdoor Classroom	17,955.44
(New)	14	McGovern Site Drainage	30,421.56
Total			\$48,377.00

SCHOOL DEPARTMENT

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 16: (Borrowing – Matching Grant Funds for Stormwater Project)

To see if the Town will vote to raise and appropriate, borrow, or transfer from available funds the sum of \$370,000 for the purpose of funding the required Town contribution towards a grant award for a stormwater project, including engineering, design and project management services, site preparation, and for the payment of all other costs incidental and related thereto; and further, to authorize the Select Board

to apply for, accept, and expend any county, state or federal grant for this purpose, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 17: (Tree Preservation Revolving Fund –Authorize FY25 Spending Limit)
To see if the Town will vote, pursuant to Massachusetts General Laws Chapter 44, Section 53E1/2, to set the Fiscal Year 2025 spending limit for the tree preservation revolving fund as follows:

Program or Purpose	FY2025 Spending Limit
Tree Preservation	\$30,000

Or act in any manner relating thereto.

CONSERVATION COMMISSION

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 18: (Accept MGL c. 59, s. 5, clauses 22I and 22J – Expanded Veteran Property Tax Exemptions)

To see if the Town will vote to accept General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the veterans’ exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025, and to accept General Laws Chapter 59, Section 5, Clause 22J, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by 100% of the personal exemption amount, subject to the conditions in Clause 22J, also to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 19: (Amend General Bylaw: Reduce Dog License Late Fee)

To see if the Town will amend the General Bylaws, Article 13, Penal Laws, Section 13.16, by changing the amount of the dog license “Late Fee, after March” from \$50 to \$25, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 20: (Amend General Bylaw: Reduce Members on Economic Development Committee)
To see if the Town will vote to amend the General Bylaws, Section 3.15 Economic Development Committee, Section (a) as set forth below, with new text in **bold**, and deleted text in ~~strike through~~:

Section 3.15 Economic Development Committee

(a) There shall be a Medway Economic Development Committee (EDC) consisting of at least **five** ~~seven~~ but not more than eleven individuals who reside or work in Medway who shall be sworn to the faithful performance of their duties.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 21: (Amend Zoning Bylaw: Sign and Façade Permits)
To see if the Town will vote to amend its Zoning Bylaws Sections 3.5 and 7.2 as set forth in this warrant article, deleted language shown in ~~strike through~~, new language shown in **bold**:

Amending Section 3.5.3.A.4.d as follows:

d. The Design Review Committee shall meet with the applicant or its representative to review the proposed façade improvements within ~~fifteen~~ **twenty-one** days of receipt of a complete façade improvement application (referred to herein as the application date) by the Community and Economic Development office. No later than thirty days from the application date, the Design Review Committee shall prepare and provide its written review letter with recommendations regarding the proposed façade improvements to the Building Commissioner. Failure of the Design Review Committee to act within said thirty days shall be deemed a lack of opposition thereto. These deadlines may be extended by mutual agreement of the Design Review Committee and the applicant.

Amending Section 7.2.6.A.3.b as follows:

b. The Design Review Committee shall meet with the applicant or its representative to review the proposed sign within ~~fifteen~~ **twenty-one** days of the receipt of a complete sign design review application (referred to herein as the application date). No later than thirty days from the application date, the Design Review Committee shall send its written review letter with recommendations regarding sign design to the Building Commissioner. Failure of the Design Review Committee to act within thirty days shall be deemed a lack of opposition thereto. These deadlines may be extended by mutual agreement of the Design Review Committee and the applicant. Any such extension shall automatically extend the period within which the Building Commissioner is required to act on a sign permit under this Section 7.2.6.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 22: (Amend Zoning Bylaws: Table of Uses)

To see if the Town will vote to amend its Zoning Bylaw by amending Section 5.4, Table 1: Schedule of Uses, by deleting the entire line entitled “Ski Areas” under Section A, and inserting under Section D Business Uses – Services, a new use, “Food Pantry”, as follows:

by adding a new use as follows:

TABLE 1: SCHEDULE OF USES														
	AR-I	AR-II and AR-III	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts			
											OGV C	OGB P	OGN	
Services														
Food Pantry	N	N	SP	SP	SP	SP	Y	Y	Y	Y	SP	Y	N	

And by adding a new definition in Section 2

Food Pantry: a usually non-profit organization that collects food, personal care items, and other household products and distributes them for no charge to persons in need.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 23: (Amend Zoning Bylaw: Central Business District)

To see if the Town will vote to amend the Zoning Bylaw, Section 9, Oak Grove Park Districts, and Section 10, Central Business District Development Standards, as set forth in this warrant article, deleted language shown in ~~strike through~~, new language shown in **bold**:

