

**TOWN OF MEDWAY
WARRANT FOR 2025
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 Monday, November 10, 2025, at 7:00 PM, then and there to act on the following articles:

ARTICLE 1: (Rescind Several Borrowing Authorizations)

To see if the Town will vote to rescind the \$140,000 borrowing authorized under Article 10 of the November 14, 2022, Fall Town Meeting for a lead water line study, \$612,000 of the \$18,585,000 borrowing authorized under Article 11 of the May 9, 2022, Annual Town Meeting for a new Water Treatment Plant, and \$1,000,000 of the \$2,878,000 borrowing authorized under Article 4 of the November 12, 2024, Fall Town Meeting for the High School culvert replacement project, the funds for which are no longer needed, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 2: (Prior Year Bills)

To see if the Town will vote to transfer \$243.68 from the Fiscal Year 2026 Town Manager Department Part-Time Salary Account and \$665 from the Fiscal Year 2026 Legal Expenses Account, \$818.81 from the Public Works Department's Building Maintenance Repairs Account and \$146.13 from the Water Enterprise 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 3: (Transfer McGovern Roof Project Balance to Capital Stabilization Fund)

To see if the Town will vote to transfer \$282,735.28 from the funds authorized by the vote taken under Article 11 of the May 8, 2023, Annual Town Meeting for the purpose of replacing the McGovern School

roof, which amount is no longer needed for this purpose, to the Capital Stabilization Fund; or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 4: (Free Cash Transfer to Capital Stabilization Fund)

To see if the Town will vote to transfer \$3,000,000 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 5: (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 6: (Free Cash Transfer: Various Projects)

To see if the Town will vote to appropriate the sum of \$410,000 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
Guardrail Improvements – High School Access Road	DPW	\$27,000
Electrical Upgrade at Community Farm, 50 Winthrop St	DPW	20,000
Projection Systems for Medway Middle School	Info. Services	50,000
Power-Driven Mobility Device	Parks & Recreation	13,500
Large Tent with Accessories (Summer Placement at Oakland Park)	Sunshine Group	14,500
Appraisal Services – Shady Oaks Properties, Winthrop St	Town Manager	20,000
Environmental Study – Shady Oaks Properties, Winthrop St	Town Manager	150,000
Paint Ide House Exterior, 158 Main St	Town Manager	115,000
Total		\$410,000

Or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 7: (Transfer from Ambulance Receipts to FY26 Fire Dept Budget)
To see if the Town will vote to transfer \$215,000 from Ambulance Receipts Reserved for Appropriation to the Fiscal Year 2026 Fire Department budget, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 8: (Sewer Retained Earnings Transfer: Sewer Inflow and Infiltration Project)
To see if the Town will transfer from Sewer Retained Earnings the sum of \$334,000 to fund ongoing Inflow and Infiltration work by the Town, including the payment of all other costs incidental or related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 9: (Water Retained Earnings Transfer: Lovering St Water Tank Rehabilitation Design)
To see if the Town will transfer from Water Retained Earnings the sum of \$235,000 to fund engineering and design associated with the Lovering Street water tank rehabilitation, including the payment of all other costs incidental or related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 10: (Zoning Amendment – Battery Energy Storage Systems)
To see if the Town will vote to amend Section 8.12, Battery Energy Storage Systems of the Zoning Bylaws by adding a new subsection 8.12.I.4 as follows, new language shown in **bold**,

4. Prior to the issuance of a certificate of occupancy and annually thereafter on or before December 31st of each year, for as long as the BESS remains in operation, applicants, their successors or assigns are required to submit to the Building Commissioner and PEDB a certification of compliance with the applicable federal, state and/or manufacturer’s testing and safety protocols, signed by an engineer or other person qualified to provide this certification on behalf of the operator.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 11: (Zoning Amendments – Housekeeping)

To see if the Town will vote to amend the Zoning Bylaws as follows, new language shown in bold, deleted language shown in strikethrough:

1. Section 2, Definitions: Delete the definitions of aquifer, business, movie theater/cinema, museum, poultry, retail bakery, ski area, and tent in their entirety.

2. Section 3.1.F.1 Penalty: Amend as follows:

Anyone who violates a provision of this Zoning Bylaw, or any condition of a variance, site plan review decision or special permit, shall be punishable by a fine of not more than three hundred dollars for each offense, **by indictment or on complaint before a district court in accordance with G.L. c. 40, §21 or by noncriminal disposition in accordance with Section 3.1.F.2.** Each day during which any portion of a violation continues shall constitute a separate offense.

3. Section 3.2.A: Establishment of Zoning Board of Appeals

Add to the end of the first sentence “for terms of three years.”

