



October 7, 2023

Avon Planning Board
65 East Main Street
Avon, MA 02322

RE: Request Site Plan Review & Special Permit – 108 Bodwell Street
Assessors Map B5 Lot 1-7
Applicant – CJ Shaughnessy Realty LLC

Dear Board Members:

On behalf of the applicant we hereby submit this application for Site Plan Review and Special Permit for the proposed project located at 108 Bodwell Street. Enclosed please find the following:

1. 8 copies - Application for Site Plan review
2. 8 copies – Site Plan
3. 2 copies of the Stormwater Report
4. Check for \$750.00 payable to “Town of Avon” Site Plan review fee
5. Check for \$250.00 payable to “Town of Avon” Special Permit (WSPD)

Introduction

108 Bodwell Street Ext., as shown on Assessors Map B5 Lot 1-7 for the Town of Avon (“Site”), contains approximately 275,598 s.f. of land. The Site is located in the Industrial and Water Supply Protection Zoning Districts. The site is currently occupied by a commercial warehouse, an allowed use in the Industrial Zoning District. Access to the Site is granted from Bodwell Street., a public way. The existing structure is in a conforming location with respect to setback requirements. The site currently consists of existing paved access and loading areas with a compacted gravel parking and storage area on the southerly side of the site. The applicant is proposing to pave the existing compacted gravel parking area.

The applicant is requesting Site Plan and Special Permit approval from the Planning board for an increase in impervious coverage within the Water Supply Protection District . Conformance details are shown on the Site Plan, by Grady Consulting, L.L.C.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

A handwritten signature in black ink, appearing to read "Paul Seaberg", written over a horizontal line.

Paul Seaberg
Project Manager

cc.


CJ Shaughnessy Realty LLC
520 Bodwell Street Ext.
Avon, MA 02322



Town of Avon Planning Board

- Application for Site Plan Approval
- Application for Special Permit Approval
- Type of Special Permit 255-5.4 WSPD Section D(2)(e)
(See Zoning By-Law Section 7-4)

| | |
|------------------|---|
| Official Use: | |
| Date of Receipt: | _____ Received by: _____ Approval Date: _____ |
| Complete: | _____ Not Complete: _____ Date: _____ |

| |
|--|
| 1. Application Information |
| Address of Property Location: 108 Bodwell Street |
| Map/Plot/Route: B 3 -1-7 Owner: CJ Shaughnessy Realty LLC |
| Address: 520 Bodwell Street, Avon MA 02322 |
| Telephone No.: 508-857-2769 Fax No.: |
| Email: mbrooks@cjshaughnessy.com |
| Owner's Agent: Paul Seaberg |
| Title: Project Manager |
| Address: 71 Evergreen Street, Suite 1 |
| Telephone No.: 781-585-2300 Fax No.: |
| Email: paul@gradyconsulting.com |
| Signature:  |
| Tenant/Lessee/Purchaser (If Applicable): |
| Title: |

Address: _____

Telephone No.: _____ Fax No.: _____

Email: _____

Signature: _____

Comments: _____

2. *Property Information*

Zoning District: Industrial District & Water Supply District

Type of Structures: Residential: Existing Proposed Commercial: Existing Proposed
(Existing or Proposed Property)

Industrial: Existing Proposed Institutional: Existing Proposed
Other: _____

Parking Spaces: Existing: 60+/- (not striped) Proposed: 60+/- (not striped)

Land Area Square Feet: 275,598 sf

Building Area Square Feet: 50,056 sf

Number of Stories: 1 Number of Dwelling Units: n/a

Occupied Partially Occupied Vacant Vacant Land

Are there Wetlands Present Yes No

Is the Property Located in Yes No
or Near a Flood Plain There is a flood plain on the adjacent property

3. *Brief Summary of Proposed Work (Use additional Sheets for Project Narrative):*

The work proposes to expand the paved areas of the site over an existing gravel parking area. Stormwater infiltration systems are proposed attenuate stormwater runoff. Site lighting is proposed for the paved portion of the site.

4. Site Plan Submission Requirements

(Provide one (1) Original and seven (7) copies of all Plans, Narratives, and Applications)

- A. Completed Site Plan Application (this form);
- B. Plan(s) at a scale 1" = 20' or 1" = 40' for large plots
- C. (unless waived by the Planning Board – drawn by a registered land surveyor or professional engineer including the following information (show on multiple sheets for ease of reading):
 - Access and egress to and from the site;
 - Lot lines and easements, if any;
 - Current and proposed building(s) and structure(s) as proposed on the site, or if not, provide the plan of adjacent properties;
 - Topography with the appropriate contours of the site and adjacent sites;
 - A professionally developed plan identifying surface water bodies, flood plain areas(s) and area(s) subject to the 100-year flood elevation. The determination of the items and/or area(s) to be included shall be made by the Planning Board and when appropriate the Conservation Commission;
 - Landscape features, walls, walks, and lighting;
 - Landscaping proposed as determined appropriate and consistent with any screening and/or green space;
 - Location of parking areas and facilities for internal vehicular and pedestrian circulation;
 - Site drainage and supporting data, if required;
 - Any loading facilities as may be required;
 - Traffic study, if required by the PGA, given the proposed development of the site and the expected traffic impact;
 - Architectural drawing of the proposed building(s) and structure(s), if required by the PGA

5. Authorization (Must be Signed by the Owner of the Property)

I am the record owner of this property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am to sign this application.

Chris Shaughnessy

Name (Please Print)
CFO

Title
Chris Shaughnessy

Signature
10/5/2023

Date

300' CERTIFIED ABUTTERS LIST
108 BODWELL ST.
AVON, MA
(B5-1-7)
OWNER: EPRO LLC

| Map | Block | Lot | Location | Owners Name | Mailing Address | City | St Zip |
|------------|--------------|------------|-----------------|---|------------------------|-------------|---------------|
| | | | | | | | |
| B5 | 1 | 1 | Route 24 | Town of Avon | 65 E. Main St. | Avon | MA 02322 |
| B5 | 1 | 11 | 20 Kiddie Dr. | Damian Frattasio, Tr., D&L Realty Trust | 162 Plain St. | Pembroke | MA 02359 |
| B5 | 1 | 2 | 27 Doherty Ave. | Atlantic Southborough Realty Partnership | 205 Newbury St. | Framingham | MA 01701 |
| B5 | 1 | 5 | 74 Bodwell St. | Machan LLC | 74 Bodwell St. | Avon | MA 02322 |
| B5 | 1 | 8 | 30 Kiddie Dr. | Con-Avon Limited Partnership | 27 Hearthstone Way | Hanover | MA 02339 |
| B5 | 3 | 1 | 105 Bodwell St. | Ralph Delano, Tr., G&R Realty Trust | 105 Bodwell St. | Avon | MA 02322 |
| B5 | 3 | 2 | 85 Bodwell St. | Pendleton Realty LLC, c/o Design Communications Ltd. | 85 Bodwell St. | Avon | MA 02322 |
| B5 | 3 | 3 | 75 Bodwell St. | F&V Realty Corp. | 6 Rome Dr. | Braintree | MA 02184 |
| B5 | 3 | 4 | 65 Bodwell St. | Hulme, Richard F. & Evans, Daryl D. | 65 Bodwell St. | Avon | MA 02322 |
| B6 | 1 | 1 | 1 Kiddie Dr. | Krupa/LZK Properties LLC, c/o Karas & Karas Glass Co., Inc. | 455 Dorchester Ave. | Boston | MA 02127 |
| B6 | 2 | 7 | 40 Murphy Dr. | Neponset Circle LLC | 430 East First St. | Boston | MA 02127 |