

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



Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Telephone (508) 321-4890  
zoning@medwayma.gov

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

**Wednesday, May 7, 2025, at 7:30 p.m.**

**Sanford Hall, Town Hall**

**155 Village Street**

**AGENDA**

**This meeting is being recorded by Medway Cable Access**

This meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public and board members, the meeting or hearings will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Information for participating via Zoom is posted at the end of this Agenda.

**1. Call to Order**

**2. Public Hearings**

**17 Buttercup Lane:** Application from **Christine Manning**, with respect to property located at **17 Buttercup Lane**, Assessor Parcel No. 21-046, in the Agricultural Residential II (AR-II) Zoning District, for the issuance of a special permit under Section 5.5.C and variance to allow extension of a pre-existing nonconforming single-family home to construct an attached garage which will be closer to the side lot line than the required 15 feet.

**38 Clark Street:** (continued from April 16<sup>th</sup>) Application from **Leland Custom Homes, Inc.**, with respect to property located at **38 Clark Street**, Assessor Parcel No. 25-007, in the Agricultural Residential I (AR-I) Zoning District, requesting a variance from the minimum upland area required by Section 6.2.D of the Zoning Bylaw in order to divide the property into two buildable lots, each of which will lack the required upland area, in order to construct two single family homes.

**67 Village Street:** Application **Boston Dog Hotel, LLC** with respect to property located at **67 Village Street**, Assessor Parcel No. 61-046, in the Agricultural Residential II (AR-II) Zoning District for the issuance of a special permit under Section 5.5 D to allow an extension or change of a pre-existing nonconforming use to allow a contractor's yard and offices affiliated with the businesses located within the structure.

**3. Other Business**

- Letter of Support for One Stop Application

**4. Approval of Minutes**

- April 16, 2025

**5. Upcoming Meetings**

- May 21, 2025, and June 4, 2025

## 6. Adjournment

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. The order of items may be adjusted. Not all of the items listed may in fact be discussed and other matters not specified may be discussed and considered to the extent permitted by law.

Medway Cable Access is inviting you to a scheduled Zoom meeting.

Topic: ZBA meeting

Time: May 7, 2025 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81646319326>

Meeting ID: 816 4631 9326

---

One tap mobile

+13092053325,,81646319326# US

+13126266799,,81646319326# US (Chicago)

---

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US

Meeting ID: 816 4631 9326