

## 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 **Amended** AGENDA

**Tuesday, October 28, 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. **20 Broad Street** – To consider a modification of the previously approved Multifamily Housing Overlay District special permit by reclassifying the six dwelling units from rental units (apartments) to ownership units (condominiums).

<https://medwayma.gov/20-broad-street-modification-of-a-previously-approved-multifamily-housing-special-permit-decision-2/>

7:00 p.m. **192 Main Street** (continued from September 23, 2025) – This application for a multi-family housing special permit and major site plan review proposes the demolition of an existing detached garage and the construction of a duplex; an existing six-unit apartment building will remain on the property undisturbed, bringing the proposed total unit count to 8 units.

<https://medwayma.gov/192-main-street-major-site-plan-review-and-multi-family-special-permit/>

7:00 p.m. **21 High Street** (continued from October 14, 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/>

7:05 p.m. (continued from October 14, 2025) Pursuant to G.L. c. 40A, §5, the Board will conduct a continued public hearing to receive comments on proposed amendments to the Medway Zoning Bylaw, including:

**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.

7:15 p.m. **39 West Street** (continued from October 14, 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. Construction Reports
2. Review and approval of minutes from October 14, 2025
3. Any other business that may properly come before the Board

Upcoming meetings: November 18, 2025, December 9, 2025

## **ADJOURN**

### **Join Zoom Meeting**

Topic: Planning and Economic Development Board - 10/28/25

Time: Oct 28, 2025 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82729855735?pwd=xWfHXVFwsMmb6fa5a4RVkU25SIqIuT.1>

**Meeting ID:** 827 2985 5735

**Passcode:** 975826

One tap mobile

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