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, June 9, 2026 @ 7:00 p.m.
Medway High School - Cafeteria
88 Summer 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. **107-119 Main Street, 1 & 3 Elm Street, 0 & 26 Kelley Street –** (Continued from May 26, 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. https://medwayma.gov/heritage-on-main/

7:00 p.m. **148A, 148B Holliston Street –** (Continued from April 28, 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.

https://medwayma.gov/148a-and-148b-holliston-street-modification-of-a-previously-approved-definitive-subdivision-plan/

OTHER BUSINESS

1. PEDB Annual Reorganization – Election of Chair, Vice-Chair, and Clerk
2. Discussion and Approval of New Design Review Guidelines
2. Construction Reports
3. Review and approval of minutes from May 26, 2026
4. Any other business that may properly come before the Board

Upcoming meetings: June 23, 2026, July 14, 2026

ADJOURN

Zoom Access Instructions

Topic: Planning and Economic Development Board - 6/9/26
Time: Jun 9, 2026 07:00 PM Eastern Time (US and Canada)

https://us02web.zoom.us/j/87619471713?pwd=ROjQEopJMaA6K4RBxN6uNlWeekkgIA.v8hU1Zjog_x3K2te
Passcode: 660917