



Planning & Economic Development Board - Town of Medway, MA
LAND SUBDIVISION – FORM C-3

***Application to Amend, Modify or Rescind a
a Previously Approved Definitive Subdivision Plan and/or
a Subdivision Decision/Certificate of Action***

INSTRUCTIONS TO APPLICANT

This Application is made pursuant to the Planning Board's **Subdivision Rules and Regulations**.
Please complete this entire Application.

1. Submit two signed original Applications, one copy of the proposed Revised Definitive Subdivision Plan, and one copy of the Stormwater Management Analysis to the Community and Economic Development Dept. (CED)
2. Provide all other required documents and the appropriate Filing Fee and advance of the Plan Review Fee to the CED office.

The Town's staff and Engineering Consultants will review the Application and the proposed Revised Definitive Subdivision Plan. You or your duly authorized Agent/Official Representative are expected to attend the Planning and Economic Development 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 its review.

April 6, 2026

TO: The Planning & Economic Development Board of the Town of Medway, MA

The undersigned herewith petitions the Town of Medway Planning & Economic Development Board to amend, modify or rescind a previously approved Definitive Subdivision Plan of property located in the Town of Medway and/or to amend, modify or rescind the corresponding Subdivision Decision/ Certificate of Action.

ORIGINAL DEFINITIVE SUBDIVISION PLAN INFORMATION

Plan Title: Definitive Subdivision Plan

Prepared by: Francis Gaboriault

Of: GLM Engineering Consultants, Inc.

Plan Date (and revision dates): June 8, 1987 Revised July 30, 1987

Approved by the Planning and Economic Development Board on: 08-28-1987

Or constructively approved by Town Clerk's certificate on: _____

Approval endorsed by the Planning and Economic Development Board on:

11-10-1987 _____

Recording information: Date: 07-26-1988
Subdivision Plan: Book: 370 Page: 796
Certificate of Action: Book: _____ Page: _____
Covenant: Book: 8045 Page: 353

Total Acreage of Land: 12.5 Medway Zoning Classification: AR-1

The approved plan shows the division of land into 5 building lots numbered 1-5
and 0 parcels not intended for building thereon to be used as: n/a

Did the previously approved plan and decision anticipate that the proposed roadways would be?

- Permanent private ways
- Town accepted street

Approved Street Names: Ladyslipper Hollow

Utilities: Town water Private well Private water
 Town sewer Private septic Private sewer

Scenic Road

Does any portion of the subdivision have frontage on a Medway Scenic Road?

Yes No If yes, please name: _____

Wetlands

Is any portion of the site within a Wetland Resource Area?

Yes No

Groundwater Protection

Is any portion of the site within a Groundwater Protection Overlay District?

Yes No

Flood Plain District

Is any portion of the site within the Flood Plain Overlay District?

Yes No

PRIOR MODIFICATION TO DEFINITIVE SUBDIVISION PLAN AND/OR DECISION/CERTIFICATE OF ACTION

Have there been any modifications to the Definitive Subdivision Plan or Decision/Certificate of Action since originally approved? Please explain what was modified, why and give details of approval and recording dates/information. You may attach a separate document.

No

APPLICANT INFORMATION

Applicants Name: Alden Ellis Jr. _____

Applicant's Address: 148A Holliston Street _____

Medway, MA 02053 _____

Name of Primary Contact: Alden Ellis _____

Telephone: [REDACTED] _____ Email: [REDACTED] _____

Describe Applicant's Interest in Subdivision: Owner _____

Official Representative's Name: Daniel Merrikin - Legacy Engineering LLC _____

Address: 730 Main Street Suite 2C _____

Millis, MA 02054 _____

Telephone: [REDACTED] _____ Email: [REDACTED] _____

Describe Official Representative's Relationship to Applicant Engineer _____

ORIGINAL APPLICANT INFORMATION

Applicant's Name: Pamela Bartolini and Linda Reynolds _____

Applicant's Address: 148A & 148B Holliston Street _____

Medway, MA 02053 _____

Name of Primary Contact: Alden Ellis _____

Telephone: [REDACTED] _____ Email: [REDACTED] _____

PRESENT SUBDIVISION OWNER INFORMATION

Please complete only if the original applicant and present owner are not the same person or entity

