

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, March 10, 2026 @ 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

Pursuant to G.L. c. 40A, §5, the Medway Planning and Economic Development Board (PEDB) will conduct a public hearing on Tuesday, March 10, 2026, at 7:00 p.m. at Sanford Hall, located in Medway Town Hall at 155 Village Street, Medway, to receive comments on proposed amendments to the Medway Zoning Bylaw. The proposed amendments have been prepared for inclusion on the warrant for consideration at the May 11, 2026, annual town meeting.

ARTICLE A – Consolidated Local Permits – To add a new Section 3.6 Consolidated Local Permits for Small Clean Energy Facilities to comply with new state law and regulations on the permitting of small clean energy facilities, such as solar, wind, and battery energy storage of a size that is below certain statutory thresholds; including definitions, application process, review and decision procedures, and enforcement mechanisms.

ARTICLE B – Central Business – To amend Table 1, Schedule of Uses, to allow car washes by special permit in the Central Business District, and to amend Section 10.4.C.1 by adding that the dimensional requirements of Table 2 shall apply to car washes.

ARTICLE C – Oak Grove/Central Business – To amend Table 9.4.C.1.B by deleting the maximum Street Facing Wall width for Mixed Use Buildings and General Commercial Buildings; amend Table 9.4.C.1.B by deleting the maximum Frontage, and by amending the

maximum Building Footprint from 4,000 square feet to 6,000 square feet for Gas Station and Convenience Store; amend Table 9.4.C.1.C by deleting the maximum Street Facing Wall Width for Fabrication or Flex Building and for Civic or Community Building, and by adding an increased maximum height for municipal buildings.

ARTICLE D – Housekeeping Amendments – To amend Sections 3.4.H.2 and 3.5.4.J.4 to allow special permit granting authorities to also provide administrative site plan review for matters within their jurisdiction; to add a new Section 5.6.5.K to clarify the appeal process for the Multi-Family Overlay District; to amend Section 7.2.4.C.4 regarding internal illumination of signs.

ARTICLE E – Municipal Buildings and Uses – To insert a new Section 6.2.H to exempt all municipal buildings and uses, including fire stations and police stations, from the dimensional requirements of the zoning bylaw, including setbacks, height, frontage, lot coverage, building size, buffer zones, and other dimensional requirements.

OTHER BUSINESS

1. 20 Broad Street – Vote to approve Performance Security estimate
2. Discussion and Vote to amend PEDB Fee Schedule
3. Discussion re: Subdivision Rules and Regulations update
4. Construction Reports
5. Review and approval of minutes from February 10, 2026 and February 24, 2026
6. Any other business that may properly come before the Board

Upcoming meetings: March 24, 2026, April 14, 2026

ADJOURN

Zoom Access Instructions

Topic: Planning and Economic Development Board - 3/10/26

Time: Mar 10, 2026 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83381331916?pwd=921ziwzXUbdEEbDEhQJCmsuC4OcJex.1>

Meeting ID: 833 8133 1916

Passcode: 039824

One tap mobile

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+13126266799,,83381331916#,,,,*039824# US (Chicago)

Join instructions

<https://us02web.zoom.us/join/83381331916/invitations?signature=1g8eqcu6dx1ffKLP22-cJLA7s7bD3fAP4fazX9PHIJ4>