



**PLANNING BOARD
PLAINVILLE
MASSACHUSETTS**

FORM M

Date: March 14, 2022

Application for Special Permit for:

(Check all Applicable)

Use (§500-19)	X	
Earth Removal (§500-21)	X	Signs (§500-29)
Residential Cluster (§500-22)		Groundwater Protection (§500-36)
Senior Village Overlay (§500-24)		Comm. & Wtr. Resource Protection (§500-37) X
Affordable Housing (§500-25)		Commercial Interchange (§500-41)
Town Center District (§500-26)		Adult Entertainment (§500-42)
Solar Facilities (§500-26.1)		Medical Marijuana (§500-44)

1. Name of Owner: TCS Taunton Street 43 LLC (Attn: Jamie Ciffolillo)
Address: 175 Paramount Drive, Suite 100A
Phone #: (508) 269-5426
Email: jamie@shearwatercompanies.com

2. Applicant (if not owner) _____
Address: _____
Phone #: _____
Email: _____

3. Assessors: Plan: 6 Lot: 23

4. Deed: Book: N/A Page: N/A (Doc # 1455376-1)

5. Location & Description of Property (with street address if available):

43 Taunton Street, an 18.25-acre vacant lot formerly occupied by a drive-in movie theater, bounded by Taunton Street to the west, the Cacciapaglia Family Living Trust property to the south and east, and Turtle Brook to the north.

6. Zoning District: Commercial - CA

7. Overlay Districts: GPD: _____ Flood Zone: X
Senior Village _____ Type: _____

8. Proposed Use of Building or Premises: _____
New high-bay industrial building with two-story office component and associated parking, loading, landscape/hardscape, drainage, utility, and site lighting improvements

9. Size of Proposed building(s): 99,920 sf footprint; two stories/ 40' max height

10. Gross Floor Area = 126,500 sf +/-

This application must be accompanied by a written analysis and detailed plans that provide the information required to enable the Board to render a written decision under the requirements of the applicable zoning regulations.

Application Fees:

Affordable Housing: \$250.00
Earth Removal: \$250.00, unless part of a project that requires other permits, then see below.
All others: \$2,500.00 plus \$0.20 every square foot of proposed gross floor area over 5,000 square feet.
Multiple Permits: \$250.00 for each additional special permit after the cost of the most expensive one. $2,500 + [(126,500-5,000)(0.20)] + [(250)(2)] = 2,500 + 24,300 + 500 = \$27,300$

53G Engineering Peer Review Fee: \$2,000.00 (Note: This fee is the initial required deposit. Once the application has been reviewed by the peer reviewer a more detailed cost estimate will be provided.)

Total Fee = 27,300 + 2,000 = \$29,300

A **Certified Abutters List** must be submitted with this application.

Additional Fees:

- The applicant will be notified as to the cost of the abutters mailing, and a check is required prior to notice being sent to abutters. Delay in payment will result in delay in processing the application.
- Advertising in a local newspaper is required. The fee must be paid by the applicant prior to the first public hearing.

Deed: A full copy of the latest deed recorded at the Registry of Deeds must be submitted with this application.

Submittal Copies:

- Town Clerk: Full scale copies of all forms, reports and plans with original signatures.
- Planning Board: Seven additional (7) complete, full scale copies of all forms, reports and plans.

- Distribution: Nine (9) copies of the application form, a cover sheet listing all submitted information including all plans and reports, and plans showing the scope of the project (reduced scale acceptable, a full plan set is not required).
- Additional copies may be requested as needed. If a peer review is needed the applicant may be required to send a full set of all submitted information to the peer reviewer.
- Digital copies of all submitted information may also be required by the Board.

I certify that the above information is true to the best of my knowledge.

Signature of Applicant:  _____

Date: 3/14/2022

Signature of Owner:  _____

Date: 3/14/2022

I hereby request that the selection of a peer review consultant under MGL Ch. 44 §53G be reviewed by the Board during the first public hearing. The grounds for any appeal of a consultant shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum required qualifications. All costs associated with the peer review are to be borne by the Applicant, not the Town. Costs shall be per standard company billing rates, unless otherwise specified. If this box remains unchecked it shall be deemed as acceptance of the peer review consultant(s) chosen by the Board, and peer review work on the application may proceed prior to the first public hearing, if the need is determined after review by staff.

Pursuant to Plainville Planning Board Form M, Application for Special Permit for Use (§500-19), Earth Removal (§500-21), and Community & Water Resource Protection (§500-21), the fees below are Town of Plainville application fees requirement to accompany the Form M Application payable to the Town of Plainville by TSC Taunton Street 43 LLC (the Owner/Applicant).

TYPE OF FILING	FEE AMOUNT
Special Permit for Use (§500-19)	$\$2,500 + \$0.20 \text{ per square foot of GFA over } 5,000 \text{ ft}^2$ $= \$2,500 + [(126,500-5,000) \times (0.20)]$ $= \underline{\underline{\$26,800.00}}$
Multiple Permits	$\$250 \text{ for each Special Permit after most expensive}$ $= (250) \times (2 \text{ additional Special Permits})$ $= \underline{\underline{\$500.00}}$
53G Engineering Review Fee	$= \underline{\underline{\$2,000.00}}$
Advertising Fee	TBD

The following is a summary of fee payment schedule proposed by the Owner/Applicant.

TIME OF PAYMENT	PAYMENT AMOUNT
Form M Application submission	53G Engineering Fee $= \underline{\underline{\$2,000.00}}$ Initial Portion of Form L Application Fee $= \underline{\underline{\$10,000.00}}$
Close of Public Hearings	One-third Remaining Form L Application Fee $= (1/3) \times (26,800-10,000)$ $= \underline{\underline{\$5,600.00}}$
Receipt of Decision	One-third Remaining Form L Application Fee $= (1/3) \times (26,800-10,000)$ $= \underline{\underline{\$5,600.00}}$
Receipt of Building Permit	One-third Remaining Form L Application Fee $= (1/3) \times (26,800-10,000)$ $= \underline{\underline{\$5,600.00}}$