



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street  
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org  
www.townofmedway.org/zoning-board-appeal

TOWN CLERK  
JUN 22 '25 4:23:34

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s): Roy William Coates, II and Stephanie Lynn Greenspan	Application Request(s):
Property Owner(s): Roy William Coates, II and Stephanie Lynn Greenspan	Appeal <input type="checkbox"/>
Site Address(es): 17 Main Street, Medway, MA 02053	Special Permit <input type="checkbox"/>
Parcel ID(s):  32-033-0001	Variance <input checked="" type="checkbox"/>
Zoning District(s): AR I	Determination/Finding <input type="checkbox"/>
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Book 40636, Page 554	Extension <input type="checkbox"/>
	Modification <input type="checkbox"/>
	Comprehensive Permit <input type="checkbox"/>



**TO BE COMPLETED BY STAFF:**

Check No.: [REDACTED]

Date of Complete Submittal: 6/22/20

Comments:

**APPLICANT/PETITIONER INFORMATION**

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

<b>Applicant/Petitioner(s):</b> Roy William Coates, II and Stephanie Lynn Greenspan		<b>Phone:</b> [REDACTED]
		<b>Email:</b> [REDACTED]
<b>Address:</b> 17 Main Street, Medway, MA 02053		
<b>Attorney/Engineer/Representative(s):</b> Stephen Kenney		<b>Phone:</b> [REDACTED]
		<b>Email:</b> [REDACTED]
<b>Address:</b> 181 Village Street, Medway, MA 02053		
<b>Owner(s):</b> Roy William Coates, II and Stephanie Lynn Greenspan		<b>Phone:</b> [REDACTED]
		<b>Email:</b> [REDACTED]
<b>Mailing Address:</b> _____		

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

None

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

None

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Signature of Applicant, Petitioner or Representative

Date

6-22-24

Signature Property Owner (if different than Applicant/Petitioner)

Date

APPLICATION INFORMATION

		YES	NO
<b>Applicable Section(s) of the Zoning Bylaw:</b> <i>Residential Table</i>	Requesting Waivers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Does the proposed use conform to the current Zoning Bylaw?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Present Use of Property:</b> Single-Family Residence	Has the applicant applied for and/or been refused a building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the property or are the buildings/ structures pre-existing nonconforming?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Proposed Use of Property:</b> Single-Family Residence	Is the proposal subject to approval by the BOH or BOS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the proposal subject to approval by the Conservation Commission?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Date Lot was created:</b> 1954	Is the property located in the Floodplain District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Date Building was erected:</b> 1956	Is the property located in the Groundwater Protection District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Does the property meet the intent of the Design Review Guidelines?</b>  Yes	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Describe Application Request:</b> Petitioner seeks a Variance of rear yard requirements of 15 feet to 9 feet to construct a 16 foot by 24 foot above ground pool in the rear of the applicants single-family residence.			

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		Single-family residence	Single-family residence
B. Dwelling Units	1	Single-family residence	Single-family residence
C. Lot Size	44,000 sq. ft.	53,912 sq. ft.	53,912 sq. ft.
D. Lot Frontage	180'	239.51'	239.51'
E. Front Setback	35'	35'	35'
F. Side Setback	15'	<15'	<15'
G. Side Setback	15'	<15'	<15'
H. Rear Setback	15'	36'	9'
I. Lot Coverage	25%	11.63%	14.63%
J. Height	35'	>35'	>35'
K. Parking Spaces	N/A	N/A	N/A
L. Other			

<b>FOR TOWN HALL USE ONLY</b>	
<i>To be filled out by the Building Commissioner:</i>	
_____	_____
Date Reviewed	Medway Building Commissioner
<i>Comments:</i>	

After completing this form, please submit an electronic copy to [zoning@townofmedway.org](mailto:zoning@townofmedway.org) and 4 paper copies to the Community & Economic Development Department.



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ZONING BOARD OF APPEALS

155 Village Street  
Medway MA 02053

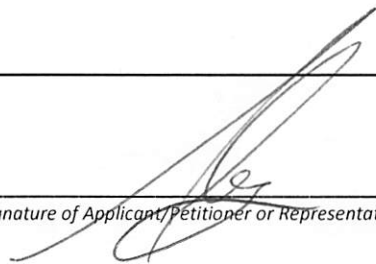
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TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Variance Criteria, outlined below, is met. All Variance Criteria must be met to be considered. Provide attachments if necessary.

