



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

Application for Major 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.

NOVEMBER 16, 2021

APPLICANT INFORMATION

Applicant's Name: CUTLER PLACE LLC

Mailing Address: 249 VILLAGE ST.

MEDWAY, MA 02053

Name of Primary Contact: ANTHONY VARRICHIONE

Telephone:
Office: Cell: 508-561-1487

Email address: anthonyvarrichione@gmail.com

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

MAJOR SITE PLAN INFORMATION

Development Name: CUTLER PLACE

Plan Title: PROPOSED SITE AND UTILITY PLAN

Plan Date: NOVEMBER 1, 2021

Prepared by:
Name: RON TIBERI P.E.

Firm:

Phone #: 617-592-6122

Email: RTIB@COMCAST.NET

PROPERTY INFORMATION

Location Address: 6 CUTLER ST

The land shown on the plan is shown on Medway Assessor's Map # 48 as Parcel # 070

Total Acreage of Land Area: 0.71

General Description of Property: Paved lot in poor condition, unoccupied 4,800 sf building formerly the Medway American Legion.

Medway Zoning District Classification: VR

Current Use of Property: Unoccupied.

Length of Existing Frontage: 189.93

On what street? CUTLER

Setbacks for Existing Structure (if applicable)

Front: 61

Side: 22

Back: 42

Side: _____

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: CUTLER PLACE

Major 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 or use which involves one or more of the following:

- i. the addition of 2,500 square feet or more of gross floor area; or
- ii. the addition of twenty or more new parking spaces

☐

- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of twenty or more new parking spaces

- ☐ c. The redesign of the layout/configuration of an existing parking area of forty or more parking spaces
- ☐ d. Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas
- ☐ e. Removal, disturbance, and/or alteration of 20,000 sq. ft. or more of existing impervious surface

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

____ Yes X ____ No

Explanation: _____

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

☒ Yes ☐ No

Explanation: MULTIFAMILY OVERLAY SPECIAL PERMIT, LAND DISTURBANCE PERMIT

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: _____

Mailing Address: _____

Primary Contact: _____

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: _____ to _____ dated _____ and recorded in Norfolk County Registry of Deeds, Book _____ Page _____ or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: _____ RON TIBERI P.E. _____

Mailing Address: _____ 9 MASSACHUSETTS AVENUE, NATICK, MA _____

Primary Contact: _____ RON TIBERI _____

Telephone: _____
Office: _____ Cell: 617-592-6122 _____

Email address: _____ RTIB@COMCAST.NET _____

Registered P.E. License #: 34773 _____

SURVEYOR: CHENEY ENGINEERING
Mailing Address: 53 MELLEN ST, NEEDHAM MA

Primary Contact: Ardi Rrap

Telephone: Office: 781-444-2188 Cell:

Email Address: ardi.rrap@cheney-eng.com

Registered P.L.S. License #: 33933

ARCHITECT: ALEX SIEKIERSKI
Mailing Address: 33 LOVERING ST, MEDWAY, MA

Primary Contact: ALEX SIEKIERSKI

Telephone: Office: Cell: 617-894-0664

Email address: siekierski.alex@gmail.com

Registered Architect License #: 952933

LANDSCAPE ARCHITECT/DESIGNER: Lar Greene
Mailing Address: 42 JUNGLE RD, LEOMINSTER, MA

Primary Contact: LAR GREENE

Telephone: Office: Cell: 978-549-8582

Email address: GREENEBEANDDESIGN@GMAIL.COM

Registered Landscape Architect License #: 1561

ATTORNEY: LIEBERMAN LAW OFFICE P.C.
Mailing Address: One Gateway Center, 300 Washington St. Suite 160
Newton, MA 02458

Primary Contact: David Haimi

Telephone: Office: Cell: 508-579-6509

Email address: dhaimi@gbllaw.com

OFFICIAL REPRESENTATIVE INFORMATION

Name: Anthony Varrichione
Address: 249 Village St, Medway, MA

Telephone: _____
Office: _____ Cell: 508-561-1487
Email address: anthonyvarrichione@gmail.com

SIGNATURES

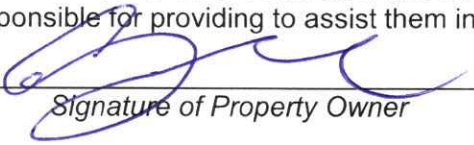
The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in 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 Anthony Varrichione 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, 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	<u>11/14/2021</u> _____ Date
_____ Signature of Applicant (if other than Property Owner)	_____ Date
_____ Signature of Agent/Official Representative	_____ Date

MAJOR SITE PLAN FEES

Filing Fee

For projects up to 4,999 sq. ft. /gross floor area = \$750 plus \$.25/sq. ft.
For projects of 5,000 – 9,999 sq. ft. /gross floor area = \$1,000 plus \$.25/sq. ft.
For projects of 10,000 – 14,999 sq. ft. /gross floor area = \$1,500 plus \$.25/sq. ft.
For projects of 15,000 sq. ft. or more/gross floor area = \$1,500 plus \$.25/sq. ft.

Advance on Plan Review Fee

For projects up to 4,999 sq. ft. /gross floor area = \$1,000 deposit.
For projects of 5,000 – 9,999 sq. ft. /gross floor area = \$1,500 deposit
For projects of 10,000 – 14,999 sq. ft. /gross floor area = \$2,000 deposit
For projects of 15,000 sq. ft. or more/gross floor area = \$2,500 deposit

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