



**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 depending on the scope of the proposal.

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.

Sept 4, 2019

APPLICANT INFORMATION

Applicant's Name: Sampson Pond LLC

Mailing Address: P.O. Box 5

Medway MA 02053

Name of Primary Contact: Maria Varrichione

Telephone: Office: _____ Cell: 508-561-6098

Email address: DreamHomesMV@gmail.com

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

PROJECT INFORMATION

Development Name: Evergreen Village

Project Address: 22 Evergreen St

Plan Title: Evergreen Village

Plan Date: 9/1/19

Plan prepared by: _____

Name: Roman Tigari PE

Firm: " " "

Type of Project:

____ Renovation of Existing Structure(s)

How many buildings? _____

Building Dimensions _____

Gross Square Footage of Existing Structure _____

How many residential units presently exist? _____

How many additional residential units are proposed? _____

How many affordable units? _____

____ 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? _____

☒ Construction of a New Building(s)

How many buildings? 2

Dimensions of New Building(s) 114' x 42', 149' x 42'

Gross Square Footage of New Building(s) 10305 SF

How many new residential units are proposed? 7

How many affordable units? 1

☒ Demolition of any structures on the site? If yes, please explain. COMPLETED AUGUST 2019

How many parking spaces presently exist? 4

How many new parking spaces are proposed? 14

What is the existing amount of impervious surface (buildings and paved area) on the property?
1800 SF

How much additional impervious surface is planned? Approx 18000 SF

Please note that a Stormwater Management and Land Disturbance Permit pursuant to Medway General Bylaws Section 26 may also be needed depending on the scope of the proposed project and the amount of planned land disturbance.

PROPERTY INFORMATION

The subject property is shown on the plan as Medway Assessor's Map # 48, Parcel # 51

Total Acreage of Land Area: 62534 SF

General Description of Property: Residential land, sloping from front to rear. Cleared & landscaped

Current Use of Property: Residential

Medway Zoning District Classification: AR-II Residential II

Length of Existing Frontage: 171'± On what street? Evergreen St

Setbacks for Existing Structure (if applicable)

Front: 24'±

Back: 265'±

Side: 54'±

Side: 55'±

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? NO

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? NO

Has this property received any previous variances or special permits? Yes ☒ No ☐
If so, please provide a copy of each decision with this application.

Scenic Road

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

☒ Yes ☐ No If yes, please name street: Evergreen

Historic District

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

☐ Yes - Rabbit Hill ☐ Yes - Medway Village ☒ No

Wetlands

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

Groundwater Protection

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

Flood Plain

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

Access to Town Water and Sewer

Is Town water and sewer available in the street on which the proposed project has its frontage? ☒ Yes ☐ No

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: John T Shea III & Cynthia Shea

Mailing Address: 9 Pine Ridge Way
Carver MA 02330

Primary Contact: Cyndy Shea

Telephone: Office: 508-465-1987 Cell: 508-498-6291

Email address: CyndySheaMedway@gmail.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Murray W Heisler to John T + Cynthia A Shea
dated Nov 9, 1989 and recorded in Norfolk County Registry of Deeds,
Book 4482 Page 89 or Land Court Certificate of Title Number —
Land Court Case Number —, registered in the Norfolk County Land Registry District
Volume — Page —

CONSULTANT INFORMATION

ENGINEER: ROBERT TISERI P.E.

Mailing Address: 9 Mass Ave
Natick MA 01760

Primary Contact: Row Tibbels

Telephone:
Office: 508-561-5077 Cell: 617-592-6122

Email address: RTIB@CUMCAST.NET

Registered P.E. License #: 34773

SURVEYOR: Cheney Engineering

Mailing Address: 53 Mellen St
Needham MA 0394

Primary Contact: Alexi Wright

Telephone:
Office: 781-441-2188 Cell: 617-797-3132

Email Address: arch.mpr@cheney-eng.com

Registered P.L.S. License #: 33953

ARCHITECT: Daniel Lewis AIA

Mailing Address: 312 Whitney St
Northborough MA 01532

Primary Contact: Daniel Lewis

Telephone:
Office: 508-612-8771 Cell: _____

Email address: dlewis@cheney.net

Registered Architect License #: 6046

LANDSCAPE ARCHITECT/DESIGNER: WDA Design Group

Mailing Address: 31 East Main St
Westborough MA 01581

Primary Contact: Larry Greene

Telephone:
Office: 508-366-6552 Cell: _____

Email address: l.greene@wda-dg.com

Registered Landscape Architect License #: # 1501

ATTORNEY: William Pezzoni

Mailing Address: Day Pitney, LLP
P.O. Box 416234

Primary Contact: Boston, MA 02241-6234

Telephone:
Office: Bill Pezzoni Cell: 508-733-1576

Email address: WPEZZONI@DAYPITNEY.COM

OFFICIAL REPRESENTATIVE INFORMATION (if applicable)

Name: _____
Address: _____

Telephone: _____
Office: _____ Cell: _____
Email address: _____

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 _____ 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 M.G.L. 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.

John T. Shea, Cynthia Shea
Signature of Property Owner

8-26-19
Date

Shana Karmachione, Mps.
Signature of Applicant (if other than Property Owner)

9-3-19
Date

Signature of Agent/Official Representative

Date