

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):	Application Request(s):
Nancy J. Dubin & David J. Dubin	RECEIVED SEP 2 - 2026 MEDWAY TOWN CLERK ☒ Appeal ☐ Special Permit ☐ Variance ☐ Determination/Finding ☐ Extension ☐ Modification ☐ Comprehensive Permit
Property Owner(s):	
Nancy J. Dubin & David J. Dubin	
Site Address(es):	
OR / 12 Waterview Drive, Medway, MA 02053	
Medway, MA 02053	
Parcel ID(s):	
67-061 / 67-046	
Zoning District(s):	
ARII	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:	
Norfolk Registry of Deeds Bk: 40286 Pg: 205 dated Jan. 27, 2022	

TOWN CLERK, STA-BAP



TO BE COMPLETED BY STAFF:

Check No.: [REDACTED]
Date of Complete Submittal: 9/2/26
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

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): Nancy J. Dubin & David J. Dubin	Phone:
	Email:
Address: 1070 Washington Street, Holliston, MA 01746	
Attorney/Engineer/Representative(s): Edward V. Cannon Jr., Esq.	Phone:
	Email:
Address: 124 Grove Street, Suite 220, Franklin, MA 02038	
Owner(s): Nancy J. Dubin & David J. Dubin	Phone:
	Email:
Mailing Address: 1070 Washington Street, Holliston, MA 01746	

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

Not applicable.

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

Not applicable.

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 **EDWARD V. CANNON, JR.**

9/1/26
Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

APPLICATION INFORMATION

YES NO

GENERAL APPLICATION FORM

Applicable Section(s) of the Zoning Bylaw: Sect. 2 / Table 1: A	Requesting Waivers? Y ☒ N
Present Use of Property: Farm Pasture (Hay)	Does the proposed use conform to the current Zoning Bylaw? ☒ Y N
Proposed Use of Property: Farm	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 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: 1999 (Both lots)	Is the property located in the Floodplain District? ☒ Y N
Date Building was erected: N/A	Is the property located in the Groundwater Protection District? Y ☒ N
Does the property meet the intent of the Design Review Guidelines? Not Applicable	Is the property located in a designated Historic District or is it designated as a Historic Landmark? Y ☒ N
Describe Application Request: This is an appeal by the determination of the Medway Building Commissioner dated Aug. 6, 2026 that the operation of a farm on the premises, which is more than five (5) acres, in accordance with Town of Medway General Bylaws Article 28 is NOT an exempt use pursuant to M.G.L. c. 40A s. 3.	

FILL IN THE APPLICABLE DATA BELOW

GENERAL APPLICATION FORM

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		Farm	Farm
B. Dwelling Units		0	1
C. Lot Size	22,500 - 30,000 sq ft.	12.1 acres	12.1 acres
D. Lot Frontage	150'	150'	150'
E. Front Setback	35'	0	76.3'
F. Side Setback	15'	0	16'
G. Side Setback	15'	0	>200'
H. Rear Setback	15'	15'	16'
I. Lot Coverage	30%	0	0.3%
J. Height	35'	0	<35'
K. Parking Spaces	N/A	0	24
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.



TOWN OF MEDWAY
ZONING BOARD OF APPEALS

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TO BE COMPLETED BY THE APPLICANT

Please attach any decision or denial for which you are requesting an appeal.

Please attach any and all materials submitted to the Town Board or Official with respect to the decision or denial you are appealing.

Date of Decision and/or Denial: August 6, 2026	Application Request(s):	
Board or Official who made Decision and/or Denial: Building Dept./ Jonathan Ackley	Reversal of Decision and/or Denial	☒
Applicant(s): Nancy J. Dubin David J. Dubin	Modification to the Decision	☐
	Direct Issuance of a Permit	☐
	Direct the Enforcement of a Section of the Zoning Bylaw	☐
Evidence to support grant of appeal (use attachments if necessary): Site plan application submitted to the Medway Planning and Economic Development Board; Letter to the Building Commissioner dated July 20, 2026		
How are you aggrieved by the decision or denial? The applicant is being wrongfully denied the right to farm, which is permitted by right in the ARII Zoning District, and since the property is more than 5 acres, a farm use is an exempt use pursuant to M.G.L. c. 40A, s. 3.		

Signature of Applicant/Petitioner or Representative

EDWARD V. CANNON, JR.

Date

9/1/26

TREASURER/COLLECTOR CERTIFICATION



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

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TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):
Nancy J. Dubin & David J. Dubin
Property Owner(s):
Nancy J. Dubin & David J. Dubin
Site Address(es):
0R & 12 Waterview Drive, Medway, MA 02053
Parcel ID(s):
67-061 / 67-046
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:
Norfolk Registry of Deeds Bk: 40286 Pg: 205 dated Jan. 27, 2022


Signature of Applicant/Petitioner or Representative

8/18/26
Date

FOR TOWN HALL USE ONLY

To be filled out by the Treasurer/Collector:

8/18/26
Date Reviewed


Medway Treasurer/Collector

Tax Delinquent: Y ☒ N
Comments:



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS

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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.

Nancy Dubin & David J. Dubin

0R & 12 Waterview Drive, Medway

Applicant Name

Property Address

[REDACTED]

67-061 / 67-046

Telephone Number

Parcel ID

[REDACTED]

ARII

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.

Signed by:

David J. Dubin

A0BD2D8AF6DB4DD...

Applicant Signature

9/2/2026

Date

Signed by:

Nancy Dubin

74CB9BD4093646D...

9/2/2026

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



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
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Representative Authorization Form

Board Members

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

I, Nancy Dubin & David J. Dubin certify that I am the owner(s) of the property, and I am aware of and authorize the submission of this application being submitted by my representative Edward V. Cannon, Jr., Esq.
All information submitted is accurate to my knowledge.

Nancy Dubin & David J. Dubin

Property Owner Name



Telephone Number



Email Address

0R & 12 Waterview Drive, Medway

Property Address

67-061 / 67-046

Parcel ID

ARII

Zoning District

Signed by:

Nancy Dubin

Property Owner Signature

9/2/2026

Date

Signed by:

David J. Dubin

Property Owner Signature

9/2/2026

Date

Please Note: This form must be returned to the Zoning Board of Appeals when submitting the application if being completed by a representative or it will be incomplete until this form is completed.