



Planning & Economic Development Board - Town of Medway, MA
SITE PLAN REVIEW

Application for Major Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway Zoning Bylaw* and
The Board's *Rules and Regulations for the Submission and Review of Site Plans*

The Town's Planning and Engineering Consultants will review the Application and the proposed
Site Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

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

Your absence at hearings may result in a delay in the Board's review of the site plan.

_____, June 4, 2020

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: Gary 508-400-9008

Cell: 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.*)

MAJOR SITE 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 INFORMATION

Location Address: 218-220 Main Street

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

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

General Description of Property: _____

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.

Length of Existing Frontage: 190.08' On what street? Main St.

Setbacks for Existing Structure (if applicable)

Front: 23.9'
Back: 152'
Side: 86.7'
Side: 9.1'

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

 Yes X No If yes, please name street: _____

Historic District

Is any portion of this property located within a Medway National Register Historic District?

 Yes - Rabbit Hill
 Yes - Medway Village

Wetlands

Is any portion of the property within a Wetland Resource Area? Yes X No

Groundwater Protection

Is any portion of the property within a Groundwater Protection District? Yes X No

Flood Plain

Is any portion of the property within a Designated Flood Plain? Yes X No

Zoning Board of Appeals

Will this project require a variance or special permit?

 X Yes No

Explanation: Multifamily Housing Special Permit application

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: Harmony Estates

A Major Site Plan is any commercial, industrial, institutional, multi-family, or municipal project which involves:

- a. New construction; or
- b. Alteration, reconstruction, or renovation work that will result in a change in the outside appearance of an existing building or premises, visible from a public or private street or way; or
- c. A change of use of a building or buildings or premises:

AND which includes one or more the following: (Please check all that apply.)

- ☒ New Construction - 2,500 or more sq. ft. of "gross floor area"
- ☐ New Construction - Construction of a new building or addition requiring 15 or more parking spaces
- ☐ Change in Use requiring the construction of 15 or more parking spaces
- ☐ Change in Parking Area - The construction, expansion, redesign or alteration of an existing parking area involving the addition of 15 or more new parking spaces
- ☐ Other – Any use or structure, or expansion thereof, exempt under MGL, c. 40A, s.3, but only if one or more of the above criteria is met.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Elliot Edwards & Linda Resner

Mailing Address: 218 Main Street
Medway, MA 02053

Primary 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 INFORMATION

ENGINEER: Meridian Associates, Inc.

Mailing Address: 69 Milk St, Suite 208
Westborough, MA 01581

Primary Contact: Mark Beaudry

Telephone:
Office: 508-871-7030 Cell: 978-804-9036

Email address: mbeaudry@meridianassoc.com

Registered 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

ARCHITECT: Pacific Visions

Mailing Address: 38 Thompson Ave.
Bristol, RI 02809

Primary Contact: Vincent Pacifico

Telephone:
Office: _____
Cell: 774-633-1272

Email address: _____

Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: Meridian Associates, Inc. (see Engineer)

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____
Cell: _____

Email address: _____

Registered Landscape Architect License #: _____

ATTORNEY: _____

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____ Cell: _____

Email address: _____

OFFICIAL REPRESENTATIVE INFORMATION

Name: Mark Beaudry & Drew Garvin Paul Yorkis
Address: Meridian Associates, Inc. Patriot Realty
69 Milk St, Suite 208
Westborough, MA 01581 cell 508-509-7860

Telephone: Mark 978-804-9036
Office: 508-871-7030 Cell: Drew 978-394-2376

Email address: mbeaudry@meridianassoc.com

SIGNATURES

The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby 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 names above _____ to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

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

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

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

MAJOR SITE PLAN FEES

Filing Fee

*For projects up to 4,999 sq. ft./gross floor area = \$ 750 plus \$.25/sq. ft.
For projects of 5,000 – 9,999 sq. ft./gross floor area = \$1,000 plus \$.25/sq. ft.
For projects of 10,000 – 14,999 sq. ft./gross floor area = \$1,500 plus \$.25/sq. ft.
For projects of 15,000 sq. ft. or more/gross floor area = \$1,500 plus \$.25/sq. ft.*

Advance on Plan Review Fee

*For projects up to 4,999 sq. ft./gross floor area = \$1,000 deposit
For projects of 5,000 – 9,999 sq. ft./gross floor area = \$1,500 deposit
For projects of 10,000 – 14,999 sq. ft./gross floor area = \$2,000 deposit
For projects of 15,000 sq. ft. or more/gross floor area = \$2,500 deposit*

Submit 2 separate checks each made payable to: Town of Medway

MAJOR SITE PLAN **APPLICATION CHECKLIST**

- ☒ Major Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- ☐ Ten (10) full size copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations*
- ☐ One (1) ledger size (11" x 17") copy of the Site Plan
- ☐ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email.
- ☒ Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E
- ☐ One (1) copy of a *Project Description* as described in Section 204 - 3, 6) of the *Medway Site Plan Rules and Regulations*. This description should also include narrative on how the proposed project meets the requirements of the Medway Zoning Bylaw for parking (V. H) and exterior lighting (V. B. 6)
- ☐ One (1) copy of a *Development Impact Statement* as described in Section 204 - 3, 7) of the *Medway Site Plan Rules and Regulations*
- ☐ Request for Waivers from the *Medway Site Plan Rules and Regulations* - Form Q.
- ☐ Two (2) copies of the *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations*
- ☐ Two (2) copies of a traffic study, depending on the size and scope of the proposed development project.
- ☐ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☐ Proof of present or pending ownership of all land within the proposed development.
- ☒ Major Site Plan Filing Fee – Payable to Town of Medway
- ☒ Advance of Plan Review Fee – Payable to Town of Medway