



Planning & Economic Development Board - Town of Medway, MA
SPECIAL PERMITS

Application for Approval of Special Permit

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Zoning Bylaw.

The Town's Planning and Engineering Consultants will review the Application and associated submittals 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 meeting 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 the Board's review of the special permit application.

August 8, 20 19

APPLICANT INFORMATION

Applicant's Name: Neo Organics LLC

Mailing Address: 365 Boston Post Road, # 184

Sudbury, MA 01776

Name of Primary Contact: Chad Blair

Telephone:

Office: (617) 571-6068 Cell: (617) 571-6068

Email address: cblair@neoalt.com

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

PROPERTY INFORMATION

Location Address: 4 Marc Road, Medway, MA 02053

The land shown on the plan is shown on Medway Assessor's Map # 32 as Parcel # 026

Size of Development Parcel(s): 6.68 +/- Acres

Development Name: Neo Cultivation & Manufacturing

General Description of Property: The site is located on the north side of the cul-de-sac at the end of Marc Road. The site is currently developed with a 29,718+/- square foot industrial manufacturing building, with associated driveway access, parking areas, landscape improvements, utilities, and some stormwater management features. A large portion of the site remains undeveloped containing wooded areas and wetland resource areas at the northeast portion of the site.

Medway Zoning District Classification: I-1 w/ Underlying Zoning District EI and
Groundwater Protection District

TYPE OF SPECIAL PERMIT

Check all that apply.

- ☐ Infill Dwelling Unit (Section 8.1)
- ☐ Registered Medical Marijuana Facility (Section 8.9)
- ☐ Recreational Marijuana Establishment (Section 8.10)
- ☐ Vehicle fuel station with repair services
- ☐ Vehicle fuel station with car wash
- ☐ Vehicle fuel station with convenience store
- ☐ Car wash
- ☐ Vehicle repair
- ☐ Auto body shop
- ☐ Drive-thru facility
- ☐ Assisted living residence facility
- ☐ Multifamily units in combination with a commercial use in the Central Business District (Section 5.4.1)
- ☒ Other special permit uses, normally reviewed by the Zoning Board of Appeals, such as a Groundwater Protection District Special Permit, which also require site plan review (Section 3.5.3.A. 5. a.)

NOTE – There are separate application forms for the following special permits: Open Space Residential Development (OSRD), Adult Retirement Community Planned Unit Development (ARCPUD), Multifamily Dwellings and Developments, and Adaptive Use Overlay District (AUOD). Please do not use this form.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: NEK, LLC

Mailing Address: 20533 SE Evergreen Highway
Camas, WA 02053

Primary Contact: Jordan Naydeuov

Telephone:
Office: _____ Cell: _____

Email address: _____

OFFICIAL REPRESENTATIVE INFORMATION

Name: DGT Associates

Address: 1071 Worcester Road
Framingham, MA 01701

Telephone:
Office: (508) 879-0030 Cell: _____

Email address: mail@dgtassociates.com

Relationship to Applicant: Engineer & Surveyor of Record

Medway Planning and Economic Development Board
Special Permit Application

SIGNATURES

The undersigned, being the Applicant, herewith submits this application for a special permit(s) to the Medway Planning and Economic Development Board for review and action.

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 _____ to serve as my Agent/Official Representative to represent my interests before the Planning & Economic Development Board with respect to this application.)

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee and other Town boards and committees to access the site during the special permit review process.

_____ Signature of Property Owner	_____ Date
_____ Signature of Applicant (if other than Property Owner)	<u>8/8/19</u> Date
_____ Signature of Agent/Official Representative	_____ Date

SPECIAL PERMIT APPLICATION/FILING FEES

There is no separate special permit application fee when the project also requires site plan review.

SPECIAL PERMIT APPLICATION CHECKLIST

It is understood that the applicant shall also file a corresponding application for Site Plan Review and Approval with all required submittals.

- X Submit a detailed narrative on how the proposed development project meets the special permit criteria included in the Medway Zoning Bylaw, SECTION 3.4 Special Permit Criteria AND any specific criteria included in the particular section(s) of the Zoning Bylaw for which a special permit is sought.

Updated 4-23-19