

TOWN OF MEDWAY
WARRANT FOR MAY 11, 2026
ANNUAL TOWN MEETING

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the **Medway High School, 88 Summer Street**, on **Monday, May 11, 2026**, at 7:30 PM, then and there to act on the following articles:

ARTICLE 1: (Purchase Winthrop St Properties with CPA Funds)

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow, including transfer from the Community Preservation Fund revenues or available funds, the sum of \$5,620,000 for the purchase, and acceptance of the deed to the Town, of a fee simple interest in all or a portion of the below listed properties, including any structures thereon, and for additional costs including but not limited to engineering, site preparation, environmental remediation, structure removal, legal fees, and any related incidental costs and expenses, said properties located at 25 Winthrop Street, identified as Parcel 38-010 on the Town of Medway's Assessors' Map and containing 47.000 acres, more or less; 33 Winthrop Street, identified as Parcel 39-001 on the Town of Medway's Assessors' Map and containing 8.00 acres, more or less; 34 Winthrop Street, identified as Parcel 30-006 on the Town of Medway's Assessors' Map and containing 0.720 acres, more or less; and 38 Winthrop Street, identified as Parcel 30-005 on the Town of Medway's Assessors' Map and containing 32.00 acres, more or less, currently believed to be owned by the Shady Oaks Realty Trust, upon such terms and conditions as the Select Board shall determine to be in the best interest of the Town, such properties to be held under the care, custody, management and control of the Select Board for the purposes authorized under the Community Preservation Act, G.L. c. 44B, and that prior to committing any portion of the properties to any of such uses, areas of the properties designated for specific uses shall be clearly identified and dedicated by subsequent votes of Town Meeting therefor; and to fund such appropriation, to transfer \$2,870,000 from the Community Preservation Fund's General Reserves, and to authorize the Town Treasurer, with the approval of the Select Board, to borrow \$2,750,000 pursuant to G.L. c 44, §§7 or 8, the Community Preservation Act, and/or any other enabling authority; and further, to authorize the Select Board to convey a permanent deed restriction in such properties in accordance with G.L. c. 44B, §12 and G.L. c. 184, §§31-33; and to authorize the Select Board and Town officers to execute all documents and take all related actions necessary or appropriate to carry out this acquisition, including the submission, on behalf of the Town, of any and all applications deemed necessary for grants and/or reimbursements from any state or federal programs and to receive and accept such grants or reimbursements for this purpose, and/or any other purposes in any way connected with the scope of this Article, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 2: (Transfer from Ambulance Receipts to General Fund)
To see if the Town will vote to transfer \$1,010,000 from Ambulance Receipts Reserved for Appropriation to the Fiscal Year 2027 General Fund Operating Budget, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 3: (Appropriation: FY27 Operating Budget)
To see if the Town will vote to fix the salary and compensation of all elected officers of the Town, provide for a Reserve Fund, and determine what sums of money the Town will raise and appropriate, including appropriation from available funds, to defray charges and expenses of the Town including debt and interest, for the Fiscal Year ending June 30, 2027, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 4: (Appropriation: FY27 Water Enterprise Fund)
To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$5,605,353 for the maintenance of the Water Department Enterprise Fund in Fiscal Year 2027 as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 1,129,172
Expenses	929,200
Debt	3,032,861
Direct Costs Total	\$ 5,091,233

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$514,120
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Total	\$5,605,353
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And further that the above listed appropriations be funded as follows:

Fees for Service [User Fees]	\$5,605,353
Total	\$5,605,353

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 5: (Appropriation: FY27 Sewer Enterprise Fund)
 To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$2,205,536 for the maintenance of the Sewer Department Enterprise Fund in Fiscal Year 2027 as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 319,186
Expenses	1,517,100
Debt	192,499
Direct Costs Total	\$2,028,735

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$176,801
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Total	\$2,205,536
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And further that the above listed appropriations be funded as follows:

Fees for Service [User Fees]	\$2,183,108
Sewer Betterment Transfer	22,428
Total	\$2,205,536

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 6: (Appropriation: FY27 Solid Waste Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$1,978,393 to operate the Solid Waste/Recycling Department Enterprise Fund in Fiscal Year 2027 as follows, or act in any manner relating thereto.

