

## Board Members

Andy Rodenhiser, Chair  
Sarah Raposa, A.I.C.P.,  
Vice-Chair  
Timothy Harris, Clerk  
John Parlee, Member  
Janine Clifford, Member



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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

# MEETING NOTICE AND AGENDA

**Tuesday, October 14, 2025 @ 7:00 p.m.**  
**Medway Town Hall – Sanford Hall**  
**155 Village Street, Medway, MA**

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, applicants, and board members, the meeting and hearings will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Information for participating in the meeting via Zoom is included at the end of this Agenda.

### CALL TO ORDER

### CITIZEN COMMENTS

### PUBLIC HEARINGS

7:00 p.m. Pursuant to G.L. c. 40A, §5, the Medway Planning and Economic Development Board (PEDB) is conducting a public hearing on Tuesday, October 14, 2025, at 7:00 p.m. in Sanford Hall, located in Medway Town Hall at 155 Village Street, Medway, to receive comments on proposed amendments to the Medway Zoning Bylaw:

**ARTICLE A – Battery Energy Storage Facilities** – To add a new subsection to the provisions of Section 8.12, requiring operators of battery energy storage facilities to submit an annual report to the Town certifying compliance with applicable testing and safety protocols.

**ARTICLE B – Housekeeping Amendments** – To delete certain unneeded definitions; correct certain scrivener's errors; clarify the options for zoning enforcement; clarify site plan review requirements for uses that are protected under G.L. c. 40A, §3; eliminate the requirement for a special permit for tandem parking that complies with Section 7.1.1.K.2 of the zoning bylaw; amend Section 8.2 Accessory Dwelling Units to comply with state law; and other minor amendments.

**ARTICLE C – Signs (Section 7.2)** – To amend the definition of wall sign; correct certain scrivener's errors; delete sections regarding outdoor lighting that are governed by the Outdoor Lighting Bylaw; delete sections regarding illumination of signs and landscaping that are

duplicative; and allow for additional square footage of window signs, subject to obtaining a sign permit.

**ARTICLE D – Multi-family Housing** – To amend the Zoning Bylaw to change the name of the “Multi-family Housing Overlay District” to the “Villages Multi-family Housing Overlay District” (VMHOD) in order to help distinguish this overlay district from the “Multi-family Overlay District” enacted to comply with G.L. c. 40A, §3A (MBTA Communities zoning); and to change the requirement for the PEDB to enact regulations for the VMHOD from mandatory to discretionary.

7:00 p.m. **21 High Street** (continued from September 23, 2025) – The application is for a multi-family housing special permit, major site plan review, and a Land Disturbance permit for the proposed construction of three townhouse style residential buildings (7 new units) fronting High Street; an existing duplex will remain on the property undisturbed, bringing the proposed unit count to 9 units. <https://medwayma.gov/21-high-street-major-site-plan-review-and-multi-family-housing-special-permit/>

7:15 p.m. **39 West Street** (continued from September 23, 2025) – To consider a Development Plan Application for property located within the Multifamily Overlay District (MOD) and Agricultural Residential (AR II) zoning districts, which proposes the demolition of existing onsite structures, and the construction of a two-story, 24-unit residential condominium with related infrastructure and site amenities in its place. <https://medwayma.gov/39-west-street-development-plan-approval-in-accordance-with-gl-c-40a-3a/>

## **OTHER BUSINESS**

1. ANR – 13 Populatic Street
2. Construction Reports
2. Review and approval of minutes from September 9, 2025, September 23, 2025
3. Any other business that may properly come before the Board

Upcoming meetings: October 28, 2025, November 18, 2025

## **ADJOURN**

### **Join Zoom Meeting**

Topic: Planning and Economic Development Board - 10/14/2025

Time: Oct 14, 2025 07:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/85357961088?pwd=b0XeiKSRO0mIJSSGs21KgcBG7bm0jh.1>

**Meeting ID:** 853 5796 1088

**Passcode:** 676783

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