

Board Members
Rori Stumpf, Chair
Brian White, Vice Chair
Gibb Phenegar, Clerk
Christina Oster, Member
Tom Emero, Member
Carol Gould, Associate Member



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Medway, MA 02053
Telephone (508) 321-4890
zoning@townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

Wednesday, June 2, 2021 at 7:30 p.m.

Virtual Meeting

Meeting Minutes

Members Present (virtually): Brian White, Vice Chair; Gibb Phenegar, Member; Tom Emero, Member; Christina Oster, Member

Members Absent: Rori Stumpf, Chair; Carol Gould, Associate Member

Also Present (virtually): Barbara Saint Andre, Director, Community and Economic Development
Morgan Harris, Administrative Assistant, Community and Economic