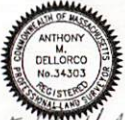
<p>1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property which do not generally affect other land in the zoning district? (See MGL c. 40A Section 10)</p> <p>See attached</p>
<p>2. What substantial hardship, financial or otherwise, is caused by the circumstances listed above when the literal enforcement of Medway Zoning Bylaw is applied? (See MGL c. 40A Section 10) (Cannot be <i>personal hardship</i>)</p> <p>See attached</p>
<p>3. State why desirable relief may be granted without substantial detriment to the public good.</p> <p>See attached</p>
<p>4. State why relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.</p> <p>See attached</p>

  
Signature of Applicant, Petitioner or Representative

6-22-26  
Date

1. The property is a 53,912 sq. ft. parcel of land sitting at 17 Main Street, Medway, MA as can be seen from the attached plan. The single-family residence is located in the southwest corner of the parcel. It is located at the southwest corner of the parcel as a result of the wetlands that exist on the property as well as the topography of the property which has an extreme slope running from the single-family residence to the easterly side of the property. The only practical and real location for an above ground pool would be behind the single-family residence which would necessitate it encroaching into the 15-foot rear yard setback requirement of the Zoning By-Law. The above ground pool would be sitting 9 feet from the rear yard lot line of the property. Thus it is the topography and the soil conditions of the subject property which do not generally affect other land in the zoning district and which necessitate the pool being placed in the proposed location.
2. The hardship would be that the Petitioners would not be able to construct a 16 foot by 24 foot above ground pool in the rear of the Petitioners' single-family residence without encroaching upon the rear yard setback of 15 feet to 9 feet. This would be contrary to the ability of most single-family residences in the ARI district being able to construct an above ground pool in their rear yard and the Petitioners must construct the above ground pool in the location proposed as the parcel slopes away from the single-family residence to the east of the parcel which is also the reason that the single-family residence is constructed in the southwest portion of the subject lot. The Petitioners simply wish to be able to use their single-family residence as the majority of single-family residences are used in the ARI zone with the ability to construct an above ground pool in the rear yard.
3. The public good will not be materially affected in any way by the construction of a 16 foot by 24 foot above ground pool in the rear of the Petitioners single family residence. The general public will not have any knowledge of the fact that an above ground pool is being constructed in the rear yard. There will be no detriment to the public good as a result of the construction of such an above ground pool.
4. The Zoning By-Law calls for a 15-foot rear yard setback. A variance of 6 feet to a 9 foot rear yard set back from the edge of the pool to the rear lot line will not substantially derogate from the intent or purpose of the rear yard setback requirement as they will continue to be 9 feet from the proposed 16 feet by 24 feet above ground pool to the rear yard lot line. It will also be a non-intrusive structure in the rear yard and will not overly burden the rear yard property.

I HEREBY CERTIFY THAT THE PROPOSED POOL SHOWN ON THIS PLAN DOES NOT LIE WITHIN THE FLOOD PLAN.



*Anthony M. Dellorco*

# PROPOSED POOL PLAN OF LAND

IN  
**MEDWAY, MA.**

SCALE: 1"=20' MAY 29, 2026

OWNER: Roy Coates & Stephanie Greenspan  
17 Main Street  
Medway, Ma. 02053  
DEED BK.40636 PG. 554

COLONIAL ENGINEERING INC.  
11 AWL STREET MEDWAY, MA.  
508-533-1644

1921 COUNTY LAYOUT



WETLAND LINE DELINEATED BY KARON SKINNER CATRONE

WETLANDS

25' BUFFER LINE  
50' BUFFER LINE  
100' BUFFER LINE

PARCEL 32-33  
N/F RED WING PROPERTIES

MULCH TUBE TO BE STAKED EVERY 10'

PROPOSED 16' X 24' ABOVE GND POOL

STOCK PILE AREA

TC=152.14  
GAR FL=144.64  
HSE#17

DECK

PATIO

BITUMINOUS DRIVE

SHED

DISTURBANCE  
0-25' BUFFER 0 S.F.  
25-50' BUFFER 26 S.F.  
50-100' BUFFER 737 S.F.  
RIVER OVER 200' AWAY

PARCEL 32-33  
N/F RED WING PROPERTIES

**LOT 2**  
**53,912 S.F.**

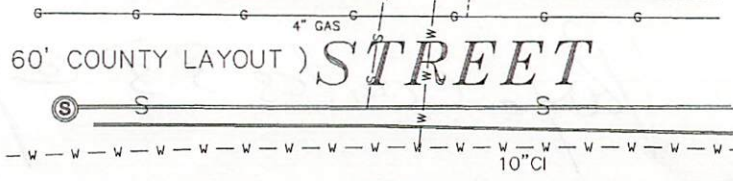
ZONE AR 1  
44,000 S.F.  
FRONTAGE 180'  
SETBACK 35'  
SIDE YARD 15'  
REARYARD 15'  
HEIGHT 35'  
BUILDING COVERAGE 25%  
IMPERVIOUS COVERAGE 35%  
EXISTING BUILDING COVERAGE 11.63%  
EXISTING IMPERVIOUS COVERAGE 39.02%  
PROPOSED BUILDING COVERAGE 14.63%  
PROPOSED IMPERVIOUS COVERAGE 38.14%

