

GENERAL APPLICATION FORM

Case Number: _____

**TOWN OF MEDWAY****ZONING BOARD OF APPEALS**155 Village Street
Medway MA 02053Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):	Application Request(s):
Maritime Housing Fund, LLC	
Property Owner(s):	Appeal <input type="checkbox"/>
Maritime Housing Fund, LLC	Special Permit <input checked="" type="checkbox"/>
Site Address(es):	Variance <input type="checkbox"/>
123 Main Street	Determination/Finding <input type="checkbox"/>
Medway, MA 02053	Extension (provide previous case #) <input type="checkbox"/>
	Modification (provide previous case #) <input type="checkbox"/>
Parcel ID(s):	Withdrawal <input type="checkbox"/>
48-047	Comprehensive Permit <input type="checkbox"/>
Zoning District(s): AR II	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:	
Book 22544 Page 566 June 17, 2005	

TOWN CLERK STAMP

**TO BE COMPLETED BY STAFF:**

Check No.:

Date of Complete Submittal:

Comments:

GENERAL APPLICATION FORM

Case Number: _____

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): Maritime Housing Fund, LLC	Phone: 617-480-4448
	Email:
Address: P.O. Box 540073 Millis, MA 02054	
Attorney/Engineer/Representative(s): Stephen J. Kenney, Kenney & Kenney	Phone: 508-533-6711
	Email: sjk@kenney-law.com
Address: 181 Village Street Medway, MA 02053	
Owner(s): Maritime Housing Fund, LLC	Phone: 617-480-4448
	Email:
Mailing Address: P.O. Box 540073 Millis, MA 02054	

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

None

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

None

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Signature of Applicant/Petitioner or Representative

Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

APPLICATION INFORMATION

YES NO

Applicable Section(s) of the Zoning Bylaw: Sections 3.4, Table 1	Requesting Waivers?	<input type="radio"/>	<input checked="" type="radio"/>
	Does the proposed use conform to the current Zoning Bylaw?	<input checked="" type="radio"/>	<input type="radio"/>
Present Use of Property: Vacant Land	Has the applicant applied for and/or been refused a building permit?	<input type="radio"/>	<input checked="" type="radio"/>
	Is the property or are the buildings/ structures pre-existing nonconforming?	<input type="radio"/>	<input checked="" type="radio"/>
Proposed Use of Property: 2 Two Family/Duplex	Is the proposal subject to approval by the BOH or BOS?	<input type="radio"/>	<input checked="" type="radio"/>
	Is the proposal subject to approval by the Conservation Commission?	<input type="radio"/>	<input checked="" type="radio"/>
Date Lot was created: 3-27-18	Is the property located in the Floodplain District?	<input type="radio"/>	<input checked="" type="radio"/>
Date Building was erected: N/A	Is the property located in the Groundwater Protection District?	<input type="radio"/>	<input checked="" type="radio"/>
Does the property meet the intent of the Design Review Guidelines? Yes	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	<input type="radio"/>	<input checked="" type="radio"/>
<p>Describe Application Request:</p> <p>Applicant seeks to construct two duplex units on lots 1 & 2 on the plan submitted with the application which lies in the the AR II district with exterior of the dwellings having the appearance of single family dwellings.</p>			

GENERAL APPLICATION FORM

Case Number: _____

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		Vacant Land	Two Family/Duplex
B. Dwelling Units	Four by S.P.	None	Four
C. Lot Size	30,000	48,253 S.F. & 81,073 S.F.	48,253 S.F. & 81,073 S.F.
D. Lot Frontage	150'	150' & 197.74'	150' & 197.74'
E. Front Setback	35'	All in Conformity	
F. Side Setback	15	All in Conformity	
G. Side Setback	15	All in Conformity	
H. Rear Setback	15	All in Conformity	
I. Lot Coverage	30%	All in Conformity	
J. Height	35	All in Conformity	
K. Parking Spaces			
L. Other			

FOR TOWN HALL USE ONLY*To be filled out by the Building Commissioner:*_____
Date Reviewed_____
Medway Building Commissioner*Comments:*

After completing this form, please submit an electronic copy to zoning@townofmedway.org
and 10 paper copies to the Community & Economic Development Department.



