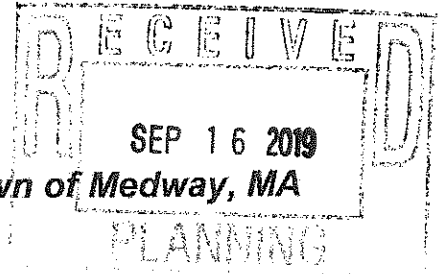


**Planning & Economic Development Board - Town of Medway, MA**

**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.

Sept 4, 2019

**APPLICANT INFORMATION**

Applicant's Name: Simpson Pond LLC

Mailing Address: P.O. Box 5

Medway MA 02055

Name of Primary Contact: Maria Varrichone

Telephone: Office: \_\_\_\_\_ Cell: 508-561-6048

Email address: Dreamhomes111@aol.com

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

**MAJOR SITE PLAN INFORMATION**

Development Name: Evergreen Village

Plan Title: 22 Evergreen St

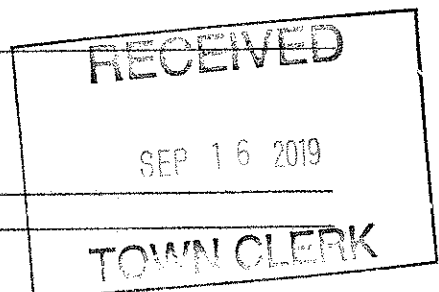
Plan Date: 9/2/19

Prepared by: Name: Ronald Tiberi PE

Firm: \_\_\_\_\_

Phone #: 508 341-5077

Email: RTIB@comcast.net



## PROPERTY INFORMATION

Location Address: 22 Evergreen St

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

Total Acreage of Land Area: 62554 SF

General Description of Property: Residential land, sloping front to back

Medway Zoning District Classification: AR-II Residential II

Current Use of Property: Residential

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

Setbacks for Existing Structure (if applicable) Recently Re-zoned

Front: 24

Side: 59

Back: 269

Side: 53

### 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

### 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

## PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: Evergreen Village

Major Site Plan Review applies to the following. Please check all that apply.

- ☒ a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which involves one or more of the following:
- i. the addition of 2,500 square feet or more of gross floor area; or
  - ii. the addition of twenty or more new parking spaces
- ☐ b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of twenty or more new parking spaces

- \_\_\_\_\_ c. The redesign of the layout/configuration of an existing parking area of forty or more parking spaces
- \_\_\_\_\_ d. Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas
- \_\_\_\_\_ e. Removal, disturbance, and/or alteration of 20,000 sq. ft. or more of existing impervious surface

SPECIAL PERMIT - Will this project also require a variance or special permit from the Zoning Board of Appeals?

☒ Yes \_\_\_\_\_ No

Explanation: Multi-family Housing Special Permit

SPECIAL PERMIT - Will this project also require a special permit from the Planning and Economic Development Board?

☒ Yes \_\_\_\_\_ No

Explanation: \_\_\_\_\_

**PROPERTY OWNER INFORMATION (if not applicant)**

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

Mailing Address: 9 Pine Ridge Way  
Carver MA 02830

Primary Contact: Cynthia Sheen

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

Email address: cynthi.covesmedway@gmail.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Murray W. Heister to John & Cynthia A. Sheen dated Nov. 9, 1989 and recorded in Norfolk County Registry of Deeds, Book 8482 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: Ronald Tiberti

Mailing Address: 9 Mass Ave  
Natick MA 01760

Primary Contact: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Office: 508-361-5077 Cell: 617-592-6122

Email address: RTIB@COMCAST.NET

Registered P.E. License #: 34773

SURVEYOR: Cheney Engineering  
Mailing Address: 33 Hellen St  
Needham MA 02494  
Primary Contact: Ardi Rapi  
Telephone:  
Office: 781-444-2188 Cell: 617-797-3132  
Email Address: Ardi.rapi@cheney-eng.com  
Registered P.L.S. License #: 33953

ARCHITECT: Daniel Lewis AIA  
Mailing Address: 322 Whitney St  
Northborough MA 01582  
Primary Contact: Dan Lewis  
Telephone:  
Office: 508-612-8771 Cell: \_\_\_\_\_  
Email address: dan.lewis@charter.net  
Registered Architect License #: ~~1561~~ 6096

LANDSCAPE ARCHITECT/DESIGNER: WDA Design Group  
Mailing Address: 31 East Main St  
Westborough MA 01581  
Primary Contact: Larry Green  
Telephone:  
Office: 508-366-6552 Cell: \_\_\_\_\_  
Email address: Lgreen@wda-dg.com  
Registered Landscape Architect License #: 1561

ATTORNEY: WILLIAM PEZZONI - DAY PITNEY, LLP  
Mailing Address: ONE INTERNATIONAL PLACE  
BOSTON, MA 02110  
Primary Contact: WILLIAM PEZZONI  
Telephone:  
Office: 617-345-4777 Cell: 508-733-1576  
Email address: WPEZZONI@daypitney.com

## OFFICIAL REPRESENTATIVE INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

## 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 \_\_\_\_\_ to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

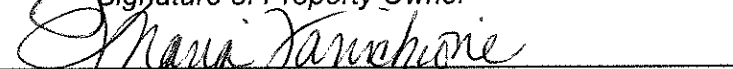
In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

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

9-14-19  
Date

  
Signature of Applicant (if other than Property Owner)

9-14-19  
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**