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, July 14, 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. **Design Review Guidelines –** For the adoption of new municipal Design Review Guidelines pursuant to Section 3.11 of the Town of Medway General Bylaws.
Design Review Guidelines

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. https://medwayma.gov/heritage-on-main/

7:05 p.m. **0R & 12 Waterview Drive –** 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. https://medwayma.gov/0r-12-waterview-drive-site-plan-review-for-an-exempt-use-pursuant-to-gl-chapter-40a-3/

OTHER BUSINESS

1. Vote to approve Committee Appointment for Open Space Committee – Andrea Burke
2. Plan Endorsement – 39 West Street
3. Construction Reports
4. ZBA application: 18 Broad Acres Road
5. Review and approval of minutes from June 9, June 23, 2026
6. Any other business that may properly come before the Board

Upcoming meetings: August 11, August 25

ADJOURN

Zoom Access Instructions

Topic: Planning and Economic Development Board – 7/14/26
Time: Jul 14, 2026 07:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/85629799971?pwd=kBiFItMFVMqtjCEMztBmtMmg07tTrW.1
Passcode: 131389