

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.

July 1, 2019

APPLICANT INFORMATION

Applicant's Name: DTRT LLC

Mailing Address: P.O. Box 95
Truro, MA 02666

Name of Primary Contact: Larry Rucki

Telephone:
Office: 781-223-1312
Cell: 781-223-1312

Email address: lrucki@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: William Wallace Village

Plan Title: William Wallace Village, 274 Village Street Medway, MA Site Plan

Plan Date: June 25, 2019

Prepared by:
Name: Daniel Merrikin, P.E.
Firm: Legacy Engineering LLC
Phone #: 508-376-8883
Email: dan@legacy-ce.com

PROPERTY INFORMATION

Location Address: 274 Village Street & Portion of 276 Village Street

The land shown on the plan is shown on Medway Assessor's Map # 59 as Parcel # 55 & portion of 54

Total Acreage of Land Area: 3.5 Acres (274 Village) and 0.09 acre (portion of 276 Village)

General Description of Property: The site is currently developed with a single family dwelling and a gym with associated driveway parking, utilities and appurtenances. The northeast contains wetlands.

Medway Zoning District Classification: Agricultural Residential II

Current Use of Property: Single family dwelling and gym.

Length of Existing Frontage: 150.00' On what street? Village Street

Setbacks for Existing Structure (if applicable)

Front: 99.0'
Back: 36.2'
Side: 15.0'
Side: 52.7'

Scenic Road

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

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

Zoning Board of Appeals

Will this project require a variance or special permit?

☐ Yes ☒ No

Explanation: _____

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: William Wallace Village

A Major Site Plan is any commercial, industrial, institutional, multi-family, or municipal project which involves:

- a. New construction; or
- b. Alteration, reconstruction, or renovation work that will result in a change in the outside appearance of an existing building or premises, visible from a public or private street or way; or
- c. A change of use of a building or buildings or premises:

AND which includes one or more the following: (Please check all that apply.)

- ☒ New Construction - 2,500 or more sq. ft. of "gross floor area"
- ☒ New Construction - Construction of a new building or addition requiring 15 or more parking spaces
- ☐ Change in Use requiring the construction of 15 or more parking spaces
- ☐ Change in Parking Area - The construction, expansion, redesign or alteration of an existing parking area involving the addition of 15 or more new parking spaces
- ☐ Other - Any use or structure, or expansion thereof, exempt under MGL, c. 40A, s. 3, but only if one or more of the above criteria is met.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: DTRT LLC Keith & Judith Spinney
Mailing Address: P.O. Box 95 276 Village Street
Truro, MA 02666 Medway, MA 02053
Primary Contact: Larry Rucki Keith Spinney
Telephone:
Office: 781-223-1312 Cell: 978-302-5339
Email address: lrucki51@gmail.com

The owner's title to the land that is the subject matter of this application is derived under deed from: George Dowley / Kieth & Judith Spinney to DTRT LLC / Keith & Judith Spinney dated 6/29/2019 / 06/27/2003 and recorded in Norfolk County Registry of Deeds, Book 36923 / 19198 Page 560 / 100 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: Daniel Merrikin - Legacy Engineering LLC
Mailing Address: 730 Main Street, Suite 2C
Millis, MA 02054
Primary Contact: Daniel Merrikin
Telephone:
Office: 508-376-8883 Cell: 508-868-8353
Email address: dan@legacy-ce.com
Registered P.E. License #: 43309

SURVEYOR: Colonial Engineering Inc.
Mailing Address: P.O. Box 95
Medway, MA 02053
Primary Contact: Paul Desimone
Telephone:
Office: 508-533-1644 Cell: n/a
Email Address: colonial.eng@verizon.net
Registered P.L.S. License #: 30466

ARCHITECT: Charles Basile, CBA Architects
Mailing Address: 200 Swanton Street, Suite 31
Winchester, MA 01890
Primary Contact: Charles Basile
Telephone:
Office: 603-318-9251
Cell: n/a
Email address: charlesbasile47@gmail.com
Registered Architect License #: 8596

LANDSCAPE ARCHITECT/DESIGNER: Steven Cosmos
Mailing Address: 5 Longview Street
Natick, MA 01760
Primary Contact: Steven Cosmos
Telephone:
Office: 508-628-3595
Cell: n/a
Email address: cosmosla@rcn.com
Registered Landscape Architect License #: 1017

ATTORNEY: n/a
Mailing Address:

Primary Contact:
Telephone:
Office: Cell:
Email address:

OFFICIAL REPRESENTATIVE INFORMATION

Name: Daniel Merrikin, P.E., Legacy Engineering LLC
Address: 730 Main Street, Suite 2C
Millis, MA 02054
Telephone: Office: 508-376-8883 Cell: 508-868-8353
Email address: dan@legacy-ce.com

SIGNATURES

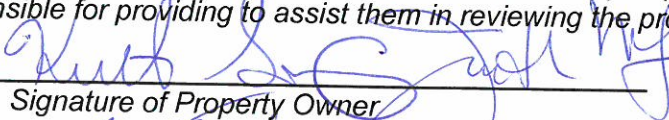
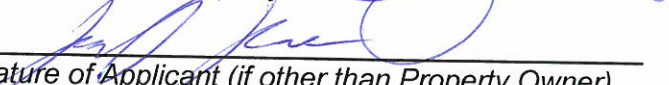
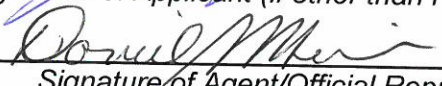
The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in 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 Daniel Merrikin 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>7/1/19</u> _____ Date
 _____ Signature of Applicant (if other than Property Owner)	<u>7/1/19</u> _____ Date
 _____ Signature of Agent/Official Representative	<u>2019-07-01</u> _____ 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

MAJOR SITE PLAN **APPLICATION CHECKLIST**

- _____ Major Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- _____ Ten (10) full size copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations*
- _____ One (1) ledger size (11" x 17") copy of the Site Plan
- _____ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email.
- _____ Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E
- _____ 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 narrative on how the proposed project meets the requirements of the Medway Zoning Bylaw for parking (V. H) and exterior lighting (V. B. 6)
- _____ One (1) copy of a *Development Impact Statement* as described in Section 204 - 3, 7) of the *Medway Site Plan Rules and Regulations*
- _____ Request for Waivers from the *Medway Site Plan Rules and Regulations* - Form Q.
- _____ Two (2) copies of the *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations*
- _____ 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.
- _____ Major Site Plan Filing Fee – Payable to Town of Medway
- _____ Advance of Plan Review Fee – Payable to Town of Medway