Amend Section 10.2.B.1 as follows:

The Main Street Pedestrian Frontage Zone includes all properties in the Central Business District with frontage on Route 109 (Main Street). These frontages are prioritized for pedestrian-oriented ground floor uses. Buildings fronting on the designated Pedestrian Frontage Zone shall be subject to the following requirements, **except for Residential Buildings in a Mixed-Use Development as provided in Section 10.3.D:**

Amend Section 10.3.D Residential Uses in a Mixed – Use Development, as follows:

3. Residential Use On Ground Floor Exception. Multi-family dwelling units may not be located on the ground floor of a mixed-use building ~~or development~~ unless:
4. Residential Buildings in Mixed-Use Development. A mixed-use development may include a stand-alone building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units provided that the multi-family building shall meet the requirements of Section 10.3.D.5 below and shall be set back at least ~~ten~~**two hundred** feet from the Main Street right-of way line ~~on the north side and one hundred feet from the Main Street right-of way line on the south side~~
5. Ratio of Residential to Business GFA in a Mixed-Use Development. A stand-alone building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units shall be permitted in a Mixed-Use Development only as part of a Mixed-Use Development that **includes at least 2,000 square feet of commercial development for every 50 units, or fraction thereof, of multi-family housing in the stand-alone multi-family housing building.** ~~complies with the business use potential. The business use potential of a Mixed-Use Development shall be the total percentage of gross floor area of all existing and/or proposed buildings in the Development that is required to be comprised of business uses pursuant to Section D.2 above.~~

Amend Section 10.4 as follows:

10.4 BUILDING TYPES AND DESIGN STANDARDS

A. Building Façade Composition and Architectural Features.

1. Building Transparency. Street facing façades shall have windows and doors with highly transparent, low reflectivity glass measured on the ground floor between two feet and twelve feet, **except where the ground floor is used for residential units.** Upper floor transparency may vary with use.

Amend Table 9.4.C.1.B Gas Station and Convenience Store, by adding the words “or beside” after the word “behind” in two places, so that it reads: “gas pumps and canopy behind **or beside**” in two places as follows:

TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS		
1. BUILDING TYPES AND DEFINITIONS		
	HOTEL (HTL)	GAS STATION AND CONVENIENCE STORE (GCR)
1.1 DEFINITION	A building type defined in Section 2 of the Zoning Bylaws.	This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind or beside . This reverse layout highlights the building, shields the pumps and canopy and pulls the curbcuts away from the street, creating easier access.

4. ADDITIONAL STANDARDS			
4.1			A maximum of 6 gas pumps are allowed and must be located behind or beside the convenience store and have two means of access and egress.

Amend Table 9.3.B.6 Building Setback and Stepback, by amending the ten foot stepback, maximum height, change from “40” to “**45**” under both Village Center Street and Trotter Drive columns as follows:

TABLE 9.3.B.6 - BUILDING SETBACK AND STEPBACK				
Distance from Street Right-Of-Way Line	Maximum Building Height by Street Type (See Section 9.7.B)			
	Neighborhood Street	Village Center Street	Trotter Drive	Access Street
10 Feet	25	40 45	40 45	A 5-foot Setback from the Street R.O.W. Line and based on the Maximum Height for Building Type in Section 9.4.C.

Amend Table 9.4.C.1.A, 3. Design Standards, Multi-family Building to change the maximum building height to 45 feet and to eliminate the Maximum Street Facing Wall Width as follows:

3. DESIGN STANDARDS			
		Cottage	Multi-family Building (MF)
3.1	Building Height (Max.)	1.5 Stories / 22 Ft.	4 Stories / 40 45 Ft.
3.2	Street Facing Wall Width (Min./ Max.)	18 Ft. Min.	18 Ft. / 100 Ft.

Or act in any manner relating thereto.

**SELECT BOARD and
PLANNING AND ECONOMIC DEVELOPMENT BOARD**

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

And you are hereby directed to serve this warrant by posting printed attested copies thereof in Town Hall, the Public Library, the Main Post Office and on the Town's website at least FOURTEEN (14) days before the day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Clerk of said Town at or before the time of said meeting.


Given under our hands in Medway, this 21st day of October 2024.

A TRUE COPY:

THE TOWN OF MEDWAY SELECT BOARD



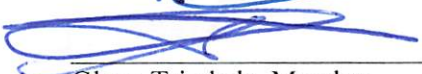
Frank Rossi, Chair



Todd Alessandri, Vice-Chair



Dennis Crowley, Clerk



Glenn Trindade, Member

Maryjane White, Member



ATTEST: Paul Trufant, Constable