



Planning & Economic Development Board - Town of Medway, MA SPECIAL PERMITS

Application for Special Permit Approval

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Zoning Bylaw. Certain special permits are issued by the Planning and Economic Development Board instead of the Zoning Board of Appeals.

The Town's Engineering Consultant may review the Application and associated submittals 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 meeting 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 the Board's review of the special permit application.

APRIL 12, 2023

APPLICANT INFORMATION

Applicant's Name: ETS PROPERTIES LLC

Mailing Address: 11 AIRPORT ROAD

HOPEDALE MA 01747

Name of Primary Contact: ESTEVAO COSTA

Telephone:
Office: (781) 706-8965 Cell:

Email address: ecosta@etsequipmentrental.com

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

PROPERTY INFORMATION

Location Address: 39 ALDER STREET

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

Size of Development Parcel(s): 7.42 +/- Acres

Development Name: ETS EQUIPMENT RENTAL, INC.

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 (WI)

TYPE OF SPECIAL PERMIT

Check all that apply:

- ☐ Auto body shop
- ☐ Assisted living residence facility
- ☐ Car wash
- ☐ Central Business District Development Standards (Section 10)
- ☒ Construction equipment/machinery sales, leasing or rentals
- ☐ Drive-thru facility
- ☐ Electric vehicle charging station with digital advertising
- ☐ Hotel
- ☐ Infill Dwelling Unit (Section 8.1)
- ☐ Lodge or club
- ☐ Mixed-Use Development or Mixed-Use Building in the Central Business District (Section 10.3)
- ☐ Motel
- ☐ Outdoor display
- ☐ Shopping center or multi-tenant development
- ☐ Reduced Parking (Section 7.1.1.J.)
- ☐ Retail store larger than 20,000 sq. ft.
- ☐ Vehicle fuel station with repair services
- ☐ Vehicle fuel station with car wash
- ☐ Vehicle fuel station with convenience store
- ☐ Vehicle repair
- ☐ Veterinary Hospital
- ☒ Other special permit uses, normally reviewed by the Zoning Board of Appeals, such as but not limited to a Groundwater Protection District Special Permit and a Flood Plain Special Permit, but which are reviewed instead by the Planning and Economic Development Board when the project also requires site plan review (Section 3.4 H)

PLEASE SPECIFY: GROUNDWATER PROTECTION DISTRICT - SPECIAL PERMIT

NOTE – There are separate application forms for the following special permits:

- Open Space Residential Development (OSRD)
- Adult Retirement Community Planned Unit Development (ARCPUD)
- Multi-Family Housing Overlay District (MHOD)
- Adaptive Use Overlay District (AUOD).
- Marijuana Facilities and Establishments (medical and adult recreational)
- Affordable Housing
- Oak Grove

Do not use this application form for the above noted types of developments. Please contact the Planning and Economic Development Board office.

PROPERTY OWNER INFORMATION *(if not applicant)*

Property Owner's Name: SAME AS APPLICANT

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

DESIGNATED REPRESENTATIVE INFORMATION

Name: DAVID T. FAIST, PE - CMG
Address: 67 HALL ROAD
STURBRIDGE MA 01566
Telephone: Office: (774) 241-0901 Cell: _____
Email address: dfaist@cmgenv.com
Relationship to Applicant: PROJECT CIVIL ENGINEER

SIGNATURES

The undersigned, being the Applicant, herewith submits this application for a special permit(s) to the Medway Planning and Economic Development Board for review and action. 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 DAVID T. FAIST, PE - CMG to serve as my Agent/Designated Representative to represent my interests before the 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 and other Town boards and committees to access the site during the special permit review process.


Signature of Property Owner (printed name)

1
Date

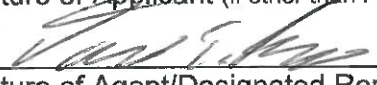
APRIL 12

Signature of Property Owner (printed name)

Date

Signature of Applicant (if other than Property Owner) (printed name)

Date


Signature of Agent/Designated Representative (printed name)

4/13/23
Date

SPECIAL PERMIT APPLICATION/FILING FEES

There is no separate special permit application filing fee when a project also requires site plan review. If there is no requirement for site plan review, the special permit application filing fee is \$350.00.

Make check payable to: Town of Medway

SPECIAL PERMIT APPLICATION CHECKLIST

*The following items shall be submitted with the application.
In most cases, the applicant shall also simultaneously file a corresponding application
for Site Plan Review and Approval with all required submittals.*

- ☒ Special Permit Application (2 signed originals) – one for the Town Clerk and one for the Planning and Economic Development Board
- ☒ Project Description
- ☒ Detailed narrative on how the proposed project meets the special permit criteria included in the Medway Zoning Bylaw, SECTION 3.4 Special Permit Criteria AND any specific approval criteria included in the particular section(s) of the Zoning Bylaw for which a special permit is sought.
- ☒ Any additional information required by the specific section of the Zoning Bylaw for the requested type of special permit or as directed by Town staff.
- ☒ List of abutters, and abutters to abutters within 300' of the property as prepared by the Medway Board of Assessors.
- ☒ Electronic version of all documents, either emailed or provided on a flash drive.

Updated 7-28-22