VARIANCE REQUEST FOR REAR YARD SETBACK FROM 15' TO 9'

239.51'  
N 70°18'45" E

POLE#133

**MAIN STREET** (OCTOBER 1921, PUBLIC 60' COUNTY LAYOUT)



**COFFEE STREET**  
(PUBLIC 60' COUNTY LAYOUT)





**TOWN OF MEDWAY**  
**COMMONWEALTH OF MASSACHUSETTS**  
**ZONING BOARD OF APPEALS**

Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Phone (508) 321-4890  
Email: zoning@townofmedway.org  
www.townofmedway.org

**Legal Notice Billing Agreement Form**

*Board Members*

Brian White, Chair  
Gibb Phenegar, Vice Chair  
Christina Oster, Clerk  
Joe Barresi, Member  
Tom Emero, Member  
Carol Gould, Associate  
Member

The Zoning Board of Appeals will prepare and submit a legal notice to be published in the *Milford Daily News*. This legal notice will appear in two consecutive issues of the newspaper, at least 14 days prior to the date of your hearing. The cost varies based upon the applicant request and information required for the notice. The Zoning Board of Appeals will forward the ad proof with the total to be paid by the applicant.

Roy William Coates, II and  
Stephanie Lynn Greenspan

17 Main Street, Medway, MA 02053

Applicant Name

Property Address

[Redacted]

32-033-0001

Telephone Number

Parcel ID


[Redacted]

ARI

Email Address

Zoning District

I hereby agree to provide a check in the sum of the ad proof total provided by the Zoning Board of Appeals for the required legal notice for a public hearing before the Zoning Board of Appeals.

  
Applicant Signature

6-22-26  
Date

**Please Note:** This form must be returned to the Zoning Board of Appeals when submitting your application

TREASURER/COLLECTOR CERTIFICATION



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

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TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):
Roy William Coates, II and Stephanie Lynn Greenspan
Property Owner(s):
Roy William Coates, II and Stephanie Lynn Greenspan
Site Address(es):
17 Main Street, Medway, MA 02053
Parcel ID(s):
32-033-0001
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:
Book 40636, Page 554

Signature of Applicant/Petitioner or Representative \_\_\_\_\_ Date 6-22-26

FOR TOWN HALL USE ONLY	
To be filled out by the Treasurer/Collector:	
<u>6/22/2026</u>	<u>Maura Shutt</u>
Date Reviewed	Medway Treasurer/Collector
Tax Delinquent: Y <input checked="" type="radio"/> N	
Comments:	

NOT AN OFFICIAL COPY  
NOT AN OFFICIAL COPY

**QUITCLAIM DEED**

We, **STEVEN D. PERKINS and KATHLEEN PERKINS**, being married to each other, of Medway, Norfolk County, Massachusetts,

for consideration paid, and in full consideration of: Seven Hundred Eighty-Five Thousand and 00/100 Dollars (785,000.00),

grant to: **ROY WILLIAM COATES, II and STEPHANIE LYNN GREENSPAN**, husband and wife, as tenants by the entirety, now of 17 Main Street, Medway, MA 02053,

*with Quitclaim Covenants,*

A certain parcel of land situated on Main Street in Medway, Norfolk County, Massachusetts, shown as Lot 2 on a plan entitled, "Plan of Land in Medway, MA, Scale: 1" = 20", September 26, 2012, revised: January 7, 2013, Owner: Red Wing Properties, 25 Main Street, Medway, MA 02053, Deed BK. 28212, PG. 433, Colonial Engineering, Inc., 11 Awl Street, Medway, MA 02053," which plan is recorded in the Norfolk County Registry of Deeds as Plan No. 626 of 2013, Page 45, to which plan reference may be made for a more particular description of said Lot 2.

Said Lot 2 contains 53,912± s.f. of land, according to said plan.

Subject to rights, easements, restrictions and agreements of record, insofar as the same are in force and applicable.

The grantors hereby release all rights of homestead in and to the within described premises and certify under the penalties of perjury that at the time of recording this deed, no other person is entitled to any homestead rights in said property.

Meaning and intending to convey and hereby conveying the same premises conveyed to the grantors by deed of The Kuma Group, LLC, dated May 30, 2014, recorded with the Norfolk County Registry of Deeds in Book 32278, Page 220.

