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August 4, 2015

Mr. Paul Cusson
Delphic Associates
651 Orchard Street, Suite 301
New Bedford, MA 02061

Re: Basis for ARCPUD Concept Plan Comprehensive Permit
"Timber Crest Estates" Site
Outback Job # OE-2765

Dear Paul,

As requested, we prepared a conceptual lot and roadway layout for the Timber Crest project area, according to the Town of Medway's Zoning Bylaw Section 8.5, Adult Retirement Community Planned Unit Development (ARCPUD), whereby a Special Permit is required from the Planning Board. Herein, we generally describe the basis for the attached ARCPUD, Timber Crest Estates plan dated July 17, 2015 (please note it includes the most up to date bordering vegetated wetland line at the time based on the Conservation Commission consultant's review

Per the bylaw:

"An ARCPUD is a master planned residential community for people fifty-five years of age and older. It allows for a greater variety of uses and building types, a higher density of development, and greater flexibility in site planning than would normally be allowed in the AR-I or AR-II district." It goes on to state that an ARCPUD shall provide a range of housing types and facilities, including at least one of 6 types of residential uses such as assisted-living, long-term care, and Residential Subdivision among others. It also states that the ARCPUD may include any of the following housing options, such as detached single-family dwellings, townhouses, multifamily dwelling, conservation/recreation uses, and accessory uses with limited square footage, such as local convenience retail (maximum of 4,500 sq. ft.), medical offices, adult day care, and a community center.

So given the above, we created a residential subdivision for detached single-family homes, with no accessory uses proposed. This preliminary ARCPUD plan shows a total of 134 single-family, age-restricted lots (6,000 s.f. minimum as allowed in the ARCPUD bylaw) on 50' wide roadways per the town's subdivision regulations. Some wetland filling and replication would be required to build the roads. Homes would be serviced by town water and sewer hookups similar to the proposed layout for the Timber Crest Estates 40B project plan.

This plan has a table showing some of the applicable ARCPUD by-law calculations, including Open Space and maximum number of allowed units. We are required to provide a minimum of 40% of the site as Open Space, and this plan provides over 115 acres or 70% of the site as Open Space including several areas that are shown as potential Recreational Areas where walking or

8/4/2015

biking trails could be provided). The maximum number of allowed ARCPUD units is based on 3 times the project's gross area per the by-law; with this site consisting of 163.1 acres, a maximum of 489 units could be built subject to Planning Board approval. Although many more ARCPUD units could have been shown on the Timber Crest Estates site by choosing different housing options, we showed a significantly lower number of 134 lots, which is less than 1 unit per acre.

We also note that the June 2014 ARCPUD special permit issued by the Medway Planning Board for Millstone Village off Winthrop Street, allowed a ratio of approximately 1.6 units per acre for the 51-acre site. The roadway was approved with a 22-ft. paved width, and the project set aside a 20.4 acre Open Space area (the min. allowable). The Special Permit decision and approved site plans are available to view on the town's website under the Planning & Economic Development Department, Recent Decisions.

The Recent Development Applications section of the town's website also lists a June 2015 application for the Willows ARCPUD application materials, including a site plan for a Salmon Health facility that shows 227 units of various types of housing on 57 acres off Village Street. This site is located along the Charles River and contains extensive wetlands. Where the maximum allowed number of units is 3 times the site acreage, 171 units could be built (as we understand it, some of the proposed housing types are allowed at a higher density, hence the higher number of proposed units). In any event, it appears that the proposed density for this site is approaching 3 units per acre. This project is still under review by town boards but we understand several hearings and/or informal meetings have already occurred.

In summary, 134 age-restricted, single family lots could be built on Timber Crest Estates site, which is well under the maximum allowed of 489 units per the Town's ARCPUD bylaw.

Should you have any comments or further questions regarding this letter, please let me know.

Sincerely,
Outback Engineering, Inc.

James A. Pavlik, P.E.
Principal

cc: Mounir Tayara, Grandis Homes, LLC