Direct Costs

	Amount
Salaries	\$ 103,070
Expenses	1,692,000
Debt Service	45,218
Direct Costs Total	\$1,840,288

Indirect Costs

Indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

Indirect Costs Total	\$138,105
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Total	\$1,978,393
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And further that the above listed appropriations be funded as follows:

Trash Recycling Fees/Bag Revenues	\$1,730,000
Retained Earnings	248,393
Total	\$1,978,393

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 7: (Free Cash Appropriation: Capital and Other Items)

To see if the Town will vote to appropriate the sum of \$2,993,711 from Certified Free Cash for the purpose of funding the following capital and other items, including associated engineering, personnel, maintenance, vehicle equipping, and legal service costs, and for the payment of all other costs incidental and related thereto:

Project	Dept	Cost
Technology Equipment	IT	\$75,000
Security Systems	IT	67,000
Infrastructure Equipment	IT	85,000
Projection Equipment	IT	75,000
Battery Backup System for IT Infrastructure	IT	40,000
Emergency Communications Equipment	Police	45,200
Electronic Control Weapon (ECW) Replacement	Police	27,929

AXON VR Training System	Police	33,807
Replace Car 1	Fire	105,000
Technology Equipment	Fire	18,000
Middle Sch. Cafeteria VCT Replacement	School	250,000
Replace 2017 F250 Pickup Truck	School	75,000
Replace 2014 Student Transportation Sedan 3	School	70,000
District Improvements – Interior Painting	School	75,000
District Improvements – Furniture	School	50,000
Drainage Improvements (Lr Memorial Fld, Ash, Applegate & Fairway)	DPW	100,000
McGovern School Parking Lot Replacement	DPW	351,775
Roads and Sidewalks	DPW	750,000
Sidewalk Design Improvements (Village, Granite, Walker)	DPW	125,000
Battery Backup for Traffic Lights (4)	DPW	95,000
Replace 221 – 2016 Ford F350	DPW	90,000
Playground Improvements – North St and Winthrop St	DPW	50,000
Replace 302 – 2015 Ford F350 4x4	DPW	90,000
Burke, Memorial, & Middle Sch. Irrigation	DPW	70,000
Replace Idylbrook Irrigation	DPW	25,000
Cemetery Tomb Rehabilitation	DPW	35,000
Makerspace Device Exhaust	Library	15,000
Emergency Door Replacement	Library	10,000
New Furniture – Patron Seating	Library	10,000
Consultant to Advise on Improving Inside Spaces	Library	10,000
Library Computers (20) and Printer/Copier (1)	Library	25,000
Design High School Turf Fields (2)	Parks & Rec	50,000
Free Cash Total		<u>\$2,993,711</u>

Or act in any manner relating thereto.

**CAPITAL IMPROVEMENT
PLANNING COMMITTEE**

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 8: (Athletic Fields Stabilization Transfer for Field Design)
To see if the Town will vote to transfer \$50,000 from the Athletic Fields Stabilization Fund for the purpose of designing the turf replacement of Lamson and North Fields at Medway High School and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 9: (Water Enterprise Borrowing – Lowering Tank Rehabilitation)
To see if the Town will vote to raise and appropriate, borrow or transfer from available funds the sum of \$1,800,000 for the purpose of funding the rehabilitation of the Lowering Street Water Tank, including engineering, design and project management services, site preparation, and for the payment of all other costs incidental and related thereto; and further, to authorize the Select Board to apply for, accept and expend any county, state or federal grant for this purpose, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 10: (Water Retained Earnings Transfer – Replace Ford Ranger)
To see if the Town will vote to transfer \$45,000 from Water Enterprise Retained Earnings for the purpose of purchasing and equipping a Ford Ranger truck and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 11: (Raise & Appropriate: Roads & Sidewalks)
To see if the Town will vote to raise and appropriate the sum of \$800,000 for the purposes of making repairs to various roads, sidewalks, bridges, and related appurtenances, and to fund, as needed, design, engineering, and construction management services, and for the payment of all other costs incidental and related thereto, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 12: (Appropriation: OPEB Trust)
To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$300,000 to the Town of Medway Other Post-Employment Benefits (OPEB) Trust account, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 13: (Appropriation: General Stabilization)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$100,000 to be allocated to the General Stabilization Fund, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 14: (Appropriation: Community Preservation Committee)

To see if the Town will vote to act on the report of the Community Preservation Committee for the Fiscal Year 2027 Community Preservation budget and to appropriate, or reserve for later appropriations, monies from the Community Preservation Fund annual revenues or available funds for the administrative expenses of the Community Preservation Committee, the payment of debt service, the undertaking of community preservation projects and all other necessary and proper expenses for the Fiscal Year 2027, as follows:

CPA Administration:	
CPC Expenses	\$15,000
CPC Salaries	5,000
CPC Debt Expense	625,850
Total Direct Costs	\$645,850

10% of Estimated Reserves: Fund Revenues	
Open Space	\$165,694
Community Housing	\$165,694
Historical Preservation	\$165,694

or act in any manner relating thereto.

