



Planning & Economic Development Board - Town of Medway, MA DEVELOPMENT PLAN REVIEW

Application for Development Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to Section 5.6.5 of the Medway Zoning Bylaw and the Board's Multi-Family Overlay Development Plan Rules and Regulations.

The Town's Engineering Consultants will review the Application and the proposed Development Plan and provide review letters to the Planning and Economic Development Board. A copy of those review letters will be provided to you.

You and/or your duly authorized Agent/Designated 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.

_____, 20____

APPLICANT INFORMATION

Applicant's Name: Steven Brody

Mailing Address: 39 West Street
Medway, MA 02053

Name of Primary Contact: Steven Brody

Telephone:
Office: _____ Cell: [REDACTED]

Email address: [REDACTED]

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

DEVELOPMENT PLAN INFORMATION

Development Name: 39 West Street

Plan Title: Permit Site Plan, 39 West Street Medway, Massachusetts 02053 for Steven Brody

Plan Date: 8/16/25

Prepared by:
Name: Joseph D. Peznola, PE
Firm: Hancock Associates, Inc.
Phone #: [REDACTED]
Email: [REDACTED]

PROPERTY INFORMATION

Location Address: 39 West Street

The land shown on the plan is shown on Medway Assessor's Map # 55 as Parcel # 51

Total Acreage of Land Area: 64,366 SF

General Description of Property: Existing lot containing one (1) - 1 1/2 story dwelling, shed, generator enclosure and mobile home accessed by a gravel road from West Street.

Medway Zoning District Classification: Agricultural Residential 2 (AR-2), Multifamily Overlay District (MOD)

Current Use of Property: Residential - single-family

Length of Existing Frontage: 127.44'

On what street? West Street

Setbacks for Existing Structure (if applicable)

Front: 33.8'

Side: 10.3'

Back: 28.2'

Side: 34.5'

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

☐

Yes

☒

No

If yes, please name street: _____

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

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: 39 West Street

VARIANCE/SPECIAL PERMIT - Will this project also require a variance or special permit from the Zoning Board of Appeals?

☐

Yes

☒

No

Explanation: _____

SPECIAL PERMIT – Will this project also require a special permit from the Planning and Economic Development Board?

☐

Yes

☒

No

Explanation: _____

ORDER OF CONDITIONS – Will this project also require an Order of Conditions from the Conservation Commission?

☒ Yes ☐ No

Explanation: The development proposes land disturbance within the 100' wetland buffer zone and 200' riverfront area.

LAND DISTURBANCE PERMIT – Will this project also require a Land Disturbance Permit?

☒ Yes ☐ No

Explanation: Disturbance of 20,000 square feet or more.

PROPERTY OWNER INFORMATION

Property Owner's Name: Steven Brody

Mailing Address: 39 West Street

Medway, MA 02053

Primary Contact: Steven Brody

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: Meghan E. Bernardo and Michael B. Hoffman to Steven Gregory Brody

dated 8/15/2019

and recorded in Norfolk County Registry of Deeds, Book 37060 Page 586 or Land Court Certificate of Title Number _____,

Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Hancock Associates, Inc.

Mailing Address: 315 Elm Street

Marlborough, MA 01752

Primary Contact: Joseph D. Peznola

Telephone:

Office: _____

Cell: _____

Email address: _____

Registered P.E. License #: 38117

SURVEYOR: Hancock Associates, Inc.

Mailing Address: 315 Elm Street

Marlborough, MA 01752

Primary Contact: Carlos Frias
Telephone:
Office: Cell:
Email Address:
Registered P.L.S. License #:

ARCHITECT: Colwell Group
Mailing Address: 132 Central Street, Suite 203
Foxborough, MA 02035
Primary Contact: Bob Boynton
Telephone:
Office: Cell:
Email address:
Registered Architect License #:

LANDSCAPE ARCHITECT/DESIGNER: James K. Emmanuel Associates
Mailing Address: 22 Carlton Road
Marblehead, MA 01945
Primary Contact: James Emmanuel
Telephone:
Office: Cell:
Email address:
Registered Landscape Architect License #: 1338

ATTORNEY:
Mailing Address:

Primary Contact:
Telephone:
Office: Cell:
Email address:

DESIGNATED REPRESENTATIVE INFORMATION

Name: Joseph Peznola
Address: 315 Elm Street
Marlborough, MA 01752
Telephone:

Office:



Cell:

Email address:



SIGNATURES

The undersigned, being the Applicant for approval of a Development Plan Project, herewith submits this application and Development Plan 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.

If applicable, I hereby authorize **STEVEN BRODY** 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, and Town staff to access the site during the plan review process.

I understand that pursuant to M.G.L. c. 44 §53G, the Medway Planning and Economic Development 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 Planning and Economic Development 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.

Signature of Property Owner

8/12/25

Date

Signature of Property Owner

Date

Signature of Applicant (if other than Property Owner)

Date

Signature of Agent/Official Representative

Date

DEVELOPMENT PLAN FEES

Application/Filing Fee

\$350 plus \$ 0.10/sq. ft. of impervious area

Advance on Plan Review Fee

\$500 deposit.

Submit 2 separate checks each made payable to: Town of Medway

DEVELOPMENT PLAN **APPLICATION CHECKLIST**

- ☐ Development Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- ☐ Two full size (24" x 36") copies of the Development Plan prepared in accordance with the Multi-family Overlay District Development Plan Rules and Regulations (the Rules and Regulations) for the Planning and Economic Development Board (PEDB).
- ☐ Two ledger size (11" x 17") copies of the Development Plan, one for the PEDB and one for the Town Clerk.
- ☐ Electronic version of the Development Plan and ALL associated application documents. Provide flash drive or email.
- ☐ Certified Abutters List and labels from the Medway Assessor's office for 300 feet around the subject property
- ☐ One copy of a Project Narrative as described in the Rules and Regulations.
- ☐ Any requests for waivers from the Rules and Regulations. Use Form.
- ☐ One copy of Stormwater Documentation as required by the Zoning Bylaw and Rules and Regulations.
- ☐ One copy of a traffic study, depending on the size and scope of the proposed development project.
- ☐ One copy of all relevant approvals received to date from other Town boards/committees/departments
- ☐ Earth removal/earth fill estimates as required by the Rules and Regulations.
- ☐ Proof of present or pending ownership of all land within the proposed development site.
- ☐ Development Plan Filing Fee – Payable to Town of Medway
- ☐ Advance of Plan Review Fee – Payable to Town of Medway