

Board Members

Andy Rodenhiser, Chair
Sarah Raposa, A.I.C.P., Vice-Chair
Timothy Harris, Clerk
John Parlee, Member
Janine Clifford, Member



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155 Village Street
Medway, MA 02053
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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

20 Day Appeal:
November 18, 2025

RECEIVED TOWN CLERK
OCT 29 '25 4:58:59

Modification of Multi-family Special Permit 20 Broad Street

Decision Date: October 28, 2025

Name of Applicant: Reinaldo Faria

Address of Applicant: 86 Goulding Street West, Sherborn, Mass.

Property Owners: Faria Realty Trust, Reinaldo Faria, Trustee

Site Plan: Site Development Plan – 20 Broad Street
Dated September 16, 2019, last revised April 8, 2021
by GLM Engineering Consultants, Inc.

Location: 20 Broad Street

Assessors' Reference: Map 60, Parcel 232

Zoning District: Village Commercial
Multi-Family Housing Overlay District
Groundwater Protection District

Members Voting: Andy Rodenhiser, Sarah Raposa, Timothy Harris, John Parlee, Janine Clifford

I. PROJECT DESCRIPTION – On February 25, 2020, the Planning and Economic Development Board (PEDB or Board) granted the prior owner of this property a multi-family housing special permit, groundwater protection special permit, land disturbance permit, and major site plan approval to develop a 6-unit residential apartment development at 20 Broad Street. The approved project includes construction of one 3-unit building and the renovation of the existing three-family building with a 270 square foot addition. All six apartment units will have 3 bedrooms.

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On January 28, 2025, the PEDB granted a modification of the Board's decision to allow for the demolition of the existing three-family building previously slated for renovation, and

construction of a new, three-family building in its place. The proposed new building will be on the same footprint as the existing building (with immaterial deviations) and will be constructed to look substantially the same as the existing building looked prior to its deterioration (with the approved addition).

On April 8, 2025, the applicant was granted a modification of the Board’s decision by amending General Condition L to allow for the issuance of a building permit for the second building without having to provide a form of performance security, and additional amendments to General Condition L.

The applicant is now seeking a modification of the Board’s decision by reclassifying the six dwelling units on the property from rental units (apartments) to ownership units (condominiums).

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public hearing, the Planning and Economic Development Board (the “Board”), on October 28, 2025, **voted to APPROVE WITH CONDITIONS the requested modification to the Multi-Family Housing Special Permit, to reclassify the six dwelling units -- shown on the plan titled Site Development Plan for 20 Broad Street, dated September 16, 2019, last revised April 8, 2021, endorsed by the Board on April 13, 2021, pursuant to Section 5.6.4 of the Zoning Bylaw - from rental units (apartments) to ownership units (condominiums).**

III. PROCEDURAL HISTORY

A. Application to modify multi-family special permit filed with the Medway Town Clerk and PEDB on September 22, 2025.

B. The Public hearing notice was posted at the Town Hall and on the Town of Medway web site and mailed to parties of interest as required by chapter 40A and published in the Milford Daily News on 10/14/25 and 10/21/25.

C. The Board notified Town departments, boards and committees of this application and requested review and comment.

D. The public hearing commenced on October 28, 2025, when the hearing was closed and a decision rendered.

IV. INDEX OF DOCUMENTS

A. The following documents were provided at the time the special permit modification application was filed with the Board:

- Project Narrative prepared by Reinaldo Faria (RF Home Improvement Inc.), applicant and property owner

B. During the course of the review, no additional materials were submitted to the Board by the Applicant and its representatives and consultants.

C. During the course of the review, the following materials were submitted to the Board by Town staff:

- Email from Alexander Williams, Treasurer, dated 10/22/2025 regarding outstanding utility bill collection

V. TESTIMONY – During the course of the public hearing, the Board heard and received verbal testimony from applicant Reinaldo Faria and his representative, John Oliveira.

VI. FINDINGS

The Board incorporates its findings from its Multifamily Housing Overlay District Special Permit, Major Site Plan Review, Land Disturbance Permit and Groundwater Protection District Special Permit decision of February 25, 2020, its Modification of Multi-family Special Permit decision of January 28, 2025, and its Modification of Multi-family Special Permit decision of April 8, 2025. It further found that the proposed modification, to reclassify the six dwelling units on the property from rental units (apartments) to ownership units (condominiums), is in accordance with the special permit criteria of the Zoning Bylaw and congruous with the goals of the Housing Production Plan.

It further found that the proposed modification, to amend General Condition L allowing for the issuance of a building permit for the second building without having to provide a performance security, is in accordance with the special permit criteria of the Zoning Bylaw and in keeping with recently approved Multifamily Housing Overlay District Special Permit projects of a similar size and scale.

