



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

**Application to Modify a Previously Approved Site Plan and/or
Site Plan Decision**

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Zoning Bylaw and the Rules and Regulations for the Submission and Review of Site Plans

The Board may ask the Town's Engineering Consultant to review the Application and the proposed Site Plan Modification and provide review letters. 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 may result in a delay in the Board's review of the proposed modification.

_____, JULY 6, 2026

APPLICANT INFORMATION

Applicant's Name: EAST HILL ASSOCIATES LLC

Mailing Address: 49 ALDER STREET

MEDWAY, MA 02053

Name of Primary Contact: KEITH LAWRENCE

Telephone:

Office: _____

Cell: _____

Email address: _____

☐

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

APPROVED SITE PLAN INFORMATION

Development Name: LAWRENCE WASTE SERVICES

Plan Title: SITE PLAN MODIFICATION FOR 49 ALDER STREET

Plan Date: JULY 14, 2014

Prepared by:

Name: MICHAEL DEAN, P.E.

Firm: GUERRIERE & HALNON, INC.

Phone #: _____ Email: _____

Date of Site Plan Decision: JUNE 24, 2014

Date Site Plan was endorsed: JULY 22, 2014

Date of Constructive Approval by Town Clerk (*usually not applicable*): _____

Was the previously approved site plan a Major or Minor Site Plan? MAJOR SITE PLAN

PROPERTY INFORMATION

Location Address: 49 ALDER STREET

The land shown on the plan is shown on Medway Assessor's Map # 63 as Parcel # 005

Total Acreage of Land Area: 12.73 +/- ACRES

General Description of Property: Lawrence Waste Services has occupied the property since 2012 and maintains two (2) existing commercial buildings, paved parking lot, and outdoor storage yard. Property has both wetlands and riverfront resource areas present on-site. Site is serviced by both Town water and sewer services.

Medway Zoning District Classification: WEST INDUSTRIAL

The owner's title to the land that is the subject matter of this application is derived under deed From: EAST HILL ASSOCIATES REALTY TRUST to EAST HILL ASSOCIATES LLC
Dated DECEMBER 21, 2010 and recorded in Norfolk County Registry of Deeds, Book 28525 Page 127 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

SCOPE OF PROPOSED MODIFICATION

This is a petition to: (Check all that apply)

1. ☒ **Modify a previously approved Site Plan**

What modifications are proposed? Why does the Plan need to be modified?

Attach a complete description of the proposed modified scope of work.

Plan Modification Title: "LAWRENCE WASTE SERVICES SITE PLAN MODIFICATION - 2026 STORAGE YARD EXPANSION"

Plan Date: JULY 1, 2026

Prepared by:

Name: DAVID T. FAIST, PE

Firm: CMG

Phone #: _____ Email: _____

2. ☒ **Modify a previously approved Site Plan Decision**

How and why does the Decision need to be modified?

Attach a thorough description and explanation.

3. ☐ **Request Additional Waivers from the Site Plan Rules and Regulations**

Provide a completed Waiver Request form for each additional waiver request you seek.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: *Same as Applicant

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____ Cell: _____

Email address: _____

CONSULTANT INFORMATION

ENGINEER: David T. Faist, PE

Mailing Address: CMG
67 Hall Road Sturbridge, MA 01566

Primary Contact: David T. Faist, PE

Telephone:
Office: _____ Cell: _____

Email address: _____

Registered P.E. License #: 41192

SURVEYOR: Daniel A. O'Driscoll, PLS

Mailing Address: O'DRISCOLL LAND SURVEYING CO., INC.
46 Cottage Street Medway, MA 02053

Primary Contact: Daniel A. O'Driscoll, PLS

Telephone:
Office: _____ Cell: _____

Email Address: _____

Registered P.L.S. License #: 39050

ARCHITECT: _____

Mailing 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 #: _____

OFFICIAL REPRESENTATIVE INFORMATION

Name: David T. Faist, PE

Address: CMG

67 Hall Road Sturbridge, MA 01566

Telephone: _____

Office: _____ Cell: _____

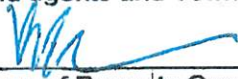
Email address: _____

SIGNATURES

The undersigned, being the Applicant for approval of Site Plan Modification, herewith submits this application and proposed Modified 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 under consideration.

(If applicable, I hereby authorize David T. Faist, PE to serve as my Agent/ Official 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 MGL 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. In submitting this application, I authorize the Board, its consultants and agents and Town staff to access the site during the plan review process.


Signature of Property Owner

7/6/26
Date

Signature of Property Owner

Date

Signature of Applicant (if other than Property Owner)

Date


Signature of Agent/Official Representative

7/6/26
Date

SITE PLAN MODIFICATION FEES

Filing Fee – Minor Site Plan Modifications
\$250

Filing Fee - Major Site Plan Modifications
\$1,000

Advance on Plan Review Fee
For minor site plan projects = \$500
For major site plan projects = \$1,000

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

Filing Fee – Site Plan Decision Modifications
\$150

Please call the Community and Economic Development Department with any fee related questions. 508-321-4980.

SITE PLAN MODIFICATION APPLICATION CHECKLIST

- ☒ Two original site plan modification applications with signatures.
- ☒ IF APPLICABLE, three full size copies and one 11" x 17" version of the proposed Site Plan Modification prepared in accordance 204-5 of the *Medway Site Plan Rules and Regulations* plus an electronic version.
- ☒ IF APPLICABLE, Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property. Needed for major site plan modifications.
- ☒ Explanation as to how and why the plan and/or decision need to be modified.
- ☐ A written determination from the Building Commissioner/ Zoning Enforcement Officer that the scope of planned changes exceeds a field change and constitutes a modification.
- ☐ IF APPLICABLE, Request(s) for Waivers from the *Medway Site Plan Rules and Regulations* - Form Q.
- ☒ IF APPLICABLE, two copies of revised Stormwater Drainage Calculations prepared in conformance with Section 204 – 3, G of the *Site Plan Rules and Regulations*
- ☒ Site Plan Modification Filing Fee – Payable to Town of Medway
- ☒ Advance of Plan Review Fee – Payable to Town of Medway

Rev.12.17.2024