



20 Day Appeal
11/4/25

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TOWN OF MEDWAY
Community and Economic Development Department
155 Village Street
Medway, Massachusetts 02053
508-533-3921

November 14, 2025

ADMINISTRATIVE SITE PLAN DECISION

William Halsing, Land Planning, Inc., acting as the designated representative on behalf of the property owner, Edmond Massabni, Massabni Medway, LLC, has requested Administrative Site Plan Approval under Section 3.5.3.A.3. Administrative Site Plan Review of the Medway Zoning Bylaw.

- I. PROJECT LOCATION** – 131 Main Street (Medway Place)
- II. DESCRIPTION of PROPOSED WORK** – The applicant proposes to expand the footprint of Medway Family Dental, a lawfully pre-existing use located within a lawfully non-conforming structure located on the property, and to add an accessibility ramp on the rear of the property (south elevation). The applicant does not propose any changes to existing parking area or site access.

Requests for Waivers: The applicant requested a waiver from the Site Plan Rules and Regulations for any items that were not submitted with the application. The Team voted unanimously to grant the requested waivers.

- III. PROCEDURAL HISTORY** - An application for administrative site plan review was filed with the Community and Economic Development Department and the Town Clerk on November 3, 2025. The Medway Administrative Site Plan Review Team (Building Commissioner Jonathan Ackley and Planning and Economic Development Coordinator Jeremy Thompson) met on November 12, 2025, to review the application.

- IV. INDEX OF SITE PLAN DOCUMENTS** – The following materials were provided for review:

- A. Administrative Site Plan Review Application dated October 30, 2025, received by mail and deemed complete on November 3, 2025
- B. Project Narrative
- C. Site Plan titled “Site Plan Located at 131-133 Main Street” prepared by William Halsing, Land Planning, Inc., dated October 31, 2025, and stamped by Norman G. Hill, P.E. #31887, dated October 31, 2025
- D. Special Permit Decision from the Zoning Board of Appeals dated August 6, 2025

- V. FINDINGS** - Administrative site plan review is required for this project pursuant to the Medway Zoning Bylaw Section 3.5.3.A.3.a
- VI. DECISION** – At its meeting on November 14, 2025, the Medway Administrative Site Plan Review Team voted to grant the above-described site improvements with conditions subject to the application received and waivers granted.
1. Applicant will add callout to the site plan for a visual barrier between property and abutter to the east
- VII. APPEAL** - Any person aggrieved by this Administrative Site Plan Review decision may appeal the decision to the Planning and Economic Development Board within twenty days after the decision is filed with the Town Clerk.

Signed:



Jonathan Ackley
Building Commissioner

Barbara Saint Andre
Director, Community & Economic Development Department

Jeremy Thompson
Town Planner