



**PLANNING BOARD  
PLAINVILLE  
MASSACHUSETTS**

**FORM L**

**Application for Development Permit for:**

<i>(Check all Applicable)</i>	Site Plan Review (§500-39)	X	
	Flood Plain Review (§500-40)	X	

Date: March 14, 2022

1. Name of Owner: TSC Taunton Street 43 LLC (Attn: Jamie Ciffolillo)  
 Address: 175 Paramount Drive, Suite 100A, Raynham, MA 02767  
 Phone #: (508) 269-5426  
 Email: jamie@shearwatercompanies.com

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

3. Assessors: Plan: 6 Lot: 23

4. Deed: Land Court Certificate #206173

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 Fee:** \$1,000.00 plus \$0.20 every square foot of proposed gross floor area over 5,000 sf.  
 $1,000 + [(126,500-5,000)(0.20)] = 1,000 + 24,300 = \$25,300$

**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.)  
 $Total Fee = 25,300 + 2,000 = \$27,300$

**Advertising Fee:** 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: 3/4/2022

Signature of Owner:  \_\_\_\_\_ Date: 3/4/2022



# FORM L FEE CALCULATION (SITE PLAN & FLOODPLAIN REVIEW)

Proposed Industrial Building | 43 Taunton Street | Plainville, MA

Pursuant to Plainville Planning Board Form L, Application for Development Permit for Site Plan Review (\$500-39) and Flood Plain Review (\$500-40), the fees below are Town of Plainville application fees requirement to accompany the Form L Application payable to the Town of Plainville by TSC Taunton Street 43 LLC (the Owner/Applicant).

<u>TYPE OF FILING</u>	<u>FEE AMOUNT</u>
Form L Application Fee	\$1,000 + \$0.20 per square foot of GFA over 5,000 ft <sup>2</sup> = \$1,000 + [(126,500-5,000) x (0.20)] = <b><u>\$25,300.00</u></b>
53G Engineering Peer Review Fee	= <b><u>\$2,000.00</u></b>
Advertising Fee	<b><u>TBD</u></b>

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

<u>TIME OF PAYMENT</u>	<u>PAYMENT AMOUNT</u>
Form L Application submission	53G Engineering Fee = <b><u>\$2,000.00</u></b> Initial Portion of Form L Application Fee = <b><u>\$10,000.00</u></b>
Close of Public Hearings	One-third Remaining Form L Application Fee = (1/3) x (25,300-10,000) = <b><u>\$5,100.00</u></b>
Receipt of Decision	One-third Remaining Form L Application Fee = (1/3) x (25,300-10,000) = <b><u>\$5,100.00</u></b>
Receipt of Building Permit	One-third Remaining Form L Application Fee = (1/3) x (25,300-10,000) = <b><u>\$5,100.00</u></b>