



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.

February 9, 2016

APPLICANT INFORMATION

Applicant's Name: Exelon West Medway, LLC and Exelon West Medway II, LLC

Mailing Address: 300 Exelon Way

Baltimore, Kennett Square, PA, 19348

Name of Primary Contact: Tammy Sanford

Telephone:

Office: (410) 470-0236

Cell: (410) 227-6067

Email address: Tammy.Sanford@constellation.com

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

MAJOR SITE PLAN INFORMATION

Development Name: West Medway II Facility

Plan Title: West Medway II Facility

Plan Date: February 9, 2016

Prepared by:

Name: _____

Firm: Beals and Thomas, Inc.

Phone #: (508) 366-0560

Email: elas@bealsandthomas.com

PROPERTY INFORMATION

Location Address: 9 Summer Street/34 West Street

The land shown on the plan is shown on Medway Assessor's Map # 56; 66 as Parcel # 001, 002, 003, 004; 012, 013

Total Acreage of Land Area: ±118 ac

General Description of Property: Refer to Section 2.2 of Project Narrative

Medway Zoning District Classification: Industrial II; Agricultural Residential II

Current Use of Property: 135 MW power plant

Length of Existing Frontage: _____ On what street? _____

Setbacks for Existing Structure (if applicable)

	Lot	Frontage Street	Frontage (ft)
Front: <u>Varies</u>	56-001	Milford St	±96.2 ft
Back: <u>Varies</u>	56-002	Milford St	±101.1 ft
Side: <u>Varies</u>	56-003	---	---
Side: <u>Varies</u>	56-004	---	---
	66-012	West St	±906.13 ft
	66-013	Summer St	±1049.76 ft

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

Zoning Board of Appeals

Will this project require a variance or special permit?

Yes No

Explanation: "Electric power generation..." allowed by right in the Industrial II District; DPU Petition filed for exemption from certain dimensional standards outlined in Section 2.6.

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: West Medway II

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: Exelon West Medway, LLC (formerly known as Sithe West Medway, LLC)

Mailing Address: 300 Exelon Way
Kennett Square, PA 19348

Primary Contact: Todd Cutler, Assistant Secretary

Telephone:
Office: (610) 765-5602 Cell: (610) 772-1886

Email address: todd.cutler@exeloncorp.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Boston Edison Company to Sithe West Medway LLC dated May 21, 1998 and recorded in Norfolk County Registry of Deeds, Book 12521 Page 109 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____. Please refer to attached table for additional ownership information

CONSULTANT INFORMATION

ENGINEER: Beals and Thomas, Inc.

Mailing Address: 144 Turnpike Road
Southborough, MA 01772

Primary Contact: Eric J. Las

Telephone:
Office: (508) 366-0560 Cell: _____

Email address: elas@bealsandthomas.com

Registered P.E. License #: 46522

SURVEYOR: Beals and Thomas, Inc.
Mailing Address: 144 Turnpike Road
Southborough, MA 01772
Primary Contact: Robert J. Buckley
Telephone: Office: (508) 366-0560 Cell: _____
Email Address: rbuckley@bealsandthomas.com
Registered P.L.S. License #: 30326

ARCHITECT: Gemma Power Systems, LLC
Mailing Address: 769 Hebron Avenue
Glastonbury, CT 06033
Primary Contact: Bruce Davis
Telephone: Office: (860) 659-0509 Cell: _____
Email address: BruceDavis@gemmapower.com
Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: Beals and Thomas, Inc.
Mailing Address: 144 Turnpike Road
Southborough, MA 01772
Primary Contact: Regan E. Harrold
Telephone: Office: (508) 366-0560 Cell: _____
Email address: rharrold@bealsandthomas.com
Registered Landscape Architect License #: 1589

ATTORNEY: Rubin and Rudman LLP
Mailing Address: 50 Rowes Wharf
Boston, MA 02110
Primary Contact: Lauren Liss
Telephone: Office: (617) 330-7000 Cell: _____
Email address: Lliss@rubinrudman.com

OFFICIAL REPRESENTATIVE INFORMATION

Name: Beals and Thomas, Inc.
Address: 144 Turnpike Road
Southborough, MA 01772
Telephone: Office: (508) 366-0560 Cell: _____
Email address: elas@bealsandthomas.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 Beals and Thomas, Inc. 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.

[Handwritten Signature]
Signature of Property Owner

2/5/16
Date

[Handwritten Signature]
Signature of Applicant (if other than Property Owner)

2/5/16
Date

[Handwritten Signature]
Signature of Agent/Official Representative

2/9/16
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