



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.

July 20, 2022

APPLICANT INFORMATION

Applicant's Name: Volta Charging, LLC ("Volta")

Mailing Address: 155 De Haro Street

San Francisco, CA 94103

Name of Primary Contact: Michael R. Dolan, Esq.

Telephone: _____
Office: 401-276-2610 Cell: _____

Email address: mdolan@brownrudnick.com

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

MINOR SITE PLAN INFORMATION

Development Name: Volta Shaw's 65 Main Street Phase 1

Plan Title: Volta Shaw's 65 Main Street Phase 1

Plan Date: 7/13/2022

Prepared by: _____
Name: Brian Brewer, PE

Firm: Kimley-Horn & Associates

Phone #: 804-672-4709

Email: brian.brewer@Kimley-Horn.com

PROPERTY INFORMATION

Location Address: 65 Main Street

The land shown on the plan is shown on Medway Assessor's Map # 41 as Parcel # 023 & 024

Total Acreage of Land Area: 10.335 acres. No change proposed.

General Description of Property: The parcel contains a shopping plaza with supermarket and other commercial enterprises along with an existing parking area and driveway.

Medway Zoning District Classification: CB (Central Business)

Current Use of Property: Shopping plaza, parking lot.

Length of Existing Frontage: Existing no change proposed On what street? Main

Setbacks for Existing Structure (if applicable)

Front: N/A Side: N/A
Back: N/A Side: N/A

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: Volta Shaw's 65 Main Street Phase 1

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: Special permit pursuant to Sections 3.4 and 5.4.2 of the Zoning Bylaw. _____

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Hidden Acres Realty I, LLC

Mailing Address: 250 E. Parkcenter Boulevard, Boise, ID 83706

Boise, ID 83706

Primary Contact: Myles Ostroff

Telephone: Office: 617-623-4333 Cell: _____

Email address: Myles@CharterRealty.com

The owner's title to the land that is the subject matter of this application is derived under deed from: David L. Cassidy and James M. Cassidy, Trustees of Hidden Acres Realty Trust to Hidden Acres Realty I, LLC dated September 2, 2010 and recorded in Norfolk County Registry of Deeds, Book 27992 Page 321 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Kimley-Horn & Associates

Mailing Address: 1700 Willow Lawn Drive, Suite 200

Richmond, VA 23230

Primary Contact: Brian Brewer, PE

Telephone: Office: 804-672-4709 Cell: _____

Email address: brian.brewer@Kimley-Horn.com

Registered P.E. License #: 46948

SURVEYOR: N/A

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email Address: _____

Registered P.L.S. License #: _____

ARCHITECT: N/A

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: N/A

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

Registered Landscape Architect License #: _____

ATTORNEY: Michael R. Dolan, Esq.

Mailing Address: BrownRudnick LLP
10 Memorial Boulevard, Providence, RI 02903

Primary Contact: Michael R. Dolan, Esq.

Telephone: _____
Office: 401-276-2610 Cell: _____

Email address: mdolan@brownrudnick.com

DESIGNATED REPRESENTATIVE INFORMATION

Name: Michael R. Dolan, Esq., BrownRudnick LLP
Address: 10 Memorial Boulevard,
Providence, RI 02903
Telephone: Office: 401-276-2610 Cell: _____
Email address: mdolan@brownrudnick.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 Michael R. Dolan of Brown Rudnick LLP 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.

Myles Ostroff
Digitally signed by Myles Ostroff
Date: 2022.07.19 16:18:51 -04'00'

Signature of Property Owner

07/19/2022

Date

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

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Address: 10 Memorial Boulevard,
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Signature of Property Owner

 on behalf of Volta
Charging, LLC
Signature of Applicant (if other than Property Owner)

Date _____

7/8/22

Date _____

Signature of Agent/Official Representative

Date _____

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_____ Signature of Property Owner	_____ Date
_____ Signature of Applicant (if other than Property Owner)	_____ Date
_____ Signature of Agent/Official Representative	_____ Date

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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