COMMUNITY PRESERVATION COMMITTEE

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 15: (Revolving Funds – Authorize FY27 Spending Limits)

To see if the Town will vote, pursuant to Massachusetts General Laws Chapter 44, Section 53E ½, to set the Fiscal Year 2027 spending limits for revolving fund as follows:

Program or Purpose	FY2027 Spending Limit
Self-supporting parks and recreation services, including salaries and benefits	\$900,000
Dial-a-ride van service for seniors and disabled; shuttle service to Norfolk commuter rail station, and other necessary transportation services	\$135,000
Library printer, copier and fax expenses	\$3,200
Library meeting room	\$1,000
Thayer Homestead partial self-support of property, including salaries and benefits	\$95,000
School Transportation	\$300,000
Tree Preservation	\$50,000
Sidewalk construction	\$20,000
Planting Trees	\$20,000
Cemetery	\$50,000
Student Electronic Device Repair	\$25,000

or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 16: (Medway Energy Center PILOT Authorization)

To see if the Town will vote to authorize the Select Board to execute the negotiated Payment In Lieu of Taxes (PILOT) agreement with Medway Energy Center, LLC, for the new battery energy storage project proposed to be constructed and installed at 15 West Street, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 17: (Accept MGL C. 41, Sec. 111M and 111N, EMT Injury Leave and Indemnification)

To see if the Town will vote to accept the provisions of Massachusetts General Laws chapter 41, sections 111M and 111N, relative to emergency medical technician leave without loss of pay while incapacitated and indemnification for certain expenses respectively, or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 18: (Authorization of Superintendent of Schools to Execute Contracts in Excess of Three Years)

To see if the Town will vote in accordance with the provisions of Massachusetts General Laws Chapter 30B, §12(b), to authorize the Superintendent of Schools to solicit and award contracts, except personnel contracts, for terms exceeding three years, including any renewal, extension or option, provided in each instance the longer term does not exceed five years and is determined to be in the best interest of the Town by vote of at least four (4) members of the School Committee, or act in any manner relating thereto.

SCHOOL COMMITTEE

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 19: (Transfer 17 Colonial Road to Conservation Commission)

To see if the Town will vote to transfer the care, custody, management, and control of the property located at 17 Colonial Road, Assessor's parcel No. 02-023, acquired by the Town in 1977 by tax foreclosure instrument recorded at the Norfolk County Registry of Deeds at Book 5367, page 714, consisting of approximately 9.8 acres of land, from the board or officer having custody thereof for the purposes for which said property is currently held to the Conservation Commission for open space, conservation, and passive recreational purposes pursuant to the provisions of G.L. c. 40, sec. 8C and any other applicable law, or act in any manner relating thereto.

CONSERVATION COMMISSION

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 20: (13 Populatic Street Disposition)

To see if the Town will vote to authorize the Select Board to convey by sale or lease all or a portion or portions of the fee title to or a lesser interest in the parcel of land located at 13 Populatic Street, identified as Parcel 61-052 on the Town of Medway's Assessors' Map and containing 4.2 acres more or less, including any structures, buildings, or fixtures thereon, said disposition to be undertaken in accordance with the provisions of G.L. c. 30B, sec. 16 upon such terms and conditions as the Select Board determine to be in the best interest of the Town; and further, to authorize the Select Board to enter into such agreements and execute such instruments as may be necessary to effectuate the foregoing; or act in any manner relating thereto.

SELECT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 21: (Amend General Bylaws: Civil Fingerprinting)

To see if the Town will vote to amend the General Bylaws to insert a new section 37 as follows, or act in any manner relating thereto.

Civil Fingerprinting

Section 1. Purpose and Scope

This bylaw authorizes the Police Department to conduct state and national fingerprint-based criminal history checks for individuals applying for specific licenses in Town to enhance public safety, as authorized by Massachusetts General Laws Chapter 6, Section 172B½. To carry out the criminal history checks authorized by this by-law, the Police Department shall be authorized to use state and Federal Bureau of Investigation (“FBI”) records, provided, however, that such records shall not be disseminated to unauthorized entities and shall be maintained and disclosed in accordance with all applicable law.

The bylaw further authorizes the Select Board, in consultation with the Chief of Police, to promulgate policies to implement this by-law, which may include, but shall not be limited to, establishment of submission deadlines, procedures for making recommendations to the licensing authority or making a licensing recommendation as a result of the criminal history check, methods for assessing, correcting or amending any such record, criteria for fitness determinations, security of information obtained and penalties for failure to comply with this bylaw.

