

GENERAL APPLICATION FORM



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

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): Maurizio and Michele Santangelo	Application Request(s):	
Property Owner(s): Maurizio and Michele Santangelo	Appeal	☐
Site Address(es): 16 Holliston Street, Medway, MA 02053	Special Permit	☐
	Variance	☒
	Determination/Finding	☐
	Extension	☐
	Modification	☐
Parcel ID(s):	Comprehensive Permit	☐
Map 60 Parcel 19		
Zoning District(s): VR		
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Book 35399, Page 426		

TOWN CLERK STAMP

RECEIVED

AUG 20 2026

MEDWAY TOWN CLERK

TO BE COMPLETED BY STAFF:

Check No.:

Date of Complete Submittal:

Comments:

GENERAL APPLICATION FORM

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.

Applicant/Petitioner(s): Maurizio and Michele Santangelo		Phone: [REDACTED]
		Email: [REDACTED]
Address: 16 Holliston Street, Medway, MA 02053		
Attorney/Engineer/Representative(s): Stephen J. Kenney		Phone: [REDACTED]
		Email: [REDACTED]
Address: 181 Village Street, Medway, MA 02053		
Owner(s): Maurizio and Michele Santangelo		Phone: [REDACTED]
		Email: [REDACTED]
Mailing Address: 16 Holliston Street, Medway, MA 02053		

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

8-20-26

Signature Property Owner (if different than Applicant/Petitioner)

Date

8-20-26

GENERAL APPLICATION FORM

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw:	Requesting Waivers?	☐	☒
Section 6.1 Table 2	Does the proposed use conform to the current Zoning Bylaw?	☐	☒
Present Use of Property: Single Family Residences	Has the applicant applied for and/or been refused a building permit?	☐	☒
	Is the property or are the buildings/ structures pre-existing nonconforming?	☒	☐
Proposed Use of Property: Single Family Residences	Is the proposal subject to approval by the BOH or BOS?	☐	☒
	Is the proposal subject to approval by the Conservation Commission?	☐	☒
Date Lot was created: 1955	Is the property located in the Floodplain District?	☐	☒
Date Building was erected: 1850	Is the property located in the Groundwater Protection District?	☐	☒
Does the property meet the intent of the Design Review Guidelines? Yes	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	☒	☐
Describe Application Request: Petitioner seeks frontage and area variances to create an additional building lot with frontage of 22.02' on Sanderson Street and area of 16,114 s.f			

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW _____

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		Single Family Residence	Single Family Residence
B. Dwelling Units	One on each lot	One	Two on both lots
C. Lot Size	22,500	38,619	22,505 and 16,114
D. Lot Frontage	150'	155.55'	155.55' and 22.02'
E. Front Setback	20'	26'	26' and more than 30'
F. Side Setback	10'	32.1'	31.1' and more than 10'
G. Side Setback	10'	101.1	101.1' and more than 10'
H. Rear Setback	10'	113'	55.8' more than 10'
I. Lot Coverage	30%	less than 30%	less than 30%
J. Height	35'	less than 35'	less than 35'
K. Parking Spaces			
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@townofmedway.org
and 4 paper copies to the Community & Economic Development Department.



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.

<u>Maurizio and Michele Santangelo</u>	<u>16 Holliston Street</u>
Applicant Name	Property Address
<u>[REDACTED]</u>	<u>Map 60 Parcel 19</u>
Telephone Number	Parcel ID
<u>[REDACTED]</u>	<u>VR</u>
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.

[Signature]
Applicant Signature

8-26-26
Date

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

VARIANCE 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](#)

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TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Variance Criteria, outlined below, is met. Provide attachments if necessary.

Explain how a strict enforcement of the by-law would result in a practical difficulty for the applicant, and whether the practical difficulty relates to the shape, topography, or soil conditions of the subject property;

See attached

Explain whether the strict enforcement of the by-law would impose a financial hardship on the applicant;

See attached

Explain whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to achieve;

See attached

Please state if the grant of the variance would advance the interest in supporting the production of housing;

See attached

Please state how the grant of this variance would not cause detriment to the public health, safety, or welfare of the neighborhood.

See attached

Signature of Applicant/Petitioner or Representative

Date

1. A strict enforcement of the by-law would result in a practical difficulty for the applicant as the applicant is the owner of 16 Holliston Street, Medway, MA which is a single-family residence with a lot size of 38,619 sq. ft. in a neighborhood where the surrounding lots have 6,754 sq. ft., 9,474 sq. ft., 14,743 sq. ft., 10,198 sq. ft., 11,602 sq. ft., 13,453 sq. ft. and 11,932 sq. ft. The applicant's lot is more than twice the size of all the adjoining lots and in some cases three times the size of adjoining lots. The applicant's lot has 156.55 ft. of frontage on Holliston Street and 22.02 ft. of frontage on Sanderson Street. The applicant seeks to divide the lot into two lots with Lot 1 containing 22,505 sq. ft. and with frontage of 156.55 ft., all in conformity with the Zoning By-Law in the Zoning District Village Residential and Lot 2 which would have area of 16,114 sq. ft. and frontage of 22.02 ft. on Sanderson Street. Additionally, the applicant will be receiving an access and utility easement from an abutter as shown on the plan, which will allow for an additional area of frontage on Sanderson Street of 27.98 ft. for a total available frontage to the applicant on Sanderson Street of 50 ft.
2. Without a frontage variance of 127.98 ft. from the required 150 ft. to the available 22.02 ft. and an area variance of 6,386 ft from the required 22,500 sq. ft. to the available 16,114 sq. ft. the applicant will not be able to obtain a buildable lot in an area where the remaining Lot 2 would have 16,114 sq. ft. which is more than any of the other abutting lots in the neighborhood. With the 22.02 ft. of frontage and an additional 27.98 ft. available as an access and utility easement the Applicant will have 50 ft of frontage available to it on Sanderson Street. The 22.02 ft would be more than enough room for driveway access to lot 2 and with the additional 27.98 ft there would be more than enough room to access utilities to come from Sanderson Street to Lot 2. The single-family structure to be built upon Lot 2 would be in conformity with all other Zoning By-Laws as to front, side, and rear yard setback, building height, building lot coverage and impervious lot coverage. Lot 1 would remain in conformity with the Zoning By-Law in the Village Residential District with 22,505 sq ft of area and 156.55 ft of frontage. The Applicant sees this as the best use of the excess real estate at his lot.

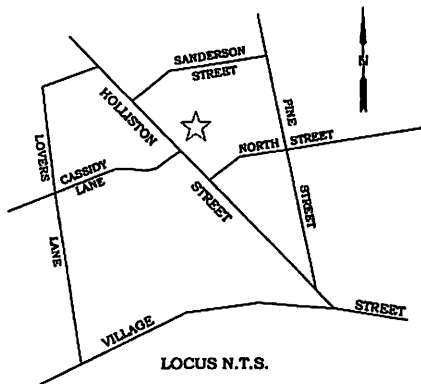
Additionally, the lot is heavily wooded and would remain so leaving a buffer of heavily wooded area surrounding the lot so as to not to intrude upon any of the abutters of the lot.

The practical difficulty relates to the shape of the lot in that the lot has excess area of 38,619 sq ft in an area of town where the lots are very small and all pre-existing non-conforming lots. Additionally, the shape of the lot is such that it has frontage on Holliston Street with the same width going back from Holliston Street of in excess of 175 ft and also has frontage on Sanderson Street of 22.02 ft and with an access and utility easement to be obtained would have available frontage of 50 ft for access and utilities.

