

GENERAL APPLICATION FORM



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@medwayma.gov
Zoning Board of Appeals | Town of Medway

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): Hirshy Brownell Moma Jeff Moma	Application Request(s):
Property Owner(s): Hirshy Brownell Moma Jeff Moma	Appeal ☐
Site Address(es): 13 Populatic St.	Special Permit ☐
Parcel ID(s): map 61 lot 52	Variance ☐
Zoning District(s): residential district 2	Determination/Finding ☒
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Land Court 55716	Extension ☐
	Modification ☐
	Comprehensive Permit ☐

TO BE COMPLETED BY STAFF:

Check No.:
Date of Complete Submittal:
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

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GENERAL APPLICATION FORM

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.

Applicant/Petitioner(s): Kirsty Brownell Moma Jeff Moma		Phone: [REDACTED]
Address: 13 Populatic St.		[REDACTED]
Attorney/Engineer/Representative(s):	Phone:	
	Email:	
Address:		
Owner(s): Kirsty Brownell Moma Jeff Moma		Phone: [REDACTED]
Mailing Address:		[REDACTED]

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

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

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.

Kirsty Brownell Moma
Signature of Applicant/Petitioner or Representative

8/24/2020
Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

APPLICATION INFORMATION

YES NO

GENERAL APPLICATION FORM

Applicable Section(s) of the Zoning Bylaw:	Requesting Waivers?	Y ☒ N
	Does the proposed use conform to the current Zoning Bylaw?	☒ Y N
Present Use of Property:	Has the applicant applied for and/or been refused a building permit?	Y ☒ N
	Is the property or are the buildings/structures pre-existing nonconforming?	☒ Y N
Proposed Use of Property:	Is the proposal subject to approval by the BOH or BOS?	Y ☒ N
	Is the proposal subject to approval by the Conservation Commission?	Y ☒ N
Date Lot was created:	Is the property located in the Floodplain District?	☒ Y N
Date Building was erected:	Is the property located in the Groundwater Protection District?	☒ Y N
Does the property meet the intent of the Design Review Guidelines?	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	Y ☒ N
Describe Application Request: This property was a 2 family owned by the town that was used as an office when building the water treatment facility. It now needs to be zoned back to a 2 family.		

FILL IN THE APPLICABLE DATA BELOW

GENERAL APPLICATION FORM

Required Data	Bylaw Requirement	Existing	Proposed
A. Use			
B. Dwelling Units		2	2
C. Lot Size		.518 acres	.518 acres
D. Lot Frontage		151 ft.	151 ft.
E. Front Setback		10.62 ft.	10.62 ft.
F. Side Setback		55 ft.	55 ft.
G. Side Setback		55 ft.	55 ft.
H. Rear Setback		100 ft.	100 ft.
I. Lot Coverage		1100 sq. ft.	1100 sq. ft.
J. Height		25 ft.	25 ft.
K. Parking Spaces		4	4
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@medwayma.gov
and 4 paper copies to the Community & Economic Development Department.

TREASURER/COLLECTOR CERTIFICATION



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@medwayma.gov

[Zoning Board of Appeals](#) | [Town of Medway](#)

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s): Kirsty Brownell Moma Jeff Moma
Property Owner(s): Kirsty Brownell Moma Jeff Moma
Site Address(es): 13 Popocate St.
Parcel ID(s): 01-052
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:

Kirsty Brownell Moma
Signature of Applicant/Petitioner or Representative

Date

FOR TOWN HALL USE ONLY

To be filled out by the Treasurer/Collector:

8/25/25
Date Reviewed

[Signature]
Medway Treasurer/Collector

Tax Delinquent: Y ☒ N
Comments:

GENERAL SPECIAL PERMIT FORM



TOWN OF MEDWAY

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 Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

1. The proposed site is an appropriate location for the proposed use:	yes, it was previously a multifamily property.
2. Adequate and appropriate facilities will be provided for the operation of the proposed use:	yes
3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment:	property will not create a hazard in any capacity.
4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area:	property will not cause any additional traffic or conflicts.
5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use:	property will not be detrimental to other/ adjoining properties in any way.
6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district:	property will not adversely affect the surrounding neighborhood in any way.

GENERAL SPECIAL PERMIT FORM

7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw:

yes.

8. The proposed use is consistent with the goals of the Medway Master Plan:

yes

9. The proposed use will not be detrimental to the public good:

property will not be detrimental to the public good.


