



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

Application for Minor Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

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

The Town's Planning and Engineering Consultants will review the Application and the proposed Site Plan 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 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 at hearings may result in a delay in the Board's review of the site plan.

August 6, 2019

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@neoalts.com

☐

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

MINOR SITE PLAN INFORMATION

Development Name: Neo Organics LLC

Plan Title: Neo Cultivation & Manufacturing

Plan Date: August 6, 2019

Prepared by: Name: DGT Associates
Firm: DGT Associates
Phone #: (508) 879-0030
Email: mail@dgtassociates.com

PROPERTY INFORMATIONLocation Address: 4 Marc Road, Medway, MA 02053The land shown on the plan is shown on Medway Assessor's Map # 32 as Parcel # 026Total Acreage of Land Area: 6.68 +/-

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 DistrictCurrent Use of Property: Industrial ManufacturingLength of Existing Frontage: 194.6On what street? Marc Road

Setbacks for Existing Structure (if applicable)

Front: 91.5 ftSide: 117.1 ftBack: 276.7 ftSide: 219.3 ft

Scenic Road

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

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

Historic District

Is any portion of this property located within a Medway National Register Historic District?

☐ 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: Neo Organics LLC

Minor Site Plan Review applies to the following. Please check all that apply.

- ☐ a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building use which is not subject to Major Site Plan Review but which involves one or more of the following:

☐ i. the addition of 1,000 to 2,4999 sq. ft. of gross floor area; or

☐ ii. the addition of ten or more but less than twenty new parking spaces

- ☐ b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of ten or more but less than twenty new parking spaces
- ☐ c. The redesign of the layout/configuration of an existing parking area of twenty to thirty-nine parking spaces
- ☐ d. Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3 only to the extent allowed by law.
- ☐ e. Removal, disturbance, and/or alteration of 10,000 to 19,999 square feet of impervious surface.

SPECIAL PERMIT - Will this project also require a variance or special permit from the *Zoning Board of Appeals*?

☐ Yes ☒ No

Explanation: _____

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

☒ Yes ☐ No

Explanation: Marijuana Special Permit Required

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: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: C.S. Manufacturing, Inc. to NEK, LLC
dated 14 December 2004 and recorded in Norfolk County Registry of Deeds,
Book 21910 Page 102 or Land Court Certificate of Title Number _____,
Land Court Case Number _____, registered in the Norfolk County Land Registry District
Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: DGT Associates

Mailing Address: 1071 Worcester Road
Framingham, MA 01701

Primary Contact: Bert E. Corey, P.E.

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

Email address: bcorey@dgtassociates.com

Registered P.E. License #: 48423

SURVEYOR: DGT Associates

Mailing Address: 1071 Worcester Road
Framingham, MA 01701

Primary Contact: Peter A. Lothian, P.L.S.

Telephone: (508) 879-0030

Office: Cell: _____

Email Address: plotthian@dgtassociates.com

Registered P.L.S. License #: 40978

ARCHITECT: Anderson Porter Design

Mailing Address: 875 Main Street
Cambridge, MA 02139

Primary Contact: Brian Anderson

Telephone: (617) 354-2501

Office: Cell: (617) 515-2648

Email address: brain@andersonporter.com

Registered Architect License #: 20234

LANDSCAPE ARCHITECT/DESIGNER: _____

Mailing Address: _____

Primary Contact: _____

Telephone: _____

Office: Cell: _____

Email address: _____

Registered Landscape Architect License #: _____

ATTORNEY: Prince Lobel

Mailing Address: One International Place, Suite 3700
Boston, Massachusetts 02110

Primary Contact: Dan Glissman

Telephone: (617) 456-8181

Office: Cell: (617) 456-8181

Email address: dglissman@princelobel.com

DESIGNATED REPRESENTATIVE INFORMATION

Name: DGT Associates
Address: 1071 Worcester Road
Framingham, MA 01701
Telephone: _____
Office: (508) 879-0030 Cell: _____
Email address: mail@dgtassociates.com

SIGNATURES

The undersigned, being the Applicant for approval of a Minor Site Plan Project, 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 _____ to serve as my 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, Town staff, and members of the Design Review Committee to access the site during the plan review process.

I understand that pursuant to MGL 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.

Signature of Property Owner

Date

07/24/19

Signature of Applicant (if other than Property Owner)

Date

Signature of Agent/Official Representative

Date

MINOR SITE PLAN FEES***Application/Filing Fee***

\$350 plus \$.25/sq. ft. of gross floor area

(Gross floor area includes the existing building and proposed addition if any, and/or any proposed new building)

Advance on Plan Review Fee

\$500 deposit.

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

MINOR SITE PLAN **APPLICATION CHECKLIST**

- ☒ Minor Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- ☒ Three (3) full size (24" x 36") copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for the Town Clerk and two for the Planning and Economic Development Board.
- ☒ One (1) ledger size (11" x 17") copy of the Site Plan for the Planning and Economic Development Board
- ☒ Electronic version of the Site Plan and ALL associated application documents. Provide disk or flash drive or email.
- ☒ Certified Abutters List and labels from the Medway Assessor's office – for 300 feet around the subject property
- ☒ One (1) copy of a *Project Description* as described in Section 204 - 3, 6) of the *Medway Site Plan Rules and Regulations*. This description should also include a narrative on how the proposed project meets the requirements of the *Medway Zoning Bylaw* for parking (Section 7.1.1) and outdoor lighting (Section 7.1.2)
- ☒ Request for Waivers from the *Medway Site Plan Rules and Regulations*. Use Form Q.
- ☒ Two (2) copies of a *Stormwater Drainage Evaluation*
- ☐ Two (2) copies of a traffic study, depending on the size and scope of the proposed development project.
- ☐ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☒ Proof of present or pending ownership of all land within the proposed development site.
- ☒ Minor Site Plan Filing Fee – Payable to Town of Medway
- ☒ Advance of Plan Review Fee – Payable to Town of Medway