The strict enforcement of the by-law would impose a financial hardship on the applicant as without the grant of the frontage and area variance the applicant will not be able to either convey a buildable lot to a prospective builder or construct a single-family residence on lot 2 as requested. Lot 2 has more than adequate area in order to construct a single-family residence on it and with 22.02 ft of frontage and 50 ft of usable frontage available to it by way of the access and utility easement there will be more than enough area on Sanderson

Street to access the subject lot. The Applicant submits that the benefits to the Applicant and to the public including the public interest and support of their production of housing outweigh any detriment to the public health, safety and welfare of the neighborhood as it will be a single-family residence and not a multiple-family residence or residences which may be possible in a multi-family housing overlay district, will be adequate area for the construction of a single-family residence, will be adequate access to the lot off of Sanderson Street and the lot remaining larger than any of the other abutting lots in the area. Additionally, with the maintaining of a wooded buffer surrounding the lot none of the other abutters would be adversely affected by the construction of a single-family residence.

3. The benefits sought by the applicant cannot be achieved by some other method feasible for the applicant to achieve as the only available frontage to the lot would be on Sanderson Street and the applicant has attempted to alleviate any concerns about 22.02 ft of frontage by acquiring an access and utility easement from an abutter which will result in a 50 ft useable frontage area for access and utilities on Sanderson Street. Additionally, there is no other method feasible to the applicant to achieve an additional buildable lot on the subject real estate.
4. The plan would be to construct a single-family residence on land that is available to the applicant without being overly intrusive to any of the abutters in the neighborhood and still maintaining a larger lot than any of the other lots in the neighborhood. With the obtaining of an access and utility easement there will be 50 ft of frontage available to the applicant on Sanderson Street with 22.02 ft of actual frontage connected to the lot.
5. The grant of the variance will not cause detriment to the public good, safety or welfare of the neighborhood as there will be no adverse affects as the construction of a single-family residence on a lot containing 16,114 sq ft with available useable access frontage of 50 ft on Sanderson Street. Additionally, as mentioned prior, the lot will maintain a wooded buffer surrounding it so that neighbors are not adversely affected by the construction of a single-family residence.