Signature of Applicant/Petitioner or Representative

8/24/20
Date



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@medwayma.gov
[Zoning Board of Appeals | Town of Medway](#)

Legal Notice Billing Agreement Form

Board Members

Brian White, Chair
Gibb Phenegar, Vice Chair
Christina Oster, Clerk
Joe Barresi, Member
Tom Emero, Member
Adam Kaufman,
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.

Kirsty Bownell Mema
Applicant Name

13 Populatic St.
Medway, MA 02053
Property Address

[REDACTED]
Telephone Number

Parcel ID

[REDACTED]
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.

Kirsty Bownell Mema
Applicant Signature

8/24/20
Date

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

VILLAGE STREET

CHARLES RIVER

LOCUST STREET

FOREST HILL STREET

WALTON STREET

VICINITY MAP

1" = 400'

2. THIS LAND IS SHOWN ON MEDWAY ASSESSORS MAP 61 LOT 52.
3. THIS LAND LIES IN THE AGRICULTURAL-RESIDENTIAL DISTRICT R.
4. A PORTION OF THIS SITE LIES WITHIN FLOOD HAZARD ZONE AE AS SHOWN ON 2010 COMMUNITY PLAN 20070104446 EFFECTIVE DATE 7/17/2012. DERIVED HEREIN FROM MASSGIS DATA LAYERS.
5. A PORTION OF THE SOUTHEASTLY SIDE OF THIS SITE LIES WITHIN A WELHELD PROTECTION AREA ZONE 1. THE REMAINDER OF THE SITE IS IN A
6. THE TRAVERSE WAS DONE WITH A LEICA TS12 TOTAL STATION SER.# 353108. THE DISTANCE MEASUREMENT STANDARD DEVIATION FOR THE LEICA TS12 IS $\pm 1 \text{ mm} + 1 \text{ ppm}$.
7. THIS PLAN IS BASED ON A FIELD TRAVERSE WITH A PRECISION OF 1/81,218. ABSOLUTE ERROR OF 0.020 FEET, ERROR DIRECTION N59°27'22"W.
8. LAND COURT TRAVERSE LINES AND ADDITIONAL COMPUTATIONS ARE SHOWN ON THE SUPPLEMENTAL WORKSHEET TO ACCOMPANY THE LAND COURT SUBMITTAL.
9. LOT 6 AS SHOWN ON LAND COURT PLAN 55371F IS REPORTED TO CONTAIN AN AREA OF 4.2 ACRES ON THE SURVEYOR'S WORKSHEET. THE RESULT OF THIS SURVEY COMPUTES AN AREA OF 4.0 ACRES.
10. THE ADDRESS OF LOCUS IS 13 POPULACE STREET.
11. THE SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B LAND PER THE TOWN OF MEDWAY ASSESSORS OFFICE.
12. THERE ARE NO ZONING BOARD OR APPEALS DECISIONS ON THIS PROPERTY.

[illegible]

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

PLANNING BOARD ENDORSEMENT DOES NOT
CONSTITUTE A DETERMINATION OF COMPLIANCE
WITH THE MEDWAY ZONING BY-LAW.

APPROVAL UNDER THE SUBDIVISION CONTROL LA
NOT REQUIRED.

MEDIA PLANNING BOARD

DATE: 10/14/25

I CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND IN ACCORDANCE WITH
THE LAND COURT INSTRUCTIONS OF 2006
ON OR BETWEEN MARCH 6, 2024
AND SEPTEMBER 9, 2025.



OWNER
TOWN OF MEDWAY
155 VILLAGE STREET
MEDWAY, WA 02053
CERTIFICATE NO. 204162
A.M. 61 LOT 52

APPLICANT
TOWN OF MEDWAY
155 VILLAGE STREET
MEDWAY, MA 02053

PLAN OF
REGISTERED LAND
13 POPULATIC STREET
MEDWAY,
NORFOLK COUNTY,
MASSACHUSETTS

BEING A DIVISION OF LOT 6
ON LAND COURT PLAN NO. 5571F

MAY 6, 2024	
DATE	REVISION DESCRIPTION
09.19.2025	PER SURVEY DIVISION COMMENTS.

GRAPHIC SCALE: 1"=40'

A horizontal graphic scale bar. The top scale is in feet, with markings at 0, 10, 20, 30, 40, 50, 75, and 100. The bottom scale is in meters, with markings at 0, 5, 10, 15, 20, and 30. The bar is divided into segments corresponding to these markings.

 Guerriere &
Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-322
FRANKLIN, MA 02038 FX. (508) 528-7927
www.gandhengineering.com

SHEET	JOB NO.
1 OF 1	F4665

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