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Town of Medway, MA
Community and Economic Development Department
LAND DISTURBANCE PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway General Bylaws – ARTICLE XXVI - Stormwater Management and Land Disturbance*. The Bylaw is posted at:

https://www.townofmedway.org/sites/g/files/vvhlif866/f/uploads/sw_bylaw_clean_voted_at_june_8_2020_1_m_final_bjs.pdf

Depending on the scope and location of the planned land disturbance and what other permits are required, this application shall be acted upon by the Medway Conservation Commission, the Medway Planning and Economic Development Board, or the Department's Administrative Team.

This application must be filed at the same time as the associated land use permit applications are filed with the Conservation Commission and/or the Planning and Economic Development Board.

The Town's Engineering Consultant may be asked to review the Application and associated plans and provide a review letter. A copy of any review letter will be provided to you.

You and/or your duly authorized Agent/Designated Representative are expected to attend the Board or Commission meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board or Commission may request.

Your absence at the hearings may result in a delay in review and action.

Please see APPENDIX at the end of this form for definitions of key terms used throughout this application form.

_____, 20____

APPLICANT INFORMATION

Applicant's Name: Medway Development, LLC

Mailing Address: 383 Main Street
Medfield, MA 02052

Name of Primary Contact: Michael Larkin

Telephone: Office: [REDACTED] Cell: _____

Email address: [REDACTED]

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

SITE INFORMATION

Location Address: 21 High Street

The land shown on the plan is shown on Medway Assessor's Map # 57 as Parcel(s) # 62

Total Acreage of Land Area: 3.77 acres

Description of Property and Existing Conditions (or provide and reference an existing conditions plan): See Existing Conditions Plan

Medway Zoning District Classification: AR II

Current Use of Property: Residential

Site presently includes the following EXISTING stormwater management components. Check all that apply.

- ☐ Surface stormwater basin (detention, retention, rain garden)
- ☐ Sub-surface detention or infiltration systems (e.g. Cultec, Stormceptor units)
- ☐ Roof drains
- ☐ Perimeter drains discharging to: _____
- ☐ Previously approved stormwater connection to the Medway MS4. (Provide documentation of such approval from the Medway Department of Public Works)
- ☐ Unauthorized and/or Illicit stormwater connection to the Medway MS4. (Identify location and describe type of connection): _____
- ☐ Unauthorized illicit discharge to the Medway MS4. (Identify location of discharge and describe what is being discharged.): _____
- ☐ Other (Please describe) _____

NOTE – All of the above listed existing stormwater management components must be shown on the Erosion and Sediment Control Plan to be submitted with this application.

PROPOSED DEVELOPMENT PROJECT INFORMATION

Provide a description of the proposed project that will result in a land disturbance. Attach an additional sheet if needed: Construction of three buildings, associated pavements, grading for stormwater management

Type of Project - Check all that apply. NOTE - A project may include both New Development & Redevelopment.

New Development (See definition in Appendix)	Redevelopment (See definition in Appendix)
☐ Single family dwelling ☐ Residential Subdivision (# of lots _____)	☐ Single family dwelling expansion
☐ Two family dwelling	☐ Two family dwelling expansion
☒ Multi-family development	☐ Multi-family development expansion
☐ Commercial, industrial, office development	☐ Commercial, industrial, office development expansion
☐ Site improvements (e.g., pool, patio, athletic court, landscaping, parking, etc.)	☐ Site improvements (e.g. pool, patio, athletic court, landscaping, parking, etc.)
☐ Grading and/or site work without a building or structure	☐ Grading and/or site work without a building or structure
☐ Accessory structure(s) (e.g., garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)	☐ Accessory structure(s) (e.g. garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)

Estimated Total Size of Land Disturbance (ft²) (Limit of Work): 35,100 sf

Area (ft²) of Impervious Surface (building footprint(s), pavement, parking, roofs, decks, patios, etc.). Complete table below.

Existing Impervious Surface Area (ft ²)	Proposed Additional Impervious Surface Area (ft ²)	Total Proposed Impervious Surface Area (ft ²) Post Construction
8,239	6,413	14,652

Have you or will you apply for any of the following other permits for this project? Attach a copy of any permits received to date for this project.

