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

MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to Section 5.8.4 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.

November 21, 2024

APPLICANT INFORMATION

Applicant's Name: Metal Beard Inc

Mailing Address: 16 Mowry Street
Mendon, MA 01756

Name of Primary Contact: Mark Smith

Telephone: Office: 508-889-5431 Cell: _____

Email address: jaldm24@gmail.com

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

PROJECT INFORMATION

Development Name: Henry Garnsey Condominiums

Project Address: 20 Milford Street

Plan Title: Henry Garnsey Condominiums Site Plan of Land in Medway, MA

Plan Date: 10/07/2024

Plan prepared by:

Name: Dan Merrikin

Firm: Legacy Engineering

Type of Project:

Renovation of Existing Structure(s)
How many buildings? 1
Building Dimensions See Plan
Gross Square Footage of Existing Structure 1,900
How many residential units presently exist? 1
How many additional residential units are proposed? 0
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? _____

Construction of a New Building(s)
How many buildings? 2
Dimensions of New Building(s) 84' x 45' and 116' x 46'
Gross Square Footage of New Building(s) 14,400
How many new residential units are proposed? 5
How many affordable units? 0

Demolition of any structures on the site? If yes, please explain. _____

How many parking spaces presently exist? 2

How many new parking spaces are proposed? 25

PROPERTY INFORMATION

The land shown on the plan is shown on Medway Assessor's Map # 47 as Parcel # 113

Total Acreage of Land Area: 1.56

General Description of Property: Existing single-family dwelling and associated appurtenances located at the front of the property. The rear of the property is wooded.

Current Use of Property: Single-family dwelling

Medway Zoning District Classification: Village Residential

Length of Existing Frontage: 168.91 On what street? Milford Street

Setbacks for Existing Structure (if applicable)

Front: 19.3 Side: 9.7
Back: 397.9 Side: 99.5

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? Yes - Front yard side setback less than required

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

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: Metal Beard Inc

Mailing Address: 16 Mowry Street Mendon, MA 01756

Primary Contact: Mark Smith

Telephone:
Office: _____ Cell: 508-889-5431

Email address: jaldm24@gmail.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Kent Wojtkciak to Metal Beard Inc. dated 08/01/2024 and recorded in Norfolk County Registry of Deeds, Book 41922 Page 504 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Legacy Engineering LLC - Daniel Merrikin

Mailing Address: 730 Main Street, Suite 2C
Mills, MA 02054

Primary Contact: Daniel Merrikin

Telephone:
Office: 508-376-8883 Cell: 508-868-8353

Email address: dan@legacy-ce.com

Registered P.E. License #: 43309

SURVEYOR: Colonial Engineering - Tony Dellorco _____

Mailing Address: 11 Awl St _____
Medway, MA 02053 _____

Primary Contact: _____

Telephone:
Office: _____ Cell: _____

Email Address: _____

Registered P.L.S. License #: 34303 _____

ARCHITECT: Hawk Design, Inc. _____

Mailing Address: _____

Primary Contact: Ben LaFrance _____

Telephone:
Office: _____ Cell: _____

Email address: _____

Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: _____

Mailing Address: _____

Primary Contact: _____

Telephone:

Email address: _____

Registered Landscape Architect License #: _____

ATTORNEY: _____

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____ Cell: _____

Email address: _____

Applicant Declaration

The undersigned, being the Applicant, herewith submits this application and associated plans and documents 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.

I understand the Board's engineering and planning consultants will review the application and associated materials for compliance with the *Medway Zoning Bylaw* and the applicable *Rules and Regulations*.

If applicable, I hereby authorize Daniel Merrikin to serve as my Agent/Designated Representative to represent my interests before the Board with respect to this application.

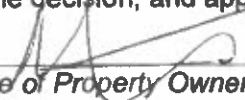
In submitting this application, I authorize members of the Board, its consultants and agents, Town staff, and members of other Town Boards and Committees to access the site during the plan review process.

I understand that pursuant to MGL 53G, the 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 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.

I understand I am expected to attend or be represented at hearings before the Board

I agree to abide by the *Medway Zoning Bylaw and the Rules and Regulations* applicable to this project, the decision, and approved plan.



Signature of Property Owner

11/21/2024
Date

Signature of Applicant (if other than Property Owner)

Date



Signature of Agent/Designated Representative

11/21/2024
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

\$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.
- Three (3) 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.
- 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