

TOWN OF RANDOLPH PLANNING DEPARTMENT

APPLICATION FOR SPECIAL PERMIT ~ AND/OR ~ SITE PLAN & DESIGN REVIEW

Project Type	<input type="checkbox"/> Tier 1 Review (administrative) <input type="checkbox"/> Tier 2 Review <input checked="" type="checkbox"/> Tier 3 Site Plan/Design Review	<input type="checkbox"/> In-Law Apartment <input type="checkbox"/> Two-Family Dwelling <input type="checkbox"/> Special Permit
Assessor Parcel ID map-block-parcel	1-A-1; 1-B-2; 2-C-1.438; 2-C-2.2; 2-B-1.LA	Norfolk County Registry of Deeds <i>Book & Page or Land Court Cert #</i> C#205596; 27628/37; 27987/53
Parcel Address	High Street; Blue Hills Reservation; 43 Scanlon Drive; 6 Billings Street; 493 High Street	
Current Use	Commercial and vacant land	
Zoning District	Blue Hills River Highway	Size of Parcel 13.18 acres (combined)
Project Description	Project includes the demolition of the existing onsite structures and construction of two new buildings with associated grading, utilities, stormwater management facilities, landscaping and site amenities.	
Other permits or approvals may be required	Are there wetlands on the parcel or within 300 feet of the construction? YES NO <i>If yes – file with the Conservation Commission</i>	
	Is land disturbance > 5,000 square feet? YES NO <i>If yes – file a stormwater permit with DPW</i>	
	Does the proposed use increase pollutant loads? YES NO <i>If yes – file a stormwater permit with DPW</i>	
	Is structure > 100 years old? YES NO <i>If yes – file with the Historic Commission</i>	

Applicant Name	Scanlon Suburban LLC, 486 and 490 High QOZB, LLC , and 6 Billings QOZB, LLC		
Contact person	Art Campbell		
Applicant Status	<input checked="" type="radio"/> Owner <input type="radio"/> Tenant <input type="radio"/> Licensee <input type="radio"/> Buyer <input type="radio"/> Other _____		
Address	800 Boylston Street, 30th Floor		
	CITY	Boston	STATE MA ZIP 02199
Phone	617-428-8000	Email	acambell@coreinvestments.com

If property owner is not the Applicant, authorization from the owner is required

Surveyor	CHA		
Contact person	William Dorgan, PLS		
Address	141 Longwater Drive		
	CITY	Norwell	STATE MA ZIP 02061
Phone	781-982-5400	Email	wdorgan@chasolutions.com

Engineer	The Vertex Companies, LLC					
Contact person	Andrew Street, PE					
Address	100 North Washington Street, Suite 302					
	CITY	Boston	STATE	MA	ZIP	02114
Phone	781-400-6882	Email	astreet@vertexeng.com			

Property Owner	Scanlon Suburban LLC, 486 and 490 High QOZB, LLC , and 6 Billings QOZB, LLC					
Address	800 Boylston Street					
	CITY	Boston	STATE	MA	ZIP	02199
Phone	9082394642	Email	acampbell@coreinvestmentsinc.com			

For any application for a **Special Permit**, the applicant shall submit additional documentation to support:

- That the proposed use is in harmony with the general purpose and intent of the Town's ordinances;
- That the proposed use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- That the proposed use would not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials or other visual nuisances;
- That the proposed use would not cause undue traffic congestion in the immediate area.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. I agree to abide by the Randolph Zoning Ordinances and complete construction of the project in accordance with said rules and any conditions of the Planning Board.


 Applicant Signature

12-19-23
 Date