Planning & Economic Development Board	Conservation Commission	Zoning Board of Appeals	Department of Public Works
☐ Subdivision	☐ ORAD (Order of Resource Area Delineation)	☐ Special Permit	☐ MS4 Connection and Discharge Permit
☒ Site Plan	☐ RDA (Request for Determination of Applicability)	☐ Variance	
☒ Special Permit	☐ Notice of Intent/Order of Conditions	☐ Comprehensive Permit (40B)	

NOTE - Please attach copies of any of the above permits already received to this application.

EROSION AND SEDIMENT CONTROL PLAN INFORMATION — To be prepared in accordance with Medway General Bylaws, ARTICLE XXVI, Section 26.5.6. The plan must show all existing stormwater management facilities.

Development Name: High Street Meadows

Plan Title: Site Preparation Plan

Plan Date: December 20, 2023

Prepared by:
Name: TIMOTHY POWER, PE 46906

Firm: PVI Site Design LLC

Phone #: [REDACTED] Email: [REDACTED]

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: _____

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: _____ to _____ dated _____ and recorded in Norfolk County Registry of Deeds, Book _____ Page _____ or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page(s) _____.

ENGINEER

Name of Firm: PVI Site Design LLC

Mailing Address: 18 GLENDALE ROAD
NORWOOD, MA 02062

Primary Contact: TIMOTHY POWER

Telephone: Office: [REDACTED] Cell: [REDACTED]

Email address: [REDACTED]

Registered P.E. License #: 46906

SURVEYOR

Name of Firm: Colonial Engineering, Inc.

Mailing Address: PO Box 95
Medway, MA 02053

Primary Contact: Anthony Dellorco

Telephone: Office: [REDACTED] Cell: [REDACTED]

Email Address: [REDACTED]

Registered P.L.S. License #: 34303

WETLANDS SCIENTIST

Name of Firm: Applied Ecological Sciences

Mailing Address: PO Box 184
Norfolk, MA 02056

Primary Contact: Russell Waldron

Telephone: Office: [REDACTED] Cell: [REDACTED]

Email Address: [REDACTED]

DESIGNATED REPRESENTATIVE (if not applicant)

Name of Firm: PVI Site Design, LLC (Timothy Power, PE)

Mailing Address: 18 Glendale Road, Norwood, MA 02062

Telephone: Office: _____ Cell: [REDACTED]

Email address: [REDACTED]

SIGNATURES

The undersigned, being the Applicant for approval of a Land Disturbance Permit, herewith submits this application to the Medway Community and Economic Development Department. I 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 PVI Site Design, LLC to serve as my Agent/Designated Representative to represent my interests before the Medway Community and Economic Development Department with respect to this application.)

In submitting this application, I authorize Town staff, its consultants and agents, and members of the Conservation Commission and Planning and Economic Development Board to enter the subject property to access the site during the plan review, permitting and enforcement process.

I understand that pursuant to MGL c.44, s. 53G, the Department, Board and Commission may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that Town staff, its consultants and agents, and members of the Commission and Board may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

Signature of Property Owner

February 25, 2025

Date

Signature of Applicant (if other than Property Owner)

Date

Signature of Agent/Designated Representative

February 25, 2025

Date

LAND DISTURBANCE PERMIT APPLICATION CHECKLIST

**Submit 3 copies of each of the following documents to the
Medway Community and Economic Development Department.
Incomplete applications will not be accepted.**

Also provide a flash drive or email all documents.

**This application must be filed at the same time as the corresponding
application(s) (Notice of Intent and/or Site Plan Review or Subdivision Approval)
are filed with the Conservation Commission and/or
the Planning and Economic Development Board.**

- ☒ Land Disturbance Permit Application Form with original signatures of applicant, owner and designated representative
- ☒ Erosion and Sediment Control Plan and associated documents prepared as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.6
- ☒ Drainage Calculations in compliance with the most current Massachusetts Stormwater Management Standards and the NOAA Atlas 14 precipitation rates
- ☒ Narrative on how the project meets the most current Massachusetts Stormwater Management Standards
- ☒ Construction sequencing/phasing plan
- ☒ Stormwater Operations and Maintenance Plan for Construction
- ☒ Post-Construction Stormwater Management Plan as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.8
- ☒ Post-Construction Long Term Stormwater Operations and Maintenance Plan as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.9
- ☐ Other permits already received for the project
- ☐ If necessary, Request(s) for Waivers from the provisions of Medway General Bylaws, ARTICLE XXVI, Section 26.5
- ☐ Application/filing fee when applicable