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AUG 2 2022

Medway Planning and Economic
Development Board



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

Application for Special Permit Approval

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Zoning Bylaw. Certain special permits are issued by the Planning and Economic Development Board instead of the Zoning Board of Appeals.

The Town's Engineering Consultant may 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 2, 20²²

APPLICANT INFORMATION

Applicant's Name: Lobisser Companies
Mailing Address: 1 Charlesview Road
Hopedale, MA 01747
Name of Primary Contact: Kevin Lobisser
Telephone: Office: 508-478-6235 Cell: 508-294-3177
Email address: kevin@lobissercompanies.com

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

PROPERTY INFORMATION

Location Address: 86 Holliston Street
The land shown on the plan is shown on Medway Assessor's Map # 41 as Parcel # 8
Size of Development Parcel(s): 2.3 acres
Development Name: Milford Regional Medical Center
General Description of Property: See Attached

Medway Zoning District Classification: Central Business District



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TYPE OF SPECIAL PERMIT

Check all that apply:

- ☐ Auto body shop
- ☐ Assisted living residence facility
- ☐ Car wash
- ☒ Central Business District Development Standards (Section 10)
- ☐ Construction equipment/machinery sales, leasing or rentals
- ☐ Drive-thru facility
- ☐ Electric vehicle charging station with digital advertising
- ☐ Hotel
- ☐ Infill Dwelling Unit (Section 8.1)
- ☐ Lodge or club
- ☐ Mixed-Use Development or Mixed-Use Building in the Central Business District (Section 10.3)
- ☐ Motel
- ☐ Outdoor display
- ☐ Shopping center or multi-tenant development
- ☐ Reduced Parking (Section 7.1.1.J.)
- ☐ Retail store larger than 20,000 sq. ft.
- ☐ Vehicle fuel station with repair services
- ☐ Vehicle fuel station with car wash
- ☐ Vehicle fuel station with convenience store
- ☐ Vehicle repair
- ☐ Veterinary Hospital
- ☐ Other special permit uses, normally reviewed by the Zoning Board of Appeals, such as but not limited to a Groundwater Protection District Special Permit and a Flood Plain Special Permit, but which are reviewed instead by the Planning and Economic Development Board when the project also requires site plan review (Section 3.4 H)

PLEASE SPECIFY: _____

NOTE – There are separate application forms for the following special permits:

- Open Space Residential Development (OSRD)
- Adult Retirement Community Planned Unit Development (ARCPUD)
- Multi-Family Housing Overlay District (MHOD)
- Adaptive Use Overlay District (AUOD).
- Marijuana Facilities and Establishments (medical and adult recreational)
- Affordable Housing
- Oak Grove

Do not use this application form for the above noted types of developments. Please contact the Planning and Economic Development Board office.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Freil Realty II, LLC

Mailing Address: 86 Holliston Street
Medway, MA 02053

Primary Contact: David Cassidy

Telephone: Office: 508-533-8939 Cell: 508-493-8939

Email address: dcassidy518@gmail.com

DESIGNATED REPRESENTATIVE INFORMATION

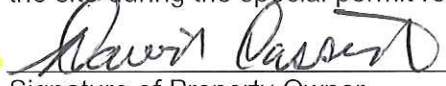
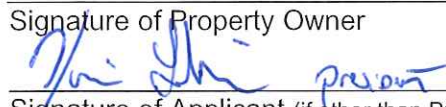
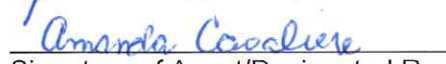
Name: Guerriere & Halnon, Inc.
Address: 55 West Central Street
Franklin, MA 02053
Telephone: _____
Office: 508-528-3221 Cell: _____
Email address: acavalieri@gandhengineering.com
Relationship to Applicant: Civil Engineer

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 Guerriere & Halnon, Inc. to serve as my Agent/Designated 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.

	David Cassidy	<u>8/1/22</u>
Signature of Property Owner	(printed name)	Date
_____ 	(printed name)	Date
Signature of Property Owner	Kevin Lobisser	<u>7/29/22</u>
Signature of Applicant (if other than Property Owner)	(printed name)	Date
	Amanda Cavaliere	<u>8/2/2022</u>
Signature of Agent/Designated Representative	(printed name)	Date

SPECIAL PERMIT APPLICATION/FILING FEES

There is no separate special permit application filing fee when a project also requires site plan review. If there is no requirement for site plan review, the special permit application filing fee is \$350.00.