Present Owner's Name: Applicant, Pamela Ellis, & Linda Reynolds _____

Address: 148A & 148B Holliston Street _____

Medway, MA 02053 _____

Name of Primary Contact: Linda Reynolds _____

Telephone: [REDACTED] _____ Email: [REDACTED] _____

CONSULTANT INFORMATION

For Proposed Plan Modification – If applicable

Engineer: Legacy Engineering LLC

Address: 730 Main Street Suite 2C

Millis, MA 02054

Primary Contact: Daniel Merrikin

Telephone: [REDACTED] Email: [REDACTED]

Surveyor: Colonial Engineering

Address: 11 Awl Street

Medway, MA 02053

Primary Contact: Anthony Delorco

Telephone: [REDACTED] Email: [REDACTED]

Attorney: N/A

Address:

Primary Contact:

Telephone: Email:

SCOPE of CURRENT PETITION

This is a petition to: (Check all that apply. At least one item must be checked.)

- 1. **Amend or Modify** a previously approved Definitive Subdivision Plan

What plan modifications do you propose? Provide a complete description of proposed changes. Attach a separate document if necessary.

Subdivision redesign, updated to meet the latest regulations.

Why does the plan need to be modified?

To meet the latest regulations.

Title of Proposed Modified Plan: Lady Slipper Hollow Medway Definitive Subdivision Modification

Prepared by: Daniel Merrikin, P.E.

Of: Legacy Engineering LLC

Plan Date: March 24, 2026

- 2. **Amend or Modify** a previously approved definitive subdivision Decision/ Certificate of Action

What part of the decision needs to be modified? What changes do you propose? Why does the decision need to be modified? Please provide a complete explanation.

Update decision to reflect current regulations.

3. **Rescind** a previously approved Definitive Subdivision Plan and its corresponding Certificate of Action.

For what reasons should the Definitive Subdivision Plan and Decision/Certificate of Action be rescinded? Please provide a complete explanation.

SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. If applicable, I hereby authorize Daniel Merrikin to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application to Amend, Modify or Rescind a Previously Approved Definitive Subdivision Plan and/or Decision/Certificate of Action.

I agree to abide by the current *Rules and Regulations for the Review and Approval of Land Subdivisions*. In submitting this application, I authorize the Planning & Economic Development Board, its staff and agents, to access the site during the plan review and construction process

Alden C. Ellis Signature of Applicant 4/2/2026 Date

Pamela Ellis and Linda G. Regold Signature of Owner 4/2/2026 Date

Daniel Merrikin Signature of Agent/Official Representative 4/6/2026 Date

FEES

Filing Fee = \$750 Advance on Plan Review Fee = \$1,000
(Please submit 2 separate checks each made payable to: Town of Medway)

Filing Fee Paid:

Date: _____ Amount: _____ Check # _____

Advance on Plan Review Fee Paid:

Date: _____ Amount: _____ Check # _____

SUBMITTAL DOCUMENTS CHECKLIST

Town Clerk

- One signed original Application – Form C-3
- One ledger size (11" x 17") copy of the Site Plan
- One copy of the Stormwater Management Analysis prepared in accordance with Section 5.5.9 of the *Subdivision Rules and Regulations* (if applicable)

Board of Health

- One signed original Application – Form C-3
- One full size (24" x 36") copy of the Subdivision Plan prepared in accordance with the *Medway Rules and Regulations Governing Land Subdivisions*
- One copy of Soil Survey, Percolation and High Groundwater Tests prepared in accordance with Section 5.5.10 of the *Subdivision Rules and Regulations*

Planning & Economic Development Board

- One signed Original Application – Form C-3
- One full size (24" x 36") copy of the Subdivision Plan prepared in accordance with the *Medway Rules and Regulations Governing Land Subdivisions*.
- One copy of the Stormwater Management Analysis prepared in accordance with the *Subdivision Rules and Regulations* (if applicable)
- One copy of Soil Survey, Percolation and High Groundwater Tests prepared in accordance with the *Subdivision Rules and Regulations*
- Electronic Version of all application documents.
- Designer's Certificate – Form D
- Certified List of Abutters and present owners of ALL subdivision lots - Form E
- Development Impact Report - Form F
- Written Request for any Proposed Waivers of *Subdivision Rules and Regulations* (Form available on website or from CED office)
- Long Term Operation and Maintenance Plan for drainage and stormwater management facilities