4. Section 3.5 Site Plan Review: Add a new Section 3.5.2.D:

Any use or structure or expansion thereof which is exempt in whole or in part from local zoning bylaws under Massachusetts G.L. c. 40A, § 3 is subject to site plan review only to the extent allowed by law. No such use or structure or expansion thereof shall be subject to major site plan review; any such use or structure or expansion thereof that would otherwise be subject to major site plan review pursuant to Section 3.5.3 shall be subject instead to minor site plan review, and only to the extent allowed by law.

And delete Section 3.5.3.A.2.d in its entirety:

~~Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3. only to the extent allowed by law.~~

And re-letter the remaining items in the section accordingly.

5. Section 5.4.2 Special Permits for Electric Vehicle Charging Stations with Digital Advertising:

Amend the title to read:

~~Special Permits for Electric Vehicle Charging Station(s) with Digital Advertising;~~

And change “Planning and Economic Development Board” to “Zoning Board of Appeals”.

6. Table 1: Schedule of Uses: For “Small Scale ground-mounted solar electric installations (as principal use)”, change “SP” to “PB” under Neighborhood Commercial District.

7. Section 7.1.1. Off-Street Parking and Loading: Amend the first line of Section 7.1.1.K.2 and correct lettering to read:

2. Tandem Parking. ~~By special permit, the Board may allow~~ Tandem parking **is allowed** under the following conditions:

- a. To be used to meet parking requirements for residential units only. Tandem parking means two vehicles only.
- b. Tandem spaces shall be assigned to the same dwelling unit.
- c. Tandem parking shall not be used to provide guest parking.
- d. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.
- f.e. Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.

8. Section 8.2 Accessory Dwelling Unit – Add a new Section E:

E. Notwithstanding the provision of Section 5.5 of this Zoning Bylaw, pre-existing nonconforming structures or uses may be extended or altered to provide for ADU's that are in compliance with G.L. c. 40A, §3A, provided, that no such extension or alteration shall be permitted unless there is a finding by majority vote of the Zoning Board of Appeals that such extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **To Be Determined**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 12: (Zoning Amendments – Signs)

To see if the Town will vote to amend the Zoning Bylaws as follows, new language shown in bold, deleted language shown in strikethrough:

1. Section 7.2.1 (Definitions) Amend the definition of “Wall Sign” as follows:

Wall Sign: A sign which is permanently affixed to the façade of a building or structure, or to its porch, canopy, awning, such that its exposed face and all sign surface areas are parallel or approximately parallel to the plane of the building or wall to which it is attached or mounted, including such signs as may be affixed to a parapet. Wall signs may include but are not limited to ~~window~~, channel letter, back lighted letter, dimensional letter, box/cabinet, pan face, and push through type signs.

2. Section 7.2.2: Amend as follows:

The following signs do not require a Sign Permit but must be constructed and maintained in accordance with Section 7.2.4(EF) below. Illumination shall be done by external or indirect means only.; Internal illumination is not permitted **except as provided below**.

A. Exempt Signs in All Districts.

1. Flags, emblems, and insignia of any governmental agency except when displayed in connection with commercial promotion.
2. Legal notices or informational devices erected or required by governmental agencies, **which may include internal illumination and light-emitting diodes.**

3. **Section 7.2.2** Delete section 7.2.2.8 in its entirety: ~~“Temporary festive lighting in observance of a national or religious occasion.”~~

4. **Section 7.2.4:** Amend Section 7.2.4.C as follows:

C. Sign Illumination. Where this Zoning Bylaw allows illumination of signs in a district, the illumination must conform to the following:

1. All lighting shall be continuous and installed in a manner that will prevent direct light from shining onto any street or adjacent property. Whenever an external artificial light source is used to illuminate a sign, such source shall be located, shielded, and directed so as to not be directly visible from any public street or private residence. External light fixtures shall be hooded or shielded to reduce light trespass. Flashing, traveling, or intermittent light creating flashing, moving, changing, or animated graphics is prohibited, except that a warning sign, a device intended to tell the time and temperature, day and date, or official traffic and directional signs may have changing illumination.

2. Except for clocks, sign illumination is permitted only between the hours of 7:00 a.m. and 11:00 p.m., except that the signs of commercial and industrial establishments may be illuminated during any hours that these establishments are open to the public or in operation. This provision shall not apply to illuminated signs at public safety facilities.

3. Only white lights shall be used for the external illumination of a sign. ~~Such illumination shall be shaded, shielded, directed and maintained at a sufficiently low intensity and brightness that it shall not affect the safe vision of operators of vehicles moving within the premises or on any adjacent public or private ways.~~

4. ~~In all districts, no outdoor floodlighting or decorative lighting shall be permitted except lighting primarily designed to illuminate walks, driveways, outdoor living areas, or outdoor recreational facilities, and except temporary holiday lighting in use for not longer than a six week period in any calendar year. Such permanent lighting shall be continuous, external or indirect, and installed in a manner that will prevent direct light from shining onto any street or adjacent property.~~

5.4. The front faces of internally illuminated channel letter type signs shall have non-clear surfaces such that the neon tubing is not directly visible.

