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, November 17, 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. **0R & 12 Waterview Drive –** (Continued from August 25, 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. **45 Holliston Street** – (Continued from October 27, 2026) 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. Medway Middle School- Town of Medway- Exempt Use | Town of Medway

7:00 p.m. **148A, 148B Holliston Street –** (Continued from October 27, 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 –** (Continued from October 13, 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. **120 Main Street –** (Continued from October 27, 2026) 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. **4 Marc Road:** This is an application from Stoney Trees LLC, to modify a previously approved marijuana special permit decision for property located at 4 Marc Road, Assessor Parcel No. 32-026, to name Stoney Trees, LLC as the permitted owner and amend specific condition A.3 to allow future ownership transfers on 30 days notice. 4 Marc Road - Special Permit | Town of Medway

7:00 p.m. **36 Alder Street:** This is an application from Richard Gordon for property located at 36 Alder Street, Assessor Parcel No 63-002 in the West Industrial (WI) zoning district, for the issuance of site plan approval and a Groundwater Protection District special permit to construct a proposed 85’ by 80’ commercial building to include offices and garage space; with parking and other related items. 36 Alder - Special Permit & Site Plan Review | Town of Medway

36 Alder Street Related items: (1) Application for endorsement of plan as not requiring approval under the Subdivision Control Law for 36 Alder Street
(2) Approval of peer review estimate from Tetra Tech

OTHER BUSINESS

1. Review and approval of minutes from October 27, 2026
2. Any other business that may properly come before the Board

Upcoming meetings: December 8, 2026, January 12 and 26, 2027 at Medway Town Hall

ADJOURN

ZOOM ACCESS INSTRUCTIONS

Join Zoom Meeting PEDB 11.17.26 https://us02web.zoom.us/j/85926707351
Meeting ID: 859 2670 7351
One tap mobile
+1305 224 1968,,85926707351# US +1309 205 3325,,85926707351# US
Join by SIP
• 85926707351@zoomcrc.com
Join instructions
https://us02web.zoom.us/meetings/85926707351/invitations?signature=BoPGVR5rzCnp8uCYxlvTnssdze_v9CMkD85nRgTW_hM