



**Planning & Economic Development Board
Town of Medway, MA**

MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to Section 5.6.4 of the *Medway Zoning Bylaw*. The provisions of Section 8.6 Affordable Housing may also apply.

The Town's Planning and Engineering Consultants will review the Application and the proposed 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 special permit application.

October 12/29, 20 22

APPLICANT INFORMATION

Applicant's Name: 7 SANFORD ST., LLC

Mailing Address: 6 GREEN STREET, NO. 2
MEDFIELD, MA 02052

Name of Primary Contact: Paul Tibets

Telephone: Office: 617-556-3841 Cell:

Email address: ptibets@hotmail.com

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

PROJECT INFORMATION

Development Name: River Street Apartment

Project Address: 7 Sanford Street, Medway, MA 02053

Plan Title: Site Plan

Plan Date: 10/07/2022

Plan prepared by:
Name: Brian Donahue

Firm: DONAHUE Architects, inc.

Type of Project:

☐ Renovation of Existing Structure(s)
How many buildings? _____
Building Dimensions _____
Gross Square Footage of Existing Structure _____
How many residential units presently exist? _____
How many additional residential units are proposed? _____
How many affordable units? _____

☒ Construction of an addition to an Existing Structure
Addition Dimensions _____
Gross Square Footage of Addition _____ to align with
How many new residential units are proposed? 4 units
How many affordable units? 0

☐ Construction of a New Building(s)
How many buildings? _____
Dimensions of New Building(s) _____
Gross Square Footage of New Building(s) _____
How many new residential units are proposed? _____
How many affordable units? _____

☐ Demolition of any structures on the site? If yes, please explain. _____

How many parking spaces presently exist? 10

How many new parking spaces are proposed? 10

PROPERTY INFORMATION

The land shown on the plan is shown on Medway Assessor's Map # 60 as Parcel # 088

Total Acreage of Land Area: 0.530 acres

General Description of Property: The Property consist of approximately 0.53 acres with a structure classified as a Two-Family Dwelling. The Property originally contained an antique barn and a home was later constructed. The two structures were connected sometimes thereafter. The resulting structure has a 23-foot setback from River Street, 23.2 feet set back from John Street and 50.8 feet setback from Mansion Street, dimentionally conforming for this district.

Current Use of Property: Two-Family use

Medway Zoning District Classification: Village Commercial District (VC) and the Multifamily Housing Overlay District (MHOD)

Length of Existing Frontage: 155.18 feet On what street? Sanford Road

Setbacks for Existing Structure (if applicable)

Front: 30.6 feet from Sanford Road

Side: 23.2 feet from John Street

Back: 23 feet from River Street

Side: 50.8 feet from Mansion Street

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? Yes
See attached Request for Determination letter in Exhibit A

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? No, it is conforming.

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

Access to Town Water and Sewer

Is Town water and sewer available in the street on which the proposed project has its frontage? ☒ Yes ☐ No

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: 7 SANFORD ST., LLC

Mailing Address: 6 GREEN STREET, NO. 2

MEDFIELD, MA 02052

Primary Contact: PAUL TIBETS

Telephone:

Office: _____

Cell: 617-201-8565

Email address: ptibets@hotmail.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Steven M. Prakapas and Paul A. Tibets to 7 Sanford St., LLC dated October 22, 2021 and recorded in Norfolk County Registry of Deeds, Book 40023 Page 3 or Land Court Certificate of Title Number N/A, Land Court Case Number N/A, registered in the Norfolk County Land Registry District Volume N/A, Page N/A.

CONSULTANT INFORMATION

ENGINEER:

Mailing Address: _____

Primary Contact: _____

Telephone:

Office: _____

Cell: _____

Email address: _____

Registered P.E. License #: _____

SURVEYOR:Dennis O'Brien Land Surveying

Mailing Address: _____

Primary Contact: _____

Dennis O'Brien

Telephone: _____

Office: 508-541-0048 Cell: _____

Email Address: _____

Registered P.L.S. License #: _____

ARCHITECT:DONAHUE Architects, inc.

Mailing Address: _____

21 McGrath Highway, Quincy, MA 02169

Primary Contact: _____

Brian Donahue

Telephone: _____

Office: 617-479-4122

Cell: _____

Email address: brian@donahuearchitects.com

Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER:N/A

Mailing Address: _____

Primary Contact: _____

Telephone: _____

Office: _____

Cell: _____

Email address: _____

Registered Landscape Architect License #: _____

ATTORNEY:Rich May, P.C.,

Mailing Address: _____

176 Federal Street,Boston, MA 02110

Primary Contact: _____

Danielle Justo, Esq.

Telephone: _____

Office: 617-556-3841Cell: 617-827-3285Email address: djusto@richmaylaw.com

OFFICIAL REPRESENTATIVE INFORMATION (if applicable)

Name: Rich May
Address: 176 Federal St
Boston Ma. 02110
Telephone: _____
Office: 617-556-3841 Cell: _____
Email address: dgm@richmaylaw.com

SIGNATURES

The undersigned, being the Applicant for approval of a Multifamily Housing Special Permit herewith submits this application and 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 Rich May to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

I have reviewed Section 5.6.4 Multifamily Housing and Section 8.6 Affordable Housing of the *Medway Zoning Bylaw* and understand and agree to the requirements and responsibilities specified therein.

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee and Open Space 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.

Paul A. Zebitz
Signature of Property Owner

12/8/2022
Date

Signature of Applicant (if other than Property Owner)

Date

Signature of Agent/Official Representative

Date