TOWN OF MEDWAY
ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

GENERAL SPECIAL PERMIT FORM

Case Number: _____

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

1. The proposed site is an appropriate location for the proposed use:

See Attached

2. Adequate and appropriate facilities will be provided for the operation of the proposed use:

See Attached

3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment:

See Attached

4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area:

See Attached

5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use:

See Attached

6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district:

See Attached

Case Number: _____

7. The proposed use is in harmony with the general purposed and intent of this Zoning Bylaw:


See Attached

8. The proposed use is consistent with the goals of the Medway Master Plan:

See Attached

9. The proposed use will not be detrimental to the public good:

See Attached


Signature of Applicant/Petitioner or Representative


Date

1. The proposed site is an appropriate location for the proposed use: as the site is presently a vacant parcel of land sitting at the corner of Main Street and Elm Street with an address of 123 Main Street, Medway, MA 02053. The zoning by-law calls for a special permit in AR II District for a two family house/duplex provided that the exterior of the dwelling has the appearance of a single family dwelling. It is submitted that the lot sizes, being oversized at approximately 127,080 S.F. and 81,073 S.F., are more than adequate to accommodate two family/duplex structures. The presently existing vacant lot has never been built upon. An ANR Plan was recently approved by the planning board approving the plan for four lots, two of which the owner wishes to build single family residences upon and two of which the owner wishes to build two family/duplex units upon. The surrounding neighborhood are single family and two family residences. The lots for which the Special Permit is sought to construct two family/duplex units upon are Lots 1 and 2 on the subject plan.
2. Adequate and appropriate facilities will be provided for the operation of the proposed use: as the structures to be built are in the form of a two family/duplexes and will be in compliance with all other zoning requirements, will be in compliance with all board of health requirements, and all other requirements of the Town of Medway building department.
3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment: as the AR II zoning district is zoned for two family/duplex with a special permit provided the exterior of the dwelling has the appearance of a single family dwelling. These are oversized lots which can accommodate two family/duplex structures. It is surrounded by single family and two family residences on Elm Street in Medway. It will not create any further adverse traffic or congestion and is presently located on the corner of Main and Elm Street. The access to such lots will certainly not create a hazard to abutters, vehicles, pedestrians, or the environment as it would be used as two family/duplex structures and residences.
4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area: as they will be used as two family/duplexes in place of vacant land. The AR II district specifically provides for duplexes with special permits so long as the duplexes maintain the appearance of single family residences. These structures shall be built and appear as single family residences. Surrounding area and homes are one family and two family residences. Main Street in Medway is a major route and these structures will not create undue traffic congestion or conflicts in the area.
5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use: as, again, they will be used as two family/duplex structures where such are provided for in the zoning by-laws by special permit. These two family/duplex structures will not have any unusual lighting, will not cause flooding, odors, dust, noise, vibration, or other refuse materials other than normal two family/duplex structures.
6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district: as it is located in AR II which calls for two family/duplex structures with a special permit, the lots are oversized in the district and can easily accommodate two family structures and the surrounding neighborhood is one and two family structures so that it will not significantly affect or alter the character of the zoning district.
7. The proposed use is in harmony with the general purpose and intent of the zoning by-law: as the zoning by-law calls for, specifically in district AR II, a duplex or two family by special permit provided the exterior of the dwelling has the appearance of a single family dwelling.
8. The proposed use is consistent with the goals of the Medway master plan: as the master plan calls for additional two family and multi-family units.
9. The proposed use will not be detrimental to the public good as the proposed use is two family/duplexes and will contribute to the public good by providing additional housing for the Town of Medway.



TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Legal Notice Billing Agreement Form

The Zoning Board of Appeals will prepare and submit a legal notice to be published in the *Milford Daily News*. This legal notice will appear in two consecutive issues of the newspaper, at least 14 days prior to the date of your hearing. The cost varies based upon the applicant request and information required for the notice. The Zoning Board of Appeals will forward the ad proof with the total to be paid by the applicant.