This modification affects only the multi-family housing special permit; the groundwater protection district special permit, land disturbance permit, and site plan approval are not affected and remain in full force and effect.

VII. CONDITIONS – These conditions are binding on the Applicant, Owner, and subsequent owners. If there is a conflict between the Plan and the Conditions, the Decision shall rule. If there is a conflict between this Decision and the Zoning Bylaw, the Bylaw shall apply.

1. All conditions included in the previously issued decisions of February 25, 2020, January 28, 2025, and April 8, 2025, are incorporated herein and continue in full force and effect except as modified by this decision.
2. The Original Decision shall be construed as being amended consistent with this modification. Specific Condition Q shall be amended by striking out the term “apartments” and inserting in its place “condominiums”. Specific Condition L is stricken out entirely and replaced with the following:

The plan includes two off-street parking spaces per unit (12 spaces total). The Master Deed and Declaration of Trust shall limit occupants of the condominium units to a maximum of two vehicles per unit, throughout contractual condominium unit ownership agreements. On-street parking for the occupants of the condominium units shall not be permitted.

3. **Occupancy Permit** - Prior to the issuance of the first occupancy permit, the applicant shall also provide:

- A. Copy of a sample deed to be used to convey each dwelling unit for review, comment, amendment and approval by Town Counsel. The deed shall clearly state that the Condominium Trust shall own and be responsible for the maintenance and upkeep of development's private roadway, the stormwater management system, and all other infrastructure. Approval by Town Counsel of the sample deed is required prior to conveyance of any unit.
- B. Copy of Condominium Master Deed and Declaration of Trust, for review, comment, amendment and approval by Town Counsel. The Master Deed, and the Declaration of Trust for the Condominium shall include the following language: "The construction and operation of the condominium is authorized by a Multi-family Housing Special Permit, Site Plan approval and Land Disturbance Permit granted by the Medway Planning and Economic Development Board on February 25, 2020, with modifications granted on January 28, 2025, and April 8, 2025, copies of which, are available for inspection at the Town Clerk's office and which is recorded at the Norfolk County Registry of Deeds" and shall clearly state that the Condominium Trust shall own and be responsible for the maintenance and upkeep of development's private driveway, including snow removal and sanding, the stormwater management system, landscaping, on-site water and sewer, lighting, and all other infrastructure. Approval by Town Counsel of the Master Deed and Declaration of Trust is required prior to conveyance of any unit.
- C. Within thirty days of recording, the Permittee or its assigns or successors shall provide the Board with a receipt from the Norfolk County Registry of Deeds indicating that the specified documents have been duly recorded or supply another alternative verification that such recording has occurred.
- D. The Condominium Master Deed and Declaration of Trust of the Condominium Association in compliance with the conditions of this decision shall be recorded at the Norfolk County Registry of Deeds prior to the issuance of the first occupancy permit for the development.

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**Medway Planning and Economic Development Board
Special Permit Modification Decision
20 Broad Street**

Date of Action by the Planning and Economic Development Board:

Andy Rodenhiser, Chair

Date

Sarah Raposa, AICP, Vice-Chair

Date

Timothy Harris, Clerk

Date

John Parlee, Member

Date

Janine Clifford, Member

Date

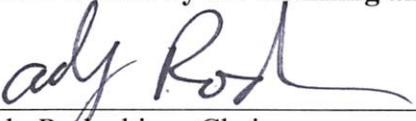
The Board and the Applicant have complied with all statutory requirements for the issuance of this Decision on the terms set forth herein. A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Permittee, and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the Special Permit Modification Decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, which shall be filed within twenty days after the filing of this decision in the office of the Medway Town Clerk.

In accordance with G.L. c. 40A, §11, no special permit shall take effect until a copy of the Decision is recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record, or is recorded and noted on the owner's certificate of title, bearing the certification of the Town Clerk that twenty days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed within said twenty day period, or that an appeal has been filed. The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. The fee for recording or registering shall be paid by the Permittee. A copy of the recorded Decision, and notification by the Permittee of the recording, shall be furnished to the Board.

**Medway Planning and Economic Development Board
Special Permit Modification Decision
20 Broad Street**

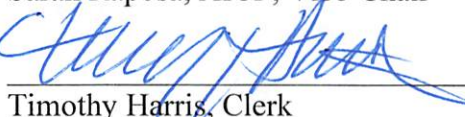
Date of Action by the Planning and Economic Development Board: 10/28/25



Andy Rodenhiser, Chair

10/28/25

Date

Sarah Raposa, AICP, Vice-Chair


Timothy Harris, Clerk

Date
10/28/25

Date



John Parlee, Member

10/28/25

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Janine Clifford, Member

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