5. **Section 7.2.4:** Delete Section 7.2.4.F.5:

~~5. Landscaping is required around the base of all freestanding signs and a landscaping plan shall be provided with the sign permit application. The minimum landscaped area shall extend at least three feet beyond all sign faces or supporting structures in all directions~~

6. Section 7.2.5: Amend Section 7.2.5.A to correct the reference:

Except as may be limited under Sections **7.2.3 and 7.2.4** ~~7.2.5~~ above or sub-section B below, signs which do not exceed the standards in TABLES 4, 5, 6, 7, 8, 9, and 10 are allowed by right provided the Building Commissioner issues a Sign Permit therefor. When noted in the TABLES, NA means not applicable.

7. Add a new Section 7.2.5.B.9:

9. Window Signs: In addition to any window signs that are exempt under Section 7.2.2, window signs are allowed, subject to obtaining a Sign Permit, in first-floor windows with sign surface area of up to but not exceeding 20% of the square footage of glass in each window. Square footage from one window cannot be used in calculating the allowed sign surface area for any other window.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **To Be Determined**

FINANCE COMMITTEE RECOMMENDATION: **To Be Determined**

ARTICLE 13: (Zoning Amendments – Multi-Family Housing)

To see if the Town will vote to amend the Zoning Bylaws as follows, new language shown in bold, deleted language shown in strikethrough:

1. Changes related to Section 5.6.4 Multi-family Housing Overlay District:

a. Amend the title of Section 5.6.4 to “**Villages** Multi-family Housing Overlay District”, and amend all other references to the Multi-family Housing Overlay District throughout the Zoning Bylaw to “**Villages** Multi-family Housing Overlay District”, including in Section 5.6.4.B.1.

b. Amend Section 5.4, Table 1: Schedule of Uses under C. Residential Uses, by amending the category of Multi-Family Building, Apartment Building, and Multi-Family Developments as follows:

Allowed by special permit from the Planning and Economic Development Board in the **Villages** 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 Multi-family Overlay District (See Section 5.6.5)

c. Amend Section 4.1.C Districts as follows:

4. Villages Multi-family Housing Overlay District (VMHOD)

5. Multi-family Overlay District (MOD)

d. Amend the Zoning Map by changing the references to “**Villages** Multi-family Housing Overlay District (VMHOD)” and “Multi-family Overlay District (MOD)”

2. Section 5.6.4.F: Amend to read as follows:

Rules and Regulations: The Planning and Economic Development Board (PEDB) ~~shall~~ **may** adopt **Villages** Multi-Family Housing Rules and Regulations which shall include application submittal requirements, public hearing and review procedures, and site development and design standards including but not limited to landscaping, buffering, lighting, building style, pedestrian access, off-street parking, utilities, and waste disposal. Such **Villages** Multi-Family Housing Rules and Regulations shall be filed with the Town Clerk. **Until the PEDB adopts Villages Multi-family Housing Rules and Regulations, applications for multi-family housing pursuant to Section 5.6.4 shall be governed by the PEDB's Rules and Regulations for the Review and Approval of Special Permit Applications. Whichever PEDB regulations apply, such regulations are referred to herein as "the Applicable Special Permit Regulations".**

And amend Sections 5.6.4.H and 5.6.4.I by deleting "Multi-Family Housing Rules and Regulations" wherever it appears, and inserting in its place "the Applicable Special Permit Regulations" in each instance.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: **To Be Determined**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 14: (Citizens' Petition – Columbus Day Holiday)

The citizens of Medway petition the government of the town of Medway to return the name Columbus Day to the holiday that falls on the second Monday of October, now known as Indigenous Peoples Day.

CITIZENS' PETITION

SELECT BOARD RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION: **No Position**

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.

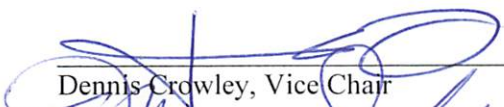
Given under our hands in Medway, this 20th day of October 2025.

A TRUE COPY:

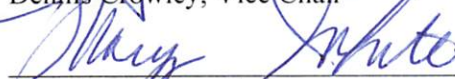
THE TOWN OF MEDWAY SELECT BOARD



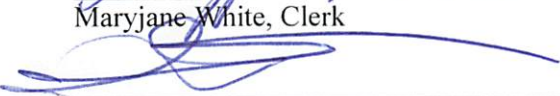
Todd Alessandri, Chair



Dennis Crowley, Vice Chair



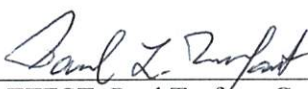
Maryjane White, Clerk



Glenn Trindade, Member



Frank Rossi, Member



ATTEST: Paul Trufant, Constable