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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD MEETING NOTICE AND AGENDA

**Tuesday, October 13, 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 (NOT PERTAINING TO ANY AGENDA ITEMS LISTED BELOW OR ANY ONGOING PUBLIC HEARINGS)

PUBLIC HEARINGS

7:00 p.m. Pursuant to G.L. c. 40A, §5, this is a public hearing to receive comments on proposed amendments to the Medway Zoning Bylaw, which have been included on the warrant for consideration at the November 9, 2026, town meeting. The subject matter of the proposed amendments is summarized below. The specific article identifiers will be revised as the Select Board finalizes the warrant and assigns warrant article numbers.

ARTICLE A – Section 5.5 Nonconforming Uses and Structures – To make changes to comply with new amendments to G.L. chapter 40A, which became effective on July 1, 2026; including amendments to Sections 5.5. subsections A, B, D, and F, and adding a new subsection; regarding protection from zoning changes for certain permits issued prior to notice of the PEDB public hearing for such zoning changes; extend the time period to exercise a building permit; provide that certain legally pre-existing structures or uses may be extended by right in certain instances; extend the time period of non-use before a nonconforming use loses its zoning protection from 2 to 4 years; and make other amendments to conform to the new amendments to chapter 40A

ARTICLE B – Trail Signs – To amend Section 7.2, Signs, to provide a definition of “Trail Sign”, and establish dimensional standards for trail signs.

ARTICLE C – Housekeeping Amendments – To amend the definitions of “Automobile Car Wash” and “Parking, Frontage”; amend Section 3.6.5.B.(2) Consolidated Local Permits to make it consistent with the applicable final state regulations; and amend Section 9.5.H to be consistent with the town’s newly adopted Design Review Guidelines.

ARTICLE D – Citizens’ Petition - To see if the Town will vote to amend the Medway Zoning Bylaw, Section 5.2.B “Prohibited Uses,” by adding a new subsection 16 to read: “16. The installation, erection, or operation of Automated License Plate Reader (ALPR) systems, cameras, or associated vehicular surveillance infrastructure by any private, commercial or non-governmental entity on any property, structure, or right-of-way.”

7:00 p.m. **49 Alder Street** – (Continued from September 8, 2026) 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. **148A, 148B Holliston Street** – (Continued from September 8, 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. **107-119 Main Street, 1 & 3 Elm Street, 0 & 26 Kelley Street** – (Continued from September 8, 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](#)

7:00 p.m. **145 Holliston Street** – This is an application from the Town of Medway for property at **45 Holliston Street**, Assessor Parcel No. 49-056, in the Agricultural Residential II (AR II) zoning district for minor site plan review for exempt use pursuant to G.L. c. 40A, §3,

Groundwater Protection District special permit, and Land Disturbance permit for the proposed construction of stormwater improvements at the Middle School.

OTHER BUSINESS

- 1 39 Alder Street – Project Completion
2. Construction Reports
3. Review and approval of minutes from September 22, 2026
4. Any other business that may properly come before the Board

Upcoming meetings: October 27, November 17

ADJOURN

ZOOM ACCESS INSTRUCTIONS

Medway Cable Access is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/85708418103>

Meeting ID: 857 0841 8103

One tap mobile

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Join by SIP

• 85708418103@zoomcrc.com

Join instructions

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