

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.

SEPTEMBER 04, 2024

APPLICANT INFORMATION

Applicant's Name: EAST HILL ASSOCIATES LLC

Mailing Address: 49 ALDER STREET
MEDWAY, MA 02053

Name of Primary Contact: KEITH LAWRENCE

Telephone:
Office: 508-270-0597 ext #102 Cell: 508-808-1320

Email address: keith@lawrencewasteservices.com

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

MAJOR SITE PLAN INFORMATION

Development Name: LAWRENCE WASTE SERVICES - 39 ALDER STREET

Plan Title: "LAWRENCE WASTE SERVICES - PROPOSED COMMERCIAL BUILDING"

Plan Date: APRIL 12, 2023, REVISE DATE: 8/08/24

Prepared by:
Name: DAVID T. FAIST, PE
Firm: CMG 67 HALL ROAD, STURBRIDGE MA 01566
Phone #: 774-241-0901
Email: dfaist@cmgenv.com

PROPERTY INFORMATION

Location Address: 39 ALDER STREET

The land shown on the plan is shown on Medway Assessor's Map # 63 as Parcel # 004

Total Acreage of Land Area: 7.42 +/- Acres

General Description of Property: Undeveloped industrial property is relatively flat and formerly occupied by a residential house. Property is serviced by both Town water and sewer with gas and electric utilities available within Alder Street. Site is within Groundwater Protection District with both Bordering Vegetated Wetlands and Riverfront resource areas.

Medway Zoning District Classification: West Industrial

Current Use of Property: Vacant Land

Length of Existing Frontage: 212.98 On what street? ALDER STREET

Setbacks for Existing Structure (if applicable)

Front: N/A Side: _____

Back: _____ Side: _____

Scenic Road

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

☐ Yes ☒ 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 ☐ 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: LAWRENCE WASTE SERVICES - 39 ALDER STREET

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: _____

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

☒ Yes ☐ No

Explanation: GROUND WATER PROTECTION DISTRICT SPECIAL PERMIT

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: SAME AS APPLICANT _____

Mailing Address: _____

Primary Contact: _____

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: ETS PROPERTIES LLC _____ to EAST HILL ASSOCIATES LLC _____ dated 06-28-24 _____ and recorded in Norfolk County Registry of Deeds, Book 41857 Page 523 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: CMG _____

Mailing Address: 67 HALL ROAD _____
STURBRIDGE MA 01566 _____

Primary Contact: DAVID T. FAIST, PE _____

Telephone: _____
Office: 774-241-0901 _____ Cell: 508-864-6802 _____

Email address: dfaist@cmgenv.com _____

Registered P.E. License #: 41192 Massachusetts _____

SURVEYOR: O'DRISCOLL LAND SURVEYING, INC.
Mailing Address: 46 COTTAGE STREET
MEDWAY MA 02053
Primary Contact: DANIEL A. O'DRISCOLL, PLS
Telephone: Office: 508-533-3314 Cell: _____
Email Address: odlandsurvey@gmail.com
Registered P.L.S. License #: 39050

ARCHITECT: GROUP 7 DESIGN
Mailing Address: 70 NORTH STREET SUITE 2B
MEDFIELD, MA 02052
Primary Contact: LUANNE PERRY, FRDI, LEED ID+C
Telephone: Office: 508-458-4545 Cell: _____
Email address: lperry&group7design.net
Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: JOSEPH COAN LANDSCAPE ARCHITECTURE
Mailing Address: 118 WALKER POND ROAD
STURBRIDGE MA 01566
Primary Contact: JOSEPH COAN, ASLA
Telephone: Office: 413-668-4553 Cell: _____
Email address: jecoan@jcladesign.com
Registered Landscape Architect License #: 3006

ATTORNEY: N/A
Mailing Address: _____
Primary Contact: _____
Telephone: Office: _____ Cell: _____
Email address: _____

OFFICIAL REPRESENTATIVE INFORMATION

Name: DAVID T. FAIST, PE - CMG

Address: 67 HALL ROAD

STURBRIDGE MA 01566

Telephone: 774-241-0901

Office:

Cell: 508-864-6802

Email address: dfaist@cmgenv.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 DAVID T. FAIST, PE - CMG 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

9/4/24
Date

Signature of Applicant (if other than Property Owner)


Signature of Agent/Official Representative

Date

9/4/24
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)
- ☒ Three (3) full size (24" x 36") copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for the Town Clerk and two for the 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.
- ☐ 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 a narrative on how the proposed project meets the requirements of the *Medway Zoning Bylaw* for parking (Section 7.1.1) and outdoor lighting (Section 7.1.2)
- ☒ 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*. Use Form Q.
- ☒ Two (2) copies of the *Stormwater Drainage Report* prepared in conformance with 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

Property Address: 39 Alder Street, Medway, Massachusetts

QUITCLAIM DEED

ETS Properties LLC, a duly organized and existing Massachusetts limited liability company having a principal place of business located at 11 Airport Road, Hopedale, Massachusetts

For consideration paid and in full consideration of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars

Grant to East Hill Associates LLC, a duly organized and existing Massachusetts limited liability company having a principal place of business located at 49 Alder Street, Medway, Massachusetts

With QUITCLAIM COVENANTS,

A certain parcel of land with the buildings thereon, situated in Medway, Norfolk County, Massachusetts and being shown as Lot 2 on a plan entitled "Plan of Land in Medway, Mass." dated April 24, 1962, by Bowie Engineering Co., which plan is recorded with Norfolk Deeds as Plan No. 575 of 1962, Book 3985, Page 488 and being bounded and described as follows:

NORTHWESTERLY by Alder Street, as shown on said plan, 212.98 feet;

NORTHEASTERLY by Lot 1 as shown on said plan, by four courses totaling 976.69 feet, more or less;

SOUTHEASTERLY by land now or formerly of Weinstein, as shown on said plan, 600 feet, more or less; and

SOUTHWESTERLY by land now or formerly of William A. Crooks, by two courses totaling 1,340 feet, more or less.

Containing 7.7 acres more or less, according to said plan.

Subject to an Order of Taking by the County of Norfolk, dated September 28, 1977 and recorded with Norfolk Deeds, Book 6393, Page 560.

Said premises are hereby conveyed subject to and with the benefit of restrictions of record, if any, insofar as now in force and applicable.

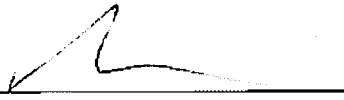
Grantor hereby warrants and represents that no non-titled person is entitled to homestead rights in the property.

This transfer does not represent the sale of all or substantially all the assets of the grantor, ETS Properties LLC in the Commonwealth of Massachusetts

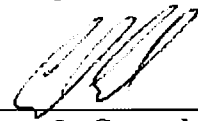
Meaning to convey and hereby conveying the premises described in a deed recorded in the Norfolk County Registry of Deeds in Book 40549, Page 251.

EXECUTED AS A SEALED INSTRUMENT this 28 day of June, 2024.

ETS Properties LLC


Witness: Peter J. Haranas

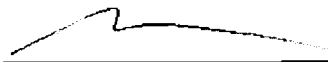
By:


Estevao L. Costa, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this ^{28th} day of ~~May~~ ^{June}, 2022²⁰²⁴, before me, the undersigned Notary Public, personally appeared the above-named Estevao L. Costa proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the above document, and acknowledged to me that he signed it as Manager of ETS Properties LLC voluntarily for its stated purpose.


Peter J. Haranas, Notary Public
My commission expires: April 27, 2029