Section 2. Criminal History Check Authorization

The Police Department shall, as authorized by Massachusetts General Laws Chapter 6, Section 172B½, conduct State and Federal Fingerprint-Based Criminal History checks for individuals and entities for the following licenses:

- Manager of Alcohol Beverage License
- Dealer of Second-hand Articles
- Pawn Dealers
- Ice Cream Truck Vendors
- Motor Vehicle Dealers

At the time of fingerprinting, the Police Department shall notify the individual being fingerprinted that the fingerprints will be used to check the individual's criminal history records and obtain the individual’s consent. After the applicant completes a consent form, provides his/her fingerprints and the appropriate fee, the Police Department shall transmit the fingerprints it has obtained pursuant to this bylaw to the Identification Section of the Massachusetts State Police, the Massachusetts Department of Criminal Justice Information Services (“DCJIS”), and/or the FBI or the successors of such agencies as may be necessary for the purpose of conducting fingerprint based state and national criminal records background checks for the license applicants specified in this bylaw.

The Town authorizes the Massachusetts State Police, the DCIS, and the FBI, and their successors, as applicable, to conduct fingerprint-based state and national criminal record background checks, including FBI records, consistent with this bylaw. The Town authorizes the Police Department to receive and utilize State and FBI records in connection with such background checks, consistent with this by-law and its implementing policies. In accordance with its implementing policies, the Police Department shall communicate the results of fingerprint-based criminal record background checks to the appropriate governmental licensing authority within the Town.

Section 3. Use of Criminal Records by Licensing Authorities

Licensing authorities of the Town shall utilize the results of fingerprint-based criminal record background checks for the sole purpose of determining the suitability of the subjects of the checks in connection with the license applications specified in this bylaw. A Town licensing authority may deny an application for a license based on the results of a fingerprint-based criminal record background check if it determines that the results of the check render the subject unsuitable for the proposed licensed activity. The licensing authority shall consider all applicable laws, regulations, and Town policies bearing on an applicant's suitability in making this determination.

Licensing authorities of the Town are hereby authorized to deny an application for any license specified herein and in the implementing policies, including renewals and transfers of said licenses, from any person who is determined unfit for the license due to information obtained pursuant to this by-law. Factors that shall be considered in determining fitness shall include, but not be limited to, whether the record subject has been convicted of, or is under pending indictment for a crime, that bears upon the subject's ability or fitness to serve in that capacity, including any felony or a misdemeanor that involved force or threat of force, possession of a controlled substance, or sex-related offense.

Section 4. Fees

The fee charged by the Police Department for conducting fingerprint-based criminal record background checks shall be \$30 per fingerprinting and criminal history check. This fee shall be deposited into the Firearms Fingerprint Identity Verification Trust Fund pursuant to Massachusetts General Laws Chapter 6, Section 172B½.

SELECT BOARD

SELECT BOARD RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION: **Approve**

ARTICLE 22: (Amend Zoning Bylaws: Small Clean Energy Facilities)

To see if the Town will vote to amend the Zoning Bylaw by inserting the following new section 3.6, Consolidated Local Permit for Small Clean Energy Facilities, or act in any manner relating thereto.

SECTION 3.6: Consolidated Local Permit for Small Clean Energy Infrastructure Facilities

3.6.1 Purpose

The purpose of this Section 3.6 is to provide a Consolidated Local Permit process for Small Clean Energy Infrastructure Facilities that conforms to the requirements of Chapter 239 of the Acts of 2024 and other applicable state laws, and 225 CMR 29.00 and other applicable state regulations,

while preserving all town bylaws and regulations applicable to such Facilities to the maximum extent allowed by law. Small Clean Energy Infrastructure Facilities which are submitted pursuant to this Section 3.6 must comply with the requirements of this Zoning Bylaw, all applicable Town General Bylaws, and applicable Town regulations unless such Bylaws or regulations are inconsistent with state law. The intent is to provide the greatest possible protection to the health and safety of residents, protection of the environment and natural resources, and to further the goals and policies of the Medway Master Plan and the purposes as stated in Sections 8.8, 8.11, and 8.12 of this Zoning Bylaw.

3.6.2. Definitions

As used in this Section, the following terms shall have the meanings indicated:

Consolidated Local Permit: A permit issued by the Town through the Director of Community and Economic Development for a Small Clean Energy Infrastructure Facility (SCEIF) pursuant to Chapter 239 of the Acts of 2024 that includes all required local permits, approvals, or authorizations (“individual application components”) to construct and operate a SCEIF that the Applicant would otherwise need to obtain individually from the Town, with the exception of ministerial permits including, but not limited to, a street opening permit, electrical permit, or building permit.

