



**Planning & Economic Development Board  
Town of Medway, MA**

**MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION**

**INSTRUCTIONS TO APPLICANT/OWNER**

This Application is made pursuant to Section 5.6.4 of the *Medway Zoning Bylaw*. The provisions of Section 8.6 Affordable Housing may also apply.

The Town's Planning and Engineering Consultants will review the Application and the proposed 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 special permit application.

\_\_\_\_\_, 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: \_\_\_\_\_ Cell: Gary 508-400-9008

Email address: superj90@verizon.net Marcelo 508-377-2395

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

**PROJECT INFORMATION**

Development Name: Harmony Estates

Project Address: 218-220 Main Street

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

Plan Date: June 9, 2020

Plan prepared by:  
Name: Mark Beaudry, P.E.

Firm: Meridian Associates, Inc.

X   Renovation of Existing Structure(s)  
How many buildings? 2  
Building Dimensions See plans 1,214 SF (218),  
Gross Square Footage of Existing Structure 961 SF (220)  
How many residential units presently exist? 2  
How many additional residential units are proposed? 5  
How many affordable units? 0

       Construction of an addition to an Existing Structure  
Addition Dimensions \_\_\_\_\_  
Gross Square Footage of Addition \_\_\_\_\_  
How many new residential units are proposed? \_\_\_\_\_  
How many affordable units? \_\_\_\_\_

  X   Construction of a New Building(s)  
How many buildings? 2 (triplex & duplex)  
Dimensions of New Building(s) See plans 1,685 SF/unit,  
Gross Square Footage of New Building(s) 8,425 SF total  
How many new residential units are proposed? 5  
How many affordable units? 0

       Demolition of any structures on the site? If yes, please explain. \_\_\_\_\_  
Partial demolition of a small wing on house #218, removal of shed and pool.

How many parking spaces presently exist? 4

How many new parking spaces are proposed? 26

## PROPERTY INFORMATION

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.

Current Use of Property: Residential - two existing dwellings.

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

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

Setbacks for Existing Structure (if applicable)

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

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? \_\_\_\_\_  
No - legal lot with frontage and area.

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? Yes - two existing dwellings on one lot. House #220 front setback is 23.9' (235' required). House #218 side setback 9.1' (15' required).

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

Access to Town Water and Sewer

Is Town water and sewer available in the street on which the proposed project has its frontage? X Yes \_\_\_ No

**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: vincentpacifico@pacific-visions.com  
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** (if applicable)

Name: Mark Beaudry & Drew Garvin Paul Yorkis  
Meridian Associates, Inc. Patriot Realty  
Address: 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 Multifamily Housing Special Permit herewith submits this application and 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.)

I have reviewed Section 5.6.4 Multifamily Housing and Section 8.6 Affordable Housing of the *Medway Zoning Bylaw* and understand and agree to the requirements and responsibilities specified therein.

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee and Open Space 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

## **MULTIFAMILY HOUSING SPECIAL PERMIT FEES**

### ***Filing Fee - \$500***

*Plus \$25 per proposed dwelling unit up to a maximum of 40 units*

### ***Advance on Plan Review Fee***

*Up to 8 units = \$500*

*9 – 40 units = \$1,000*

***Please submit 2 separate checks each made payable to: Town of Medway***

## **MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION CHECKLIST**

*To be Completed by Applicant*

- ☒ Multifamily Housing Special Permit Application (2 signed originals) – one for Town Clerk and one for Planning and Economic Development Board
- ☐ Two (2) copies of a *Project Description* – one for Town Clerk and one for Planning and Economic Development Board. This description should provide a complete and thorough explanation of what is proposed and must address how the proposed project meets the requirements of Section 5.6.4 Multifamily Housing of the *Medway Zoning Bylaw* including the provision of affordable dwelling units, open space and parking.
- ☐ Ten (10) full size copies of a Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for Town Clerk and nine for Planning and Economic Development Board
- ☐ 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 the plan and documents to: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org).
- ☒ Certified Abutters List and mailing labels from the Medway Assessor's office for all property located within 300 feet of the subject property
- ☐ Request(s) for waivers from the *Site Plan Rules and Regulations*. *Check with the Planning and Economic Development office for the proper form.*
- ☐ Depending on the size and scope of the project, two (2) copies of a *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations* or/ two (2) copies of a stormwater drainage analysis report. *Check with Planning and Economic Development office.*
- ☐ Depending on the size and scope of the project, two (2) copies of a traffic study or analysis. *Check with Planning and Economic Development office.*
- ☐ 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 development site.
- ☒ *Multifamily Housing Special Permit Filing Fee* – Payable to Town of Medway
- ☒ *Advance of Plan Review Fee* – Payable to Town of Medway