




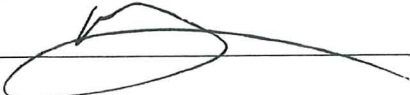
# Town of Avon Planning Board

TOWN OF AVON  
2023 MAY 23 P 1:48  
TOWN CLERK

- 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: _____

<b>1. Application Information</b>	
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-stripped 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 - ONEGI 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.