


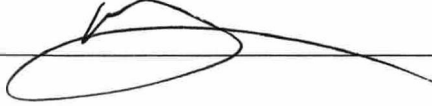


Town of Avon Planning Board

- Application for Site Plan Approval
- Application for Special Permit Approval
- Type of Special Permit Water Supply Protection District
(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:	225 Bodwell Street
Map/Plot/Route:	B7/3/3 Owner: ONEG II LLC
Address:	71 Mason Terrace, Brookline, MA 02446
Telephone No.:	617-953-3353 Fax No.:
Email:	paul@marshallpapertube.com
Owner's Agent:	Paul Mamane
Title:	Manager
Address:	
Telephone No.:	Fax No.:
Email:	paul@marshallpapertube.com
Signature:	
Tenant/Lessee/Purchaser (If Applicable):	Paul Mamane, President, Marshall Acquisition Corp DBA Marshall Paper Tube Co., Inc.
Title:	President

Address:	225 Bodwell Street Avon, MA 02322		
Telephone No.:	617953-3353	Fax No.:	
Email:	paul@marshallpapertube.com		
Signature:			
Comments:			

2. *Property Information*

Zoning District:	Industrial District					
Type of Structures: (Existing or Proposed Property)	<u>Residential:</u>	Existing <input type="checkbox"/>	Proposed <input type="checkbox"/>	<u>Commercial:</u>	Existing <input type="checkbox"/>	Proposed <input type="checkbox"/>
	<u>Industrial:</u>	Existing <input checked="" type="checkbox"/>	Proposed <input checked="" type="checkbox"/>	<u>Institutional:</u>	Existing <input type="checkbox"/>	Proposed <input type="checkbox"/>
	Other:					
Parking Spaces:	Existing:	<u>44</u>	Proposed:	<u>76</u>		
Land Area Square Feet:	<u>173,790</u>					
Building Area Square Feet:	<u>72,857 s.f (existing) 77,617 (proposed)</u>					
Number of Stories:	<u>1</u>	Number of Dwelling Units:	<u>n/a</u>			
<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Partially Occupied <input type="checkbox"/> Vacant <input type="checkbox"/> Vacant Land						
Are there Wetlands Present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Is the Property Located in or Near a Flood Plain <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						

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

Construction of a 34'x140' addition to an existing industrial building. The addition is to be used as storage/warehouse space. The existing paved areas of the site are to be re-striped to provide additional parking to the existing 44 striped spaces. The parking count shall be brought up to 76 spaces. A roof drain infiltration system is also proposed to accept runoff from the the new roof area.

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.

PAUL MAMANE

Name (Please Print)

MANAGER - ONEGIT LLC

Title

Signature

5/17/2023

Date

If representing a group, corporation, or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purpose of this application.