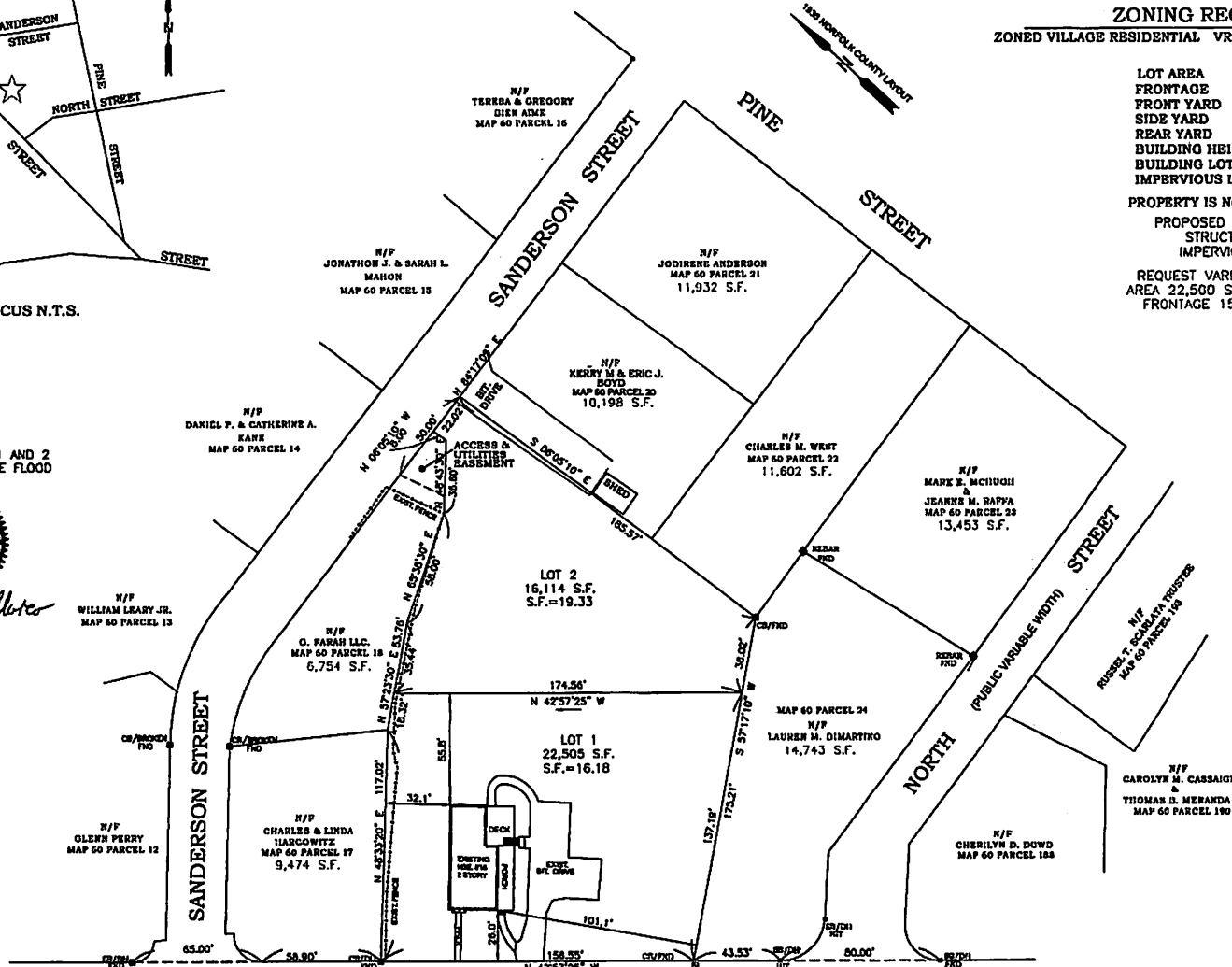
ZONING REQUIREMENTS **ZONED VILLAGE RESIDENTIAL VR (MULTI FAMILY HOUSING OVERLAY DISTRICT)**

LOT AREA 22,500 SF.
 FRONTAGE 150 FT.
 FRONT YARD 20 FT.
 SIDE YARD 10 FT.
 REAR YARD 10 FT.
 BUILDING HEIGHT 35 FT.
 BUILDING LOT COVERAGE 30%
 IMPERVIOUS LOT COVERAGE 40%
 PROPERTY IS NOT WITHIN THE GPD
 PROPOSED LOT COVERAGE
 STRUCTURE=7.5%
 IMPERVIOUS=16.1%
 REQUEST VARIANCE FOR LOT 2
 AREA 22,500 S.F. TO 16,114 S.F.
 FRONTAGE 150.00' TO 22.02'

I CERTIFY THAT LOTS 1 AND 2
 DO NOT LIE WITHIN THE FLOOD
 PLAIN.



Anthony M. DeLorenzo



HOLLISTON <50 FT. COUNTY LAYOUT OF 1936> STREET

N/F HAROLD S. & DEDORAH L. OSBORNE MAP 60 PARCEL 166
 N/F JOHN & KATHLEEN MORGAN MAP 60 PARCEL 167
 N/F SOUTH MIDDLESEX NON-PROFIT HOUSING CORPORATION MAP 60 PARCEL 168
 N/F FRANCIS X. MURRAY TRUSTEE MAP 60 PARCEL 175
 N/F STACEY J. MIGNONE MAP 60 PARCEL 176

MAP 60 PARCEL 19
 PROPOSED VARIANCE PLAN
 IN

MEDWAY, MA.

SCALE: 1"=40' JULY 31, 2025

OWNER: Maurizio & Michele Santangelo
 16 Holliston, Street
 Medway, Ma. 02053

COLONIAL ENGINEERING INC.
 11 Awl Street
 Medway, Ma. 02053
 508-533-1644