[Signature and Notary Page to Follow]

MASSACHUSETTS STATE EXCISE TAX  
Norfolk Registry of Deeds  
Date: 06-24-2022 @ 12:14pm  
Ctl#: 511 Doc#: 56169  
Fee: \$3,579.60 Cons: \$785,000.00

WILLIAM P. O'DONNELL, REGISTER  
NORFOLK COUNTY REGISTRY OF DEEDS  
RECEIVED & RECORDED ELECTRONICALLY

Property Address: 17 Main Street, Medway, MA 02053

NOT AN OFFICIAL  
NOT AN OFFICIAL  
Witness our hands and seals this 8<sup>th</sup> day of June, 2022 P Y

Steven D Perkins  
Steven D. Perkins

Kathleen Perkins  
Kathleen Perkins

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

June 8, 2022

Then personally appeared before me, the undersigned notary public, **Steven D. Perkins and Kathleen Perkins**, proved to me through satisfactory evidence of identification, being valid Massachusetts drivers' licenses, to be the persons who signed the preceding or attached document in my presence and acknowledged to me that they signed it voluntarily for its stated purpose, as their free act and deed.

John J. Roche  
Notary Public  
My Commission Expires:



**JOHN J. ROCHE**  
NOTARY PUBLIC  
Commonwealth Of Massachusetts  
My Commission Expires  
April 21, 2028

# Unofficial Property Record Card - Medway, MA

## General Property Data

Parcel ID **32-033-0001**

Account Number **6-380**

Prior Parcel ID **6-380-**

Property Owner **COATES II ROY WILLIAM**

Property Location **17 MAIN ST**

**GREENSPAN STEPHANIE LYNN**

Property Use **ONE FAMILY**

Mailing Address **17 MAIN ST**

Most Recent Sale Date **6/24/2022**

Legal Reference **40636-554**

City **MEDWAY**

Grantor **PERKINS,STEVEN D**

Mailing State **MA**

Zip **02053**

Sale Price **785,000**

ParcelZoning **AR-I**

Land Area **1.240 acres**

## Current Property Assessment

Card 1 Value Building Value **524,000** Xtra Features Value **3,500** Land Value **237,100** Total Value **764,600**

## Building Description

Building Style **COLONIAL**

Foundation Type **CONCRETE**

Flooring Type **Hardwood**

# of Living Units **1**

Frame Type **Wood**

Basement Floor **Laminate**

Year Built **2013**

Roof Structure **GABLE**

Heating Type **FORCED H/AIR**

Building Grade **Average**

Roof Cover **ASPHALT SHNG**

Heating Fuel **GAS**

Building Condition **Good**

Siding **Vinyl**

Air Conditioning **100%**

Finished Area (SF) **2329**

Interior Walls **DRYWALL**

# of Bsmt Garages **2**

Number Rooms **8**

# of Bedrooms **4**

# of Full Baths **1**

# of 3/4 Baths **1**

# of 1/2 Baths **1**

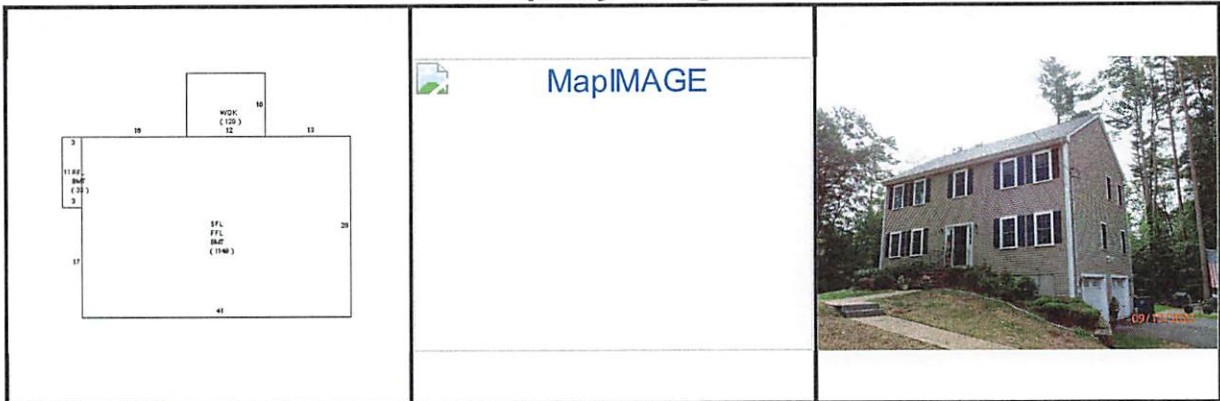
# of Other Fixtures **4**

## Legal Description

## Narrative Description of Property

This property contains 1.240 acres of land mainly classified as ONE FAMILY with a(n) COLONIAL style building, built about 2013 , having Vinyl exterior and ASPHALT SHNG roof cover, with 1 unit(s), 8 room(s), 4 bedroom(s), 1 bath(s), 1 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.