



Town of Medway, MA
Community and Economic Development Department
LAND DISTURBANCE PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway General Bylaws –
ARTICLE XXVI - Stormwater Management and Land Disturbance*

Depending on the scope and location of the planned land disturbance and what other permits are required, this application shall be acted upon by the Medway Conservation Commission, the Medway Planning and Economic Development Board, or the Department's Administrative Team.

The Town's Engineering Consultant may be asked to review the Application and associated plans and provide a review letter. A copy of any review letter will be provided to you.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board or Commission meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board or Commission may request.

Your absence at the hearings may result in a delay in review and action.

_____, June 4, 2020

SITE INFORMATION

Location Address: 218-220 Main Street

The land shown on the plan is shown on Medway Assessor's Map # 57 as Parcel(s) # 44

Total Acreage of Land Area: 1.22 acres (52,993 SF)

Description of Property and Existing Conditions (or provide and reference an existing conditions plan) Existing lot containing two existing dwellings accessed by one driveway.
There is also a pool and shed in the rear of the property.

Medway Zoning District Classification: Agricultural Residential II (AR-II)
Multifamily Housing Overlay District (MHOD)

Current Use of Property: Residential - two existing dwellings.

Other Permits Granted: Multifamily Housing Special Permit & Major Site Plan Approval
(filed concurrently, not yet granted)

APPLICANT INFORMATION

Applicant's Name: Harmony Estates LLC

Mailing Address: 5 Exchange Street, Suite 4
Milford, MA 01757

Name of Primary Contact: Gary Feldman & Marcelo Alves

Telephone: Office: _____ Cell: Gary 508-400-9008
Marcelo 508-377-2395

Email address: Gary: superj90@verizon.net

☒ Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

PROPOSED DEVELOPMENT PROJECT INFORMATION

Provide a brief description of the proposed project that will result in a land disturbance. Attach an additional sheet if needed: _____

Add 5 new units, remodel the existing two dwellings, and widen and extend the access driveway as part of a Multifamily Housing application.

Type of Project:

- ☐ Single Family Dwelling ☐ Subdivision: # of lots: _____
☐ Two Family Dwelling
☒ Multi Family Development (# of units 5) + 2 existing
☐ New Commercial or Industrial Site Plan
☐ Commercial or Industrial Expansion Site Plan
☐ Redevelopment Site Plan
☐ Re-grading or Land Disturbance
☐ Other

Estimated Size of Area to be Disturbed (ft²): 40,000 SF

Total Area of Impervious Surface (building footprint(s), pavement, parking, roofs, decks, patios, etc.)

Existing: 7,304 SF Proposed: 22,364 SF

Site Presently Includes the following Stormwater Management features and practices:

- ☐ Stormwater basin
☐ Sub-surface detention or infiltration
☐ Roof Drains
☐ Perimeter Drains discharging to: _____
☐ Other: _____
☐ Previously approved stormwater connection to the municipal storm drainage system.
(Provide documentation of such approval from Town of Medway)
☐ Illicit stormwater connection (Please describe): _____

Have you or will you apply for any of the following other permits for this project?

Planning and Economic Development Board	Conservation Commission	Zoning Board of Appeals
<input type="checkbox"/> Subdivision	<input type="checkbox"/> RDA (Request for Determination of Applicability)	<input type="checkbox"/> Special Permit
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Notice of Intent/Order of Conditions	<input type="checkbox"/> Comprehensive Permit
<input checked="" type="checkbox"/> Special Permit		<input type="checkbox"/> Variance

EROSION AND SEDIMENT CONTROL PLAN INFORMATION

Development Name: Harmony Estates

Plan Title: Site Plan Review Submittal - Harmony Estates - 218-220 Main Street

Plan Date: June 9, 2020

Prepared by:

Name: Mark Beaudry, P.E.
Firm: Meridian Associates, Inc.

Phone #: 508-871-7030

Email: mbeaudry@meridianassoc.com

PROPERTY OWNER INFORMATION (if not applicant)Property Owner's Name: Elliot Edwards & Linda ResnerMailing Address: 218 Main Street
Medway, MA 02053Primary Contact: Linda Resner

Telephone: Office: _____ Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: _____ to _____ dated Jan. 26, 2001 and recorded in Norfolk County Registry of Deeds, Book 14714 Page 086 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT & OFFICIAL REPRESENTATIVE INFORMATION**ENGINEER:** Meridian Associates, Inc.Mailing Address: 69 Milk St, Suite 208
Westborough, MA 01581Primary Contact: Mark BeaudryTelephone: Office: 508-871-7030 Cell: 978-804-9036Email address: mbeaudry@meridianassoc.comRegistered P.E. License #: 38189**SURVEYOR:** Meridian Associates, Inc. (see Engineer)

Mailing Address: _____

Primary Contact: Kevin Danahy

Telephone: Office: _____ Cell: _____

Email Address: _____

Registered P.L.S. License #: 39683**OFFICIAL REPRESENTATIVE:** _____ Meridian & Paul Yorkis
Patriot Realty

Mailing Address: _____

Telephone: Office: _____ Cell: 508-509-7860

Email address: _____

SIGNATURES

The undersigned, being the Applicant for approval of a Land Disturbance Permit, herewith submits this application to the Medway Community and Economic Development Department. I certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize see Eng. & Official Rep. to serve as my Agent/Official Representative to represent my interests before the Medway Community and Economic Development Department with respect to this application.)

In submitting this application, I authorize Town staff, its consultants and agents, and members of the Conservation Commission and Planning and Economic Development Board to enter the subject property to access the site during the plan review, permitting and enforcement process.

I understand that pursuant to MGL 53G, the Department, Board and Commission may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that Town staff, its consultants and agents, and members of the Commission and Board may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

_____ <i>Signature of Property Owner</i>	_____ <i>Date</i>
_____ <i>Signature of Applicant (if other than Property Owner)</i>	_____ <i>Date</i>
_____ <i>Signature of Agent/Official Representative</i>	_____ <i>Date</i>

LAND DISTURBANCE PERMIT Application Checklist

- ☒ Land Disturbance Permit Application (2 signed originals – one for Town Clerk and one for Community and Economic Development office)
- ____ Three (3) copies of the Erosion and Sediment Control Plan and associated documents prepared as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.7.
- ____ Three (3) copies of the Post-Construction Stormwater Management Plan including the Long Term Operation and Maintenance Plan and other associated documents as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.8.
- ____ Request for Waivers from the provisions of Medway General Bylaws, ARTICLE XXVI.
- ____ Electronic Version of the application, plans, and all associated application documents. Provide a flash drive or email.