Consolidated Local Permit Application: A single comprehensive application used by Applicants to apply for a Consolidated Local Permit for a Small Clean Energy Infrastructure Facility.

Certificate of Consolidated Local Permit: A certificate issued by the Local Government Representative with the individual application components which together constitute the Consolidated Local Permit.

Effective Date: The effective date of the provisions of this Section 3.6 is October 1, 2026.

Local Government Representative: The Town’s designated representative charged with administering the Consolidated Local Permit Application. The Director of Community and Economic Development shall be the Local Government Representative in the Town.

Small Clean Energy Infrastructure Facility: A Small Clean Energy Generation Facility, Small Clean Energy Storage Facility or Small Clean Transmission and Distribution Infrastructure Facility, further delineated as follows:

- (1) **Small Clean Energy Generation Facilities:** Energy generation infrastructure with a nameplate capacity of less than 25 megawatts that is a Solar Facility or Wind Facility, including any ancillary structure that is an integral part of the operation of the Small Clean Energy Storage Facility.
- (2) **Small Clean Energy Storage Facility:** An energy storage system as defined in M.G.L. c. 164, § 1 with a rated capacity of less than 100 megawatt hours, including any ancillary structure that is an integral part of the operation of the Small Clean Energy Storage Facility
- (3) **Small Clean Transmission and Distribution Infrastructure Facility:** As defined in 225 CMR 29.02
- (4) **Solar Facility:** A ground mounted facility that uses sunlight to generate electricity with a nameplate capacity of less than 25 megawatts.

- (5) Wind Facility: An onshore or offshore facility that uses wind to generate electricity with a nameplate capacity of less than 25 megawatts.

3.6.3. Applicability

This Section applies to all Consolidated Local Permit Applications submitted on or after the effective date of this Section. An Applicant for a Small Clean Energy Infrastructure Facility may elect, at the Applicant's option, to file an application for a Consolidated Local Permit under this Section in lieu of seeking individual permits under other provisions of the Town's Zoning Bylaws.

3.6.4. Consolidated Permit Application

- A. The Applicant shall comply with all pre-filing requirements set forth in 225 CMR 29.07 and 225 CMR 29.08 as applicable. The Applicant shall submit a self-attested Pre-filing Engagement Completion Checklist to the Local Government Representative in accordance with 225 CMR 29.08. The Local Government Representative shall determine whether the Applicant has completed the pre-filing requirements in accordance with 225 CMR 29.08. A Consolidated Local Permit application submitted before the completion of all pre-filing requirements, or more than 60 days after such completion, shall be automatically denied without prejudice.
- B. The Applicant shall submit the Consolidated Local Permit Application to the Local Government Representative in the form and manner required by 225 CMR 29.09.
- C. The Consolidated Local Permit Application must be accompanied by the required fees for each local permit or approval required from any Town board, commission or department having permitting authority over the Small Clean Energy Infrastructure Facility.

3.6.5. Consolidated Permit Application Completeness

- A. The Consolidated Local Permit Application shall include all information required under 225 CMR 29.09 as well as:
 - (1) All materials necessary under the applicable Planning and Economic Development Board regulations, including Chapter 200 Rules and Regulations for Submission, Review and Approval of Site Plans; Chapter 700 Rules and Regulations for Review and Approval of Special Permits.
 - (2) All materials necessary under the applicable Stormwater Management and Land Disturbance Rules and Regulations, and Rules and Regulations of the Conservation Commission.
- B. The Local Government Representative will promptly distribute the application to the Board of Health and other town boards and departments that will be issuing individual local permits to assist in determining completeness. Within thirty days of receipt of the application, the Local Government Representative shall determine and notify the applicant of whether the Consolidated Local Permit Application is complete.
 - (1) If a Consolidated Local Permit Application is deemed incomplete, the Local Government Representative shall notify the Applicant of the specific deficiencies. The Applicant shall have thirty days, and any additional time as determined by the Local Government Representative, in their discretion, to cure any deficiencies before the Consolidated Local Permit Application

is rejected. Within thirty days of receipt of the revised Consolidated Local Permit Application, the Local Government Representative shall determine and notify the Applicant whether the revised application cures all deficiencies.

(a) If the Local Government Representative determines the Applicant has not cured all deficiencies, it may allow the Applicant an additional thirty days to cure stated deficiencies or deny the Consolidated Local Permit Application without prejudice.