Maritime Housing Fund, LLC

Applicant Name

123 Main Street, Medway, MA 02053

Property Address

617-480-4448

Telephone Number

48-047

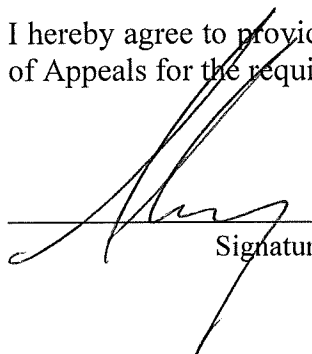
Parcel ID


ARII

E-mail Address

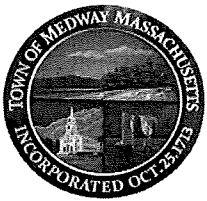
Zoning District

I hereby agree to provide a check in the sum of the ad proof total provided by the Zoning Board of Appeals for the required legal notice for a public hearing before the Zoning Board of Appeals.


Signature


Date

Please Note: This form must be returned to the Zoning Board of Appeals when submitting your application package.



TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Site Access Agreement Form

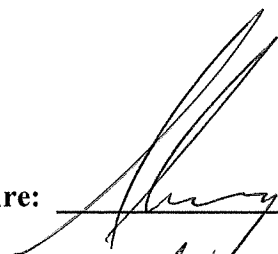
Please complete this form, sign at the bottom, and return to the address indicated above.

By submitting this form with an application to the Zoning Board of Appeals (the Board),
I, Maritime Housing Fund, LLC , hereby give the Board, and/or Staff to the Board, access to the
(Print Name)
property in order to complete a site visit, if determined necessary. The Board, and/or Staff to the Board,
may also determine and request the necessary site visits from other Town of Medway Staff, Consultants,
Boards, and/or Committees.

This request is made by Maritime Housing Fund, LLC , who is the applicant for this project and/or
(Print Name)
the rightful property owner.

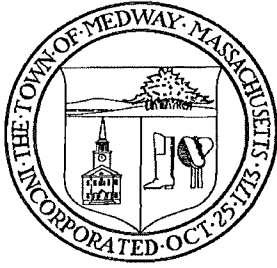
This form is submitted with the application for Special Permit with respect to the property
(Special Permit, Variance, or Appeal)
located at 123 Main Street, Medway, MA 02053 .
(Property Address and/or Parcel ID)

I am the:	<input checked="" type="checkbox"/> Applicant
(Check All That Apply)	<input checked="" type="checkbox"/> Property Owner

Signature: 

Date: 

By declining or neglecting to submit this form, you are denying access to the property prior to opening of the hearing. Upon opening of the hearing, the Board and/or Staff to the Board may determine that a site visit is necessary.



TOWN OF MEDWAY
BOARD OF ASSESSORS
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3203 FAX: 508-321-4981
www.townofmedway.org

REQUEST FOR ABUTTERS

Date of Request: _____
Property owner: Maritime Housing Fund, LLC
Property location: 123 Main Street, Medway, MA 02053
Parcel (Property) ID: 48-047

Please specify: 100', 300' or 500' from subject parcel: 300'

THIS LIST IS REQUESTED FOR:

- | | |
|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> | Planning & Economic Development Board |
| <input checked="" type="checkbox"/> | Zoning Board of Appeals |
| <input type="checkbox"/> | Conservation Commission |

REQUESTER INFORMATION:

Name: Maritime Housing Fund, LLC Email address: _____
Address: P.O. Box 540073
Millis, MA 02054
Phone: 617-480-4448

Please Return to MEDWAY ZBA
Mackenzie Leahy or Stephanie Mercandetti
Community & Economic Development Department

THERE IS A FEE OF \$15.00 DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE.

THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS.

***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU,

YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

TREASURER/COLLECTOR CERTIFICATION

Case Number: _____

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s): Maritime Housing Fund, LLC
Property Owner(s): Maritime Housing Fund, LLC
Site Address(es): 123 Main Street, Medway, MA 02053
Parcel ID(s): 48-047
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Book 22544 Page 566 June 17, 2005

Signature of Applicant/Petitioner or Representative

Date

FOR TOWN HALL USE ONLY

To be filled out by the Treasurer/Collector:

Date Reviewed

Medway Treasurer/Collector

Tax Delinquent: Y N

Comments: