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

### Application to Modify a Previously Approved Multi-Family Special Permit

#### INSTRUCTIONS TO APPLICANT/OWNER

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 may result in a delay in the Board's review of the proposed modification.

12/23/, 2024

#### APPLICANT INFORMATION

Applicant's Name: REINOLDO MARIA  
Mailing Address: 88 GUILDING W. ST SHERBOAN MA

Name of Primary Contact: REINOLDO MARIA

Telephone:  
Office: \_\_\_\_\_  
Cell: 774 244 0152

Email address: REINOLDO.MARIA@HOTMAIL.COM

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

#### PREVIOUS SPECIAL PERMIT INFORMATION

Development Name: REINOLDO MARIA

Plan Title: 09/16/2019

Plan Date: \_\_\_\_\_

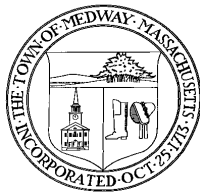
Prepared by:  
Name: CE M  
Firm: JOYCE HASTING OGL ENGINEERING.COM  
Phone #: 508 429 1100 Email: \_\_\_\_\_

Date of Special Permit Decision: 02/25/2020

Date Site Plan was endorsed: 04/13/2021

Date of Constructive Approval by Town Clerk (usually not applicable): \_\_\_\_\_

Recording Information for previously approved special permit: DK 39462 PG 499  
21426 06-01-2021 11:28A



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12 - 23, 2024

#### **APPLICANT INFORMATION**

Applicant's Name: Faria Realty Tuust - Reinaldo Faria  
Mailing Address: 88 Goulding W.  
Sherborn MA 01770  
Name of Primary Contact: Reinaldo Faria  
Telephone: Office: 7742440152  
Cell: 7742440152  
Email address: Reikyf@hotmail.com  
☒ Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

#### **PREVIOUS SPECIAL PERMIT INFORMATION**

Development Name: 20 Broad Village  
Plan Title: \_\_\_\_\_  
Plan Date: 09/16/2019  
Prepared by: Paul Truax, P.E  
Firm: GLM Engineering Consultants  
Phone #: 508-429-1100 Email: joyce.hastings@glmengineering.com  
Date of Special Permit Decision: 02/25/2020  
Date Site Plan was endorsed: 04/25/2020  
Date of Constructive Approval by Town Clerk (*usually not applicable*): \_\_\_\_\_  
Recording Information for previously approved special permit: BK39462 PG 499  
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## PROPERTY INFORMATION

Location Address: 20 Broad St Medway MA

The land shown on the plan is shown on Medway Assessor's Map # 60 as Parcel # 232

Total Acreage of Land Area: 0.50 Acres

General Description of Property: Three Family Property

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Medway Zoning District Classification: Village Commercial District

The owner's title to the land that is the subject matter of this application is derived under deed  
From: Village District Development LLC to Faria Realty Trust  
Dated 12/18/2024 and recorded in Norfolk County Registry of Deeds,  
Book 42169 Page 65 or Land Court Certificate of Title Number \_\_\_\_\_,  
Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District  
Volume \_\_\_\_\_, Page \_\_\_\_\_.

## SCOPE OF PROPOSED MODIFICATION

This is a petition to:

X **Amend/Modify/Revise a previously approved Multi-Family Special Permit Decision**

**NARRATIVE - How and why does the Permit need to be modified? Attach a thorough description/explanation. Specify what part of the decision needs to be modified and what you propose as an alternative.**

## PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Faria Realty TRust - Reinaldo Faria

Mailing Address: 88 Goulding W. Sherborn MA 01770

\_\_\_\_\_  
\_\_\_\_\_

Primary Contact: Reinaldo Faria

Telephone:  
Office: 7742440152 Cell: 7742440152

Email address: Reikyf@hotmail.com

## DESIGNATED REPRESENTATIVE INFORMATION

Name: Reinaldo Faria

Address: 88 Goulding W. Sherborn MA 01770

\_\_\_\_\_  
\_\_\_\_\_

Telephone:  
Office: 7742440152 Cell: 7742440152

Email address: Reikyf@hotmail.com

## SIGNATURES

The undersigned, being the Applicant for approval of Special Permit Modification, herewith submits this application 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 under consideration.

(If applicable, I hereby authorize \_\_\_\_\_ to serve as my Designated 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, to access the site during the application review process.

I understand this application requires a public hearing before the Planning and Economic Development Board and that I will be invoiced for the cost of advertising the hearing in the Milford Daily News.

<div><div><i>Reinaldo Faria</i></div><div>dotloop verified 12/23/24 4:41 PM EST QYNJ-JWW8-TDL7-HQLD</div></div> <div>Signature of Property Owner</div>	<div><div><u>12/23/2024</u></div><div>Date</div></div>
<div><div><i>Reinaldo Faria</i></div><div>dotloop verified 12/23/24 4:41 PM EST QHW8-UG6H-7CJN-OJFH</div></div> <div>Signature of Property Owner</div>	<div><div><u>12/23/2024</u></div><div>Date</div></div>
<div><div><i>Reinaldo Faria</i></div><div>dotloop verified 12/23/24 4:41 PM EST NL55-CJSZ-RIRN-XXRK</div></div> <div>Signature of Applicant (if other than Property Owner)</div>	<div><div><u>12/23/2024</u></div><div>Date</div></div>
<div>Signature of Agent/Official Representative</div>	<div>Date</div>

## SPECIAL PERMIT MODIFICATION FEES

**Filing Fee (modification to decision) - \$250**

**Filing Fee (modification to plan) - \$500**

**Advance on Plan Review Fee - \$500 (payable only if the application includes a proposed modification to the originally approved site plan)**

Submit separate checks for filing fee and Plan Review Fee each made payable to: Town of Medway

**Please call the Planning and Economic Development Office with any fee questions. 508-533-3291.**

## SPECIAL PERMIT MODIFICATION APPLICATION CHECKLIST



Two original special permit modification applications with signatures.



Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property.

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IF APPLICABLE, two copies of revised Stormwater Drainage Calculations prepared in conformance with Section 204 – 3, G of the Site Plan Rules and Regulations

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IF APPLICABLE, Request(s) for Waivers from the Medway Site Plan Rules and Regulations. Check with PEDB office for waiver request form.

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IF APPLICABLE, Advance of Plan Review Fee – Payable to Town of Medway

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Explanation as to how and why the permit decision needs to be modified.

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Special Permit Modification Filing Fee – Payable to Town of Medway