- (2) If the Local Government Representative does not determine whether a Consolidated Local Permit Application is complete within thirty days of receipt, the Consolidated Local Permit Application shall be deemed to be complete and subject to the common conditions and requirements for constructive approval prescribed in 225 CMR 29.12.
- (3) Once the application is deemed complete, the Local Government Representative shall promptly forward a copy of the completed application to the Town Clerk, who shall date stamp the application. The date stamp of the completed application, referred to herein as the Filing Date, shall be used to calculate the twelve months for the Town to complete its review and issue a Consolidated Local Permit.

3.6.6 Consolidated Permit Application Review

A. Timeline

- (1) The Local Government Representative shall promptly distribute a copy of the Consolidated Local Permit Application (the “Application”) to each relevant board, commission, office and department (collectively “boards and/or departments”) having jurisdiction to issue individual local permits.
- (2) Any Town board, commission or department having permitting authority over the Small Clean Energy Infrastructure Facility shall commence a public hearing to review their respective individual application component and issue decisions according to their local statutory authority and Town Bylaws. Said board, commissions and department may employ technical consultants as they deem necessary and Applicant shall pay for such consultants pursuant to G.L. c. 44, Sec. 53G.
- (3) An Applicant shall respond to all communications made by the Local Government Representative or any Town board, commission or department having permitting jurisdiction over the Small Clean Energy Infrastructure Facility, within five days and submit any revisions requested in such communication within ten days, unless an extension is granted in writing by said Town board, commission or department as provided in 225 CMR 29.10. Failure to respond to such communication requests may be deemed a basis for denying the Consolidated Local Permit without prejudice. Significant Changes to the proposed SCEIF are subject to the provisions of 225 CMR 29.10(4).
- (4) Boards and/or departments shall submit their respective individual application decisions granting, granting with conditions, or denying the Application to the Local Government Representative as soon as completed,

and in any event prior to twelve months after the Application Filing Date. Pursuant to G.L. c. 25A, Sec. 21(e), any individual decision issued by a local board, committee or department may not be appealed or reviewed independent of the Consolidated Local Permit.

- (5) The Local Government Representative shall issue a Certificate of Consolidated Local Permit, comprised of all local permits issued pursuant to the Application, stating whether the application is granted, granted with conditions or denied, together with all individual application permits constituting the Consolidated Local Permit to the Applicant and the Town Clerk within twelve months of the Filing Date. If the Local Government Representative does not issue the Consolidated Local Permit within twelve months, the Application shall be considered constructively approved and subject to the common conditions and requirements for constructive approval prescribed in 225 CMR 29.12.
- (6) If no petition is filed pursuant to Section 3.6.8 or if a petition is filed, following the issuance of a decision of final adjudication of the Consolidated Local Permit, said Permit shall be recorded at the appropriate registry of deeds, and a copy provided to the Local Government Representative and Town Clerk.
- (7) Once construction of the Small Clean Energy Infrastructure Facility is substantially begun, defined as the issuance of a building permit, the Consolidated Local Permit shall run with the land and shall be binding upon and inure to the benefit of the Applicant's successors in interest.

3.6.7 Modifications

Following the issuance of a Consolidated Local Permit, the Applicant may seek a modification of the decision. Modifications shall follow the same procedure as the original Application, except that submission requirements may be limited to the information related to the modification and may be waived by the Local Government Representative.

3.6.8. De Novo Adjudication of Consolidated Local Permit Decisions.

- A. Applicants and other individuals or entities substantially and specifically affected by a proposed Small Clean Energy Infrastructure Facility may file a written petition to request a De Novo Adjudication of a decision on a Consolidated Local Permit Application by the director of the Energy Facilities Siting Board pursuant to 225 CMR 29.10(8) and 980 CMR 14.00.
- B. Pursuant to 980 CMR 14.02(2)(a), a petition for a De Novo Adjudication must be filed within thirty days of the Town's decision on a Consolidated Local Permit Application or Constructive Approval of a Consolidated Local Permit Application. A single decision on individual application components is not eligible for an independent De Novo Adjudication or otherwise independently appealed or reviewed.

3.6.9. Abandonment

The Small Clean Energy Infrastructure Facility shall be considered abandoned when it ceases to operate consistently for more than twelve months. The owner or operator of the facility shall notify the Town's Building Commissioner anytime the facility ceases to operate consistently for a period of thirty days and shall likewise notify the Town's Building

Commissioner as soon as the facility resumes operation. The facility shall be presumed abandoned if the owner and/or operator fails to respond affirmatively within thirty days to a written inquiry from the Building Commissioner as to the continued operation of the system. If the owner or operator fails to comply with decommissioning upon any abandonment, the Town shall have the right to enter the property and physically remove the installation at the expense of the owner of the installation and the owner(s) of the site on which the installation is located. The Town may use the financial surety as described in Section 3.6.10 Decommissioning Fund below for this purpose.

3.6.10. Decommissioning Fund

Prior to construction, the project owner shall provide to the Town, in cash, bond, escrow, or another form reasonably acceptable to Planning and Economic Development Board, a surety to cover the cost of removal in the event the Town must remove the SCEIF and remediate the landscape. The amount of the surety shall be 125% of a fully inclusive estimate of the costs associated with removal, prepared by a qualified engineer. The project owner shall provide an updated estimate after ten years of project operation and subsequent updates in five-year intervals after that date, for the remainder of the project’s lifetime. The project owner shall provide additional surety in the amount of 125% of the most recent estimated cost of decommissioning. This surety will not be required for state-owned facilities.

3.6.11. Enforcement

Any Town board, commission, official or department having enforcing authority for any individual local permit or approval of the Small Clean Energy Infrastructure Facility shall be the enforcing authority for permits or approvals within its jurisdiction.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 23: (Amend Zoning Bylaws: Central Business Uses)
To see if the Town will vote to amend the Zoning Bylaw, Section 5.4, Table 1 Schedule of Uses Section D, Business uses, by changing “Car Wash” from a prohibited use to a use allowed by special permit in the Central Business District.

And by amending Section 10.4.C.1 by adding:

- h. Car Wash: A Car Wash shall be subject to the dimensional and density requirements in Table 2.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 24: (Amend Zoning Bylaws: Oak Grove/Central Business District Dimensional Regulations)

To see if the Town will vote to amend the Zoning Bylaw as follows:

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 the following under “4. Additional Standards” for Civic or Community Building:

The maximum height for municipal buildings, including fire stations and police stations, notwithstanding Design Standard 3.1 above, shall be 3 stories/70 feet.

As shown on the following Tables, deleted text shown in strikethrough, added text shown in bold face type, or act in any manner related thereto.

**TABLE 9.4.C.1.B.
MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS**

1. BUILDING TYPES AND DEFINITIONS			
		MIXED USE BUILDING (MUB)	GENERAL COMMERCIAL BUILDING (GCB)
1.1 DEFINITION		A building that can accommodate a variety of ground floor commercial and business uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district.	A building that can accommodate commercial, business, office and retail uses, at a scale that is compatible and complimentary to its given district. GC Buildings do not include residential uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min.)	50 Ft. Min.	50 Ft. Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.
2.4	Side Yard Setback (Min.)	10 Ft. (0 Ft if Common Wall)	10 Ft. (0 Ft if Common Wall)
2.5	Rear Yard Setback (Min.)	20 Ft.	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories /40 Ft.	3 Stories/40 Ft.
3.2	Street Facing Wall Width (Min./Max.)	30 Ft. /150 Ft.	30 Ft. /100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not Required <i>(Amended 11-14-22)</i>	Not Required <i>(Amended 11-14-22)</i>
4. ADDITIONAL STANDARDS			
4.1		One-story buildings must have a minimum street facing façade height of 18 feet.	One-story buildings must have a minimum street facing façade height of 18 feet.
4.2		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 20 feet to accommodate vehicle access to the side and rear of the property.

**TABLE 9.4.C.1.B.
MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS**

1. BUILDING TYPES AND DEFINITIONS			
		HOTEL (HTL)	GAS STATION AND CONVENIENCE STORE (GCR)
1.1 DEFINITION		A building type defined in Section 2 of the Zoning Bylaws.	This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind or beside. This reverse layout highlights the building, shields the pumps and canopy and pulls the curbs-cuts away from the street, creating easier access.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min./Max.)	75 Ft. Min.	100 Min. / 150 Ft. Max. (Per Street)
2.3	Front Yard Build-To-Zone (Min./Max.)	20 Ft. Min.	5 Ft. Min./15 Ft. Max. (Per Street)
2.4	Side Yard Setback (Min.)	10 Ft.	20 Ft.
2.5	Rear Yard Setback (Min.)	20 Ft.	30 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	5 Stories /50 Ft.	1.5 Stories / 24 Ft.
3.2	Street Facing Wall Width (Min./Max.)	30 Ft. / 150 Ft.	30 Ft. / 60 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not Required (<i>Amended 11-14-22</i>)	4,000 S.F. 6,000 S.F.
4. ADDITIONAL STANDARDS			
4.1			A maximum of 6 gas pumps are allowed and must be located behind or beside the convenience store and have two means of access and egress.
4.2			Gas station canopies should be designed as an integral part of the store architecture whenever possible.

