



Planning & Economic Development Board - Town of Medway, MA

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**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.

September 12, 2026

**APPLICANT INFORMATION**

Applicant's Name: Faria Realty Trust - Reinaldo Faria  
Mailing Address: 88 Goulding W.  
Sherborn MA 01770  
Name of Primary Contact: Reinaldo Faria  
Telephone: [REDACTED]  
Office: [REDACTED]  
Cell: [REDACTED]  
Email address: [REDACTED]

☐ 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  
Name: \_\_\_\_\_  
Firm: GLM Engineering Consultants  
Phone #: 5084291100 Email: \_\_\_\_\_  
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: BK39462PG499  
71426 06/21/2021 11:28

## 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: Multi Family Propert 2 buildings 3 units each

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:

☒ 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: \_\_\_\_\_

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

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

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

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

## DESIGNATED REPRESENTATIVE INFORMATION

Name: Reinaldo Faria

Address: 88 Goulding W. Sherborn MA 01770

Telephone: \_\_\_\_\_  
Office: [REDACTED] Cell: [REDACTED]

Email address: [REDACTED]

## 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.

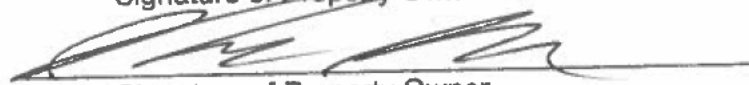
(If applicable, I hereby authorize \_\_\_\_\_ to serve as my Designated Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

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.

  
\_\_\_\_\_  
Signature of Property Owner

09/18/2025  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Property Owner

09/18/2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant (if other than Property Owner)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Agent/Official Representative

\_\_\_\_\_  
Date

### **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.

- ☐ IF APPLICABLE, two copies of revised Stormwater Drainage Calculations prepared in conformance with Section 204 – 3, G of the Site Plan Rules and Regulations
- ☐ IF APPLICABLE, Request(s) for Waivers from the Medway Site Plan Rules and Regulations. Check with PEDB office for waiver request form.
- ☐ IF APPLICABLE, Advance of Plan Review Fee – Payable to Town of Medway
- ☐ Explanation as to how and why the permit decision needs to be modified.
- ☐ Special Permit Modification Filing Fee – Payable to Town of Medway