Make check payable to: Town of Medway

SPECIAL PERMIT APPLICATION CHECKLIST

*The following items shall be submitted with the application.
In most cases, the applicant shall also simultaneously file a corresponding application
for Site Plan Review and Approval with all required submittals.*

- ☒ Special Permit Application (2 signed originals) – one for the Town Clerk and one for the Planning and Economic Development Board
- ☒ Project Description
- ☒ Detailed narrative on how the proposed project meets the special permit criteria included in the Medway Zoning Bylaw, SECTION 3.4 Special Permit Criteria AND any specific approval criteria included in the particular section(s) of the Zoning Bylaw for which a special permit is sought.
- ☒ Any additional information required by the specific section of the Zoning Bylaw for the requested type of special permit or as directed by Town staff.
- ☐ List of abutters, and abutters to abutters within 300' of the property as prepared by the Medway Board of Assessors.
- ☒ Electronic version of all documents, either emailed or provided on a flash drive.

Updated 7-28-22

F-4516
Special Permit Narrative
Zoning Bylaw Section 10
Central Business District Development Standards
86 Holliston Street
Medway, MA 02053

Project Description:

The project area is located at 86 Holliston Street and consists of approximately 100,222 +/- sf. (2.30 +/- Ac.) of land owned by Freil Realty II, LLC and being developed by Lobisser Companies. The project area will be created from the larger parcel (8.02+/- acres), which is currently used as a farm, with livestock grazing within the project area. The property is bordered by a residential neighborhood to the north, a Walgreens pharmacy store to the east, Main Street and a commercial plaza to the south, and the remaining portion of the farm to the west. The site is located within the Central Business zoning district and has frontage along Main Street. Portions of the site lie within the jurisdictional buffers of bordering vegetated wetlands, FEMA flood zone X, and the site is located within the Medway Ground Water Protection District.

The topography is mainly grass and consists of slopes ranging from 0% to 10% grade. A 36" culvert, originating offsite, daylights on-site near the southwestern portion of the site adjacent to Main Street. The area that daylights was designated by Goddard Consulting, LLC as a regulated resource, or bank of intermittent stream channel and has a 100-ft jurisdictional buffer zone. A report and associated wetland data forms prepared by Goddard Consulting, dated December 14, 2021 is attached for your reference.

The Applicant is proposing to construct a one story 21,900 +/- sf medical building and associated driveways, parking lots, utilities, landscaping and grading. Drainage infrastructure associated with the new development will also be constructed. The proposed medical building will consist of pediatric care, women's health, family medicine, emergency/urgent care, laboratory and x-ray.

In accordance with the *Town of Medway Zoning Bylaw Section 10 – Central Business District Development Standards*, and on behalf of the Applicant, Guerriere & Halnon, Inc. is requesting the following Special Permits:

Request for Special Permits approval: Section 10 §2.D.2.C – Parking Placement.

To allow by Special Permit vehicular parking between the front building line and the street right-of-way line as shown on the Plan entitled: **"Site Plan 86 Holliston Street Medway Massachusetts dated April 14, 2022 and last revised June 29, 2022"** prepared by Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA 02038.

The parking placement consists of 88 parking spaces, of which 29 spaces are located within the front building-line and street right-of-way line, while the remaining parking spaces are located to the north and west of the proposed building. Parking and building placement were coordinated to align with the existing Walgreens site located to the east of the access way off Main Street (Route 109) as well as enhance traffic and pedestrian movement throughout the project site providing safer access/egress to the facility.

Prepared by: Guerriere & Halnon, Inc.
Date: August 2, 2022

F-4516
Special Permit Narrative
Zoning Bylaw Section 10
Central Business District Development Standards
86 Holliston Street
Medway, MA 02053

If the building was moved closer to the street right-of-way (Main Street) and parking was relocated to the rear in strict accordance with the Zoning Bylaws, accessibility to the main entrances of the (5) different medical disciplines within the building would be impacted by increasing the distance traveled to the main entrances located at the western and southern side of the building by patients arriving at the facility for medical purposes. In addition, relocating the parking to the rear of the building minimizes site maneuverability for emergency vehicles, limiting space available to make the necessary turning movements for them to navigate safely throughout the site, as well as, minimize accessibility to the main entrances of the building in the event of an emergency.

Request for Special Permits approval: Section 10 §4.C.2 – Alternative Building Type

To allow by Special Permit an alternative building type as shown on the Plan entitled: **“Site Plan 86 Holliston Street Medway Massachusetts dated April 14, 2022 and last revised June 29, 2022”** prepared by Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA 02038.

The proposed medical building located within the Central Business District consists of units associated with pediatric care, women’s health, family medicine, emergency/urgent care, laboratory and x-ray, which is not designated as a specific building type outlined in *Section 10 §4 Building Types and Design Standards of the Zoning Bylaws*. Therefore, on behalf of the Applicant, and in accordance with *Section 10 §4.C.2*, we are requesting a special permit for an alternative building type from the Planning & Economic Development Board to allow the proposed medical building consisting of approximately 21,900+/- sf within the Central Business District presented on the Plan entitled **“Site Plan 86 Holliston Street Medway Massachusetts dated April 14, 2022 and last revised June 29, 2022”** prepared by Guerriere & Halnon, Inc. 55 West Central Street Franklin, MA 02038.

Prepared by: Guerriere & Halnon, Inc.
Date: August 2, 2022