



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/vyhlif866/f/uploads/sw_bylaw_clean_voted_at_june_8_2020_tm_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.

May 18, 2023

APPLICANT INFORMATION

Applicant's Name: Tortcon Builders, LLC

Mailing Address: 70 Bethany Rd.
Framingham, MA 01701

Name of Primary Contact: Chris Torti

Telephone: Office: _____ Cell: 508-380-0068

Email address: ctortcon@yahoo.com

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

SITE INFORMATION

Location Address: 56 Summer Street

The land shown on the plan is shown on Medway Assessor's Map # 46 as Parcel(s) # 028

Total Acreage of Land Area: 5.54 Acres

Description of Property and Existing Conditions (or provide and reference an existing conditions plan): Wooded lot with wetlands - See Plan

Medway Zoning District Classification: AR-2 & Multi-Family Overlay

Current Use of Property: Residential & Wooded Lot

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: See Stormwater Management Plans

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)
<input type="checkbox"/> Single family dwelling <input type="checkbox"/> Residential Subdivision (# of lots _____)	<input type="checkbox"/> Single family dwelling expansion
<input type="checkbox"/> Two family dwelling	<input type="checkbox"/> Two family dwelling expansion
<input checked="" type="checkbox"/> Multi-family development	<input type="checkbox"/> Multi-family development expansion
<input type="checkbox"/> Commercial, industrial, office development	<input type="checkbox"/> Commercial, industrial, office development expansion
<input type="checkbox"/> Site improvements (e.g., pool, patio, athletic court, landscaping, parking, etc.)	<input type="checkbox"/> Site improvements (e.g. pool, patio, athletic court, landscaping, parking, etc.)
<input type="checkbox"/> Grading and/or site work without a building or structure	<input type="checkbox"/> Grading and/or site work without a building or structure
<input type="checkbox"/> Accessory structure(s) (e.g., garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)	<input type="checkbox"/> 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): _____.

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
2,580	52,000	54,580

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	
<input checked="" type="checkbox"/> Special Permit	<input checked="" type="checkbox"/> 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: Mockingbird Lane

Plan Title: Site Plans & Details

Plan Date: Jan. 25, 2023

Prepared by: Name: Robert G. Murphy

Firm: Robert G. Murphy & Associates, Inc.

Phone #: 508-826-1859 Email: rgmenviron@verizon.net

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: Delgenio to Tortcon Builders, LLC dated 4-07-2021 and recorded in Norfolk County Registry of Deeds, Book 39243 Page 398 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page(s) _____.

CONSULTANT & DESIGNATED REPRESENTATIVE INFORMATION

ENGINEER

Name of Firm: Land Planning, Inc.
Mailing Address: 214 Worcester St., No. Grafton, MA
01536
Primary Contact: Norman G. Hill
Telephone: Office: 508-839-9526 Cell: 508-962-3237
Email address: nhill@landplanninginc.com
Registered P.E. License #: 31887

SURVEYOR

Name of Firm: Continental Land Survey, LLC
Mailing Address: 105 Beaver St., Franklin, MA
02038
Primary Contact: Roger Allen
Telephone: Office: 508-528-2528 Cell: 508-439-7323
Email Address: blackstone.valley.mapping@gmail.com
Registered P.L.S. License #: 48649

WETLANDS SCIENTIST

Name of Firm: Robert G. Murphy & Associates, Inc.
Mailing Address: 214 Worcester St., No. Grafton, MA
01536
Primary Contact: Robert Murphy
Telephone: Office: 508-839-0310 Cell: 508-826-1859
Email Address: rgmenvi@verizon.net

DESIGNATED REPRESENTATIVE (if not applicant)

Name of Firm: Robert G. Murphy - Wetland Scientist
Mailing Address: See above

Telephone: Office: _____ Cell: _____
Email address: _____

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 Robert G. Murphy 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.

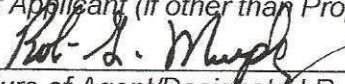


Signature of Property Owner

4-25-2023

Date

Signature of Applicant (if other than Property Owner)



Signature of Agent/Designated Representative

Date

4-25-2023

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