

PROPERTY INFORMATION

Location Address: 0 R Waterview Drive and 12 Waterview Drive

The land shown on the plan is shown on Medway Assessor's Map # 67 as Parcel # 061/046

Total Acreage of Land Area: 12.420 Acres

General Description of Property: Properties are located in the ARII Zoning district. Located in-between Village Street and the Charles River on the Medway/Franklin Town Border.

Medway Zoning District Classification: ARII

Current Use of Property: Undeveloped land.

Length of Existing Frontage: 150 feet

On what street? Waterview Drive

Setbacks for Existing Structure (if applicable)

Front: N/A
Back: N/A

Side: N/A
Side: N/A

Scenic Road

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

☐ Yes ☒ No If yes, please name street: _____

Historic District - **N/A**

Is any portion of this property located within a Medway National Register Historic District? No.

☐ 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

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: _____

The proposed project pertains to a:

☐ Child Care Facility (as defined in Chapter 28A, §9, MGL)
☐ Religious Facility
☒ Educational Facility
☒ Other Farm/Agricultural

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

☐ Yes ☒ No

Explanation: Site Plan Review only for two exempt uses (agricultural and educational)

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

☐ Yes ☒ No

Explanation: Site Plan Review only for two exempt uses (agricultural and educational)

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

☒ Yes ☐ No

Explanation: Portions of the work occur within wetland resource areas.

LAND DISTURBANCE PERMIT – Will this project require a Land Disturbance Permit pursuant to Medway General Bylaws, Section 26?

☒ Yes ☐ No

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Nancy Dubin and David Dubin

Mailing Address: 1070 Washington Street

Holliston, MA 01746

Primary Contact: Edward V. Cannon Jr.

Telephone:

Office: [REDACTED] Cell: [REDACTED]

Email address: [REDACTED]

The owner's title to the land that is the subject matter of this application is derived under deed from: Ross Smith to Nancy Dubin and David J. Dubin dated January 27, 2022 and recorded in Norfolk County Registry of Deeds, Book 40286 Page 205 or Land Court Certificate of Title Number [REDACTED], Land Court Case Number [REDACTED], registered in the Norfolk County Land Registry District Volume [REDACTED], Page [REDACTED].

DESIGNATED REPRESENTATIVE INFORMATION

Name: Edward V. Cannon Jr., Esq.

Address: Doherty, Dugan, Cannon, Raymond & Weil, P.C.

124 Grove Street, Suite 220, Franklin, MA 02038

Telephone:

Office: [REDACTED] Cell: [REDACTED]

Email address: [REDACTED]

Relationship to applicant: Attorney for applicant

CONSULTANT INFORMATION

ENGINEER: Daniel Merrikin

Mailing Address: Legacy Engineering
730 Main Street, Suite 2C, Millis, MA 02054

Primary Contact: Dan Merrikan

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

Email address: [REDACTED]

Registered P.E. License #: 43309

SURVEYOR: Colonial Engineering Inc.

Mailing Address: PO Box 95
Medway, MA 02053

Primary Contact: Anthony Dellorco

Telephone: [REDACTED]
Office: [REDACTED] Cell: N/A

Email Address: [REDACTED]

Registered P.L.S. License #: 34303

ARCHITECT: Not applicable.

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: Not applicable.

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

Registered Landscape Architect License #: _____

ATTORNEY: Edward V. Cannon Jr., Esq.

Mailing Address: Doherty, Dugan, Cannon, Raymond & Weil, P.C.

124 Grove Street, Suite 220, Franklin, MA 02038

Primary Contact: Edward V. Cannon Jr., Esq. or Mackenzie M. Wilson, Paralegal

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

Email address: [REDACTED]

SIGNATURES

The undersigned, being the Applicant for approval of a Site Plan for an Exempt Use, and the property owner, herewith submits this application and Site 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 Edward V. Cannon Jr., Esq. to serve as my Agent/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.

Signed by: [Signature]
74CB9B040936460...
Signature of Property Owner

6/4/2026
Date

Signed by: [Signature]
ADBDZ0A760B40D...
Signature of Property Owner

6/4/2026
Date

Signature of Applicant (if other than Property Owner)

Date

[Signature]
Signature of Agent/Designated Representative

6/15/26
Date