



RECEIVED TOWN CLERK  
APR 18 '25 AM 8:54

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

**MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION**

**INSTRUCTIONS TO APPLICANT/OWNER**

This Application is made pursuant to Section 5.6.4 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.

April 18<sup>th</sup>, 2025

**APPLICANT INFORMATION**

Applicant's Name: MEDWAY MAIN HOMES TRUST

Mailing Address: 3 MACOMBER LN

ERAMINGHAM MA 01702

Name of Primary Contact: MAGUEN BARSOM

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

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

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

**PROJECT INFORMATION**

Development Name: 192 MAIN ST.

Project Address: 192 MAIN ST.

Plan Title: \_\_\_\_\_

Plan Date: 4/2/2025

Plan prepared by: \_\_\_\_\_

Name: Michael Scott

Firm: LDC

Type of Project:

\_\_\_\_ Renovation of Existing Structure(s)

How many buildings? \_\_\_\_\_

Building Dimensions \_\_\_\_\_

Gross Square Footage of Existing Structure \_\_\_\_\_

How many residential units presently exist? \_\_\_\_\_

How many additional residential units are proposed? \_\_\_\_\_

How many affordable units? \_\_\_\_\_

\_\_\_\_ 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? \_\_\_\_\_

X Construction of a New Building(s)

How many buildings? 1

Dimensions of New Building(s) ~~41x24~~ 49 x 38.5'

Gross Square Footage of New Building(s) 5674

How many new residential units are proposed? 2

How many affordable units? 0

X Demolition of any structures on the site? If yes, please explain. \_\_\_\_\_

GARAGE

How many parking spaces presently exist? 12

How many new parking spaces are proposed? 16

**PROPERTY INFORMATION**

The land shown on the plan is shown on Medway Assessor's Map # 47 as Parcel # 070

Total Acreage of Land Area: 0.978

General Description of Property: RESIDENTIAL

Current Use of Property: MULTI-FAMILY

Medway Zoning District Classification: VILLAGE RESIDENTIAL

Length of Existing Frontage: 178.55 On what street? MAIN ST.

Setbacks for Existing Structure (if applicable)

Front: N/A

Side: N/A

Back: N/A

Side: N/A

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? \_\_\_\_\_

YES - SLOCUMB SET BACK

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? YES

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: MEDWAY MAIN NOMINEE TRUST

Mailing Address: 3 MA COMBEN LN  
FRAMINGHAM MA 01702

Primary Contact: MAGUEN BARSOOM

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: SLOCUMB PLACE LLC to MEDWAY MAIN NOMINEE TRUST dated 3/26/2024 and recorded in Norfolk County Registry of Deeds, Book 41695 Page 431 or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page \_\_\_\_\_.

**CONSULTANT INFORMATION**

**ENGINEER:** LDC

Mailing Address: 45 LYMAN ST.  
WEST BOROUGH MA 01581

Primary Contact: MIKE SCOTT

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

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

Registered P.E. License #: \_\_\_\_\_

**SURVEYOR:**TODD CHAPINMailing Address: \_\_\_\_\_  
\_\_\_\_\_

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

Telephone: \_\_\_\_\_

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

Email Address: \_\_\_\_\_

Registered P.L.S. License #: 37558**ARCHITECT:**NATHALIA & VIN ROMailing Address: \_\_\_\_\_  
\_\_\_\_\_

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

Telephone: \_\_\_\_\_

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

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

Registered Architect License #: \_\_\_\_\_

**LANDSCAPE ARCHITECT/DESIGNER:**Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

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

Telephone: \_\_\_\_\_

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

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

Registered Landscape Architect License #: \_\_\_\_\_

**ATTORNEY:**Steve KennedyMailing Address: 181 VILLAGE ST.  
MEDFORD MA 02053


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

Telephone: \_\_\_\_\_

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

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

**OFFICIAL REPRESENTATIVE INFORMATION** (if applicable)

Name: Steve ~~Kenney~~ Kenney  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Office:  Cell: \_\_\_\_\_  
Email address: \_\_\_\_\_

**SIGNATURES**

The undersigned, being the Applicant for approval of a Multifamily Housing Special Permit herewith submits this application and 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.


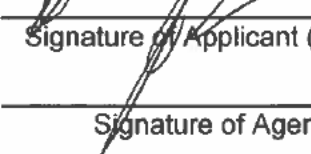
(If applicable, I hereby authorize Steve Kenney to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

I have reviewed Section 5.6.4 Multifamily Housing and Section 8.6 Affordable Housing of the *Medway Zoning Bylaw* and understand and agree to the requirements and responsibilities specified therein.

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee and Open Space Committee to access the site during the plan review process.

I understand that pursuant to MGL 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  
  
\_\_\_\_\_  
Signature of Applicant (if other than Property Owner)  
\_\_\_\_\_  
Signature of Agent/Official Representative

4/12/2025  
\_\_\_\_\_  
Date  
4/18/2025  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
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***

*Up to 8 units = \$500*

*9 – 40 units = \$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.
- \_\_\_\_\_ Ten (10) 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. Provide disk or flash drive or email the plan and documents to:  
[planningboard@townofmedway.org](mailto:planningboard@townofmedway.org).
- \_\_\_\_\_ 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