**TABLE 9.4.C.1.C.
INDUSTRIAL AND COMMUNITY BUILDING AND DESIGN STANDARDS**

1. BUILDING TYPES AND DEFINITIONS			
		FABRICATION OR FLEX BUILDING (FFB)	CIVIC OR COMMUNITY BUILDING (CB)
1.2 DEFINITION		A building located and designed to accommodate a variety of fabrication, trades and general industrial uses and related support services such as office, storage, distribution, and sales. Flex buildings also support these uses and provide affordable space to small and creative business enterprises.	A building located and designed for public use and/or assembly such as for municipal, social, religious, educational, recreational, and similar civic uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min.)	50 Min.	80 Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 30 Ft.	20 Ft. Min.
2.4	Side Yard Setback (Min.)	20 Ft (0 Ft if Common Wall)	15 Ft
2.5	Rear Yard Setback (Min.)	20 Ft	20 Ft
2.6	Outdoor Amenity Space Lot Coverage (Min.)	10%	20%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories / 60 Ft	3 Stories / 45 Ft
3.2	Street Facing Wall Width (Min./Max.)	60 Ft. / 100 Ft.	60 Ft. / 100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not Required (<i>Amended 11-14-22</i>)	Not Required
4. ADDITIONAL STANDARDS			
4.1		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	The maximum height for municipal buildings, including fire stations and police stations, notwithstanding Design Standard 3.1 above, shall be 3 stories/70 feet.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 25: (Amend Zoning Bylaws: Municipal Buildings and Uses)

To see if the Town will vote to amend the Zoning Bylaw by adding the following new Section 6.2.H:

The dimensional requirements for all municipal buildings and uses, including fire stations and police stations, set forth in this bylaw, including but not limited to setbacks, height, lot size, frontage, lot coverage, impervious coverage, open space, building size or footprint, buffer zones, and other dimensional requirements, including but not limited to, the provisions of Table 2, Dimensional and Density Regulations; Table 9.4.C.1.C; Sections 9.2.C and 10.2.E.3 Transitional Buffer Requirements, may be reduced by special permit from the Planning and Economic Development Board. This provision does not include relief from any parking space dimensional requirements. In determining whether to grant a special permit under this section, the Board shall consider the following factors: whether the proposal provides for better site design; whether the proposal serves the public interest; whether the proposal will create any undue impacts on abutting properties; whether the proposal increases the protection of wetlands and other sensitive environmental areas; and whether the proposal helps to protect important topographical features and reduce land disturbance, filling, and cutting.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

ARTICLE 26: (Amend Zoning Bylaws: Housekeeping)

To see if the Town will vote to amend the Zoning Bylaw as follows, new language shown in bold, deleted language shown in strikethrough:

1. Amend Section 3.4.H.2 and Section 3.5.4.J.4 as follows:

If a proposed activity or use requires administrative site plan review and one or more special permits, the **Special Permit Granting Authority** ~~Planning and Economic Development Board~~ shall serve as the **Administrative Site Plan Review Team**. ~~permitting granting authority for all, except for special permits under Section 5.5 Nonconforming Uses and Structures.~~ **Notwithstanding anything to the contrary in this bylaw, the deadline for acting on the Administrative Site Plan application shall be the same deadline as for the related special permit.**

2. Add a new Section 5.6.5.K (Multi-Family Overlay District) as follows:

K. Any person aggrieved by the Board's decision may appeal to the court within 20 days of the date the decision is filed with the Town Clerk, as provided in G.L. c. 40A, §17.

3. Amend Section 7.2.4.C.4 as follows:

The front faces of internally illuminated channel letter type signs shall have non-clear surfaces such that the ~~neon tubing~~ **light source** is not directly visible.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

SELECT BOARD RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION: Approve

And you are hereby directed to serve this warrant by posting printed attested copies thereof at two locations in each precinct at least SEVEN days before the day of said meeting. Hereof fail not and make due return of this warrant with your doings thereon to the Clerk of said Town at or before the time of said meeting.


Given under our hands in Medway, this 21 day of April 2026.

A TRUE COPY:

TOWN OF MEDWAY SELECT BOARD



Todd Alessandri, Chair



Dennis Crowley, Vice Chair



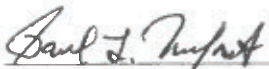
Maryjane White, Clerk



Frank Rossi, Member



Glenn Trindade, Member

ATTEST: 

Paul Trufant, Constable