

Board Members

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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEETING NOTICE AND AGENDA

Tuesday, August 11, 2026 @ 7:00 p.m.
Medway Middle School – Presentation Room
45 Holliston 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. **0R & 12 Waterview Drive** – (Continued from July 14, 2026) This is an application for Site Plan Review for Exempt Uses pursuant to G.L. 40A § 3 for property located at 0R & 12 Waterview Drive, Assessor Parcel Nos. 67-061, 67-046, in the Agricultural Residential II (AR II) zoning district. [0R & 12 Waterview Drive - Site Plan Review for an Exempt Use pursuant to G.L Chapter 40A § 3](#)

7:00 p.m. **148A, 148B Holliston Street** – (Continued from June 23, 2026) This application is for modification of a previously approved definitive subdivision plan which proposes the construction of a new way and creation of three buildable lots.

[148A and 148B Holliston Street - Modification of a Previously Approved Definitive Subdivision Plan](#)

7:00 p.m. **49 Alder Street** – This is an application from East Hill Associates LLC for property located at 49 Alder Street, Assessor Parcel No. 63-005, in the West Industrial (WI) zoning district to modify a previously approved site plan involving Major Site Plan review to expand an existing storage yard.

[49 Alder Street - Modification of a Previously Approved Major Site Plan](#)

7:00 p.m. **120 Main Street** – This is an application from the Town of Medway for property located at 120 Main Street, Assessor Parcel No 39-069 within the Central Business (CB) zoning district for Major Site Plan review, Land Disturbance permit, and special permits. The applicant proposes the construction of a new municipal complex intended to serve the Police Department, Fire Department, and Town Hall staff and operations. The proposal also includes associated parking areas, access drives, fire apparatus circulation areas, stormwater management facilities, and landscaping, among other site amenities.

[120 Main Street \(Municipal Complex\) - Major Site Plan Review and Special Permit](#)

7:00 p.m. **107-119 Main Street, 1 & 3 Elm Street, 0 & 26 Kelley Street** – (Continued from June 9, 2026) This is an application from Rte. 85 Realty Corp., for Major Site Plan review and special permits for properties located at 107-119 Main Street, 1 & 3 Elm Street, 0 & 26 Kelley Street, Assessor Parcel Nos. 40-076, 40-075, 40-074, 40-073, 40-072, 40-071, 48-046, 48-047-0001, 48-047, 48-047-002, 48-047-003, 49-032-001, 49-032 within the Central Business District (CB), Villages Multifamily Housing Overlay District (VMHOD), and Agricultural Residential II (ARII) zoning districts. The proposal includes a four-story apartment building with 267 residential units and outdoor amenities; commercial buildings for a bank, restaurant/retail with drive-through lane, redeveloped gas station and convenience store; related parking and other features. Access will be from curb cuts on Main Street. No development is proposed for 0 and 26 Kelley Street. The following special permits are requested: mixed-use development, redevelopment of an existing fuel station with a convenience store, off-street parking placement, installation of a drive-through facility, reduction in affordable housing unit percentage; outdoor amenity space approvals. [Heritage on Main - Major Site Plan Review, Mixed-Use Development Special Permit](#)

OTHER BUSINESS

1. Vote to approve Committee Appointment for Open Space Committee – Andrea Guenther
2. Boundary Lane – Certificate of Completion
3. Preview of Potential Fall Town Meeting warrant articles and PEDB Town Meeting calendar
4. Construction Reports
5. Review and approval of minutes from July 14, 2026
6. Any other business that may properly come before the Board

Upcoming meetings: August 25, September 8

ADJOURN

Zoom Access Instructions

[Planning and Economic Development Board - 8/11/26 Zoom Meeting Link](#)

Webinar ID: 815 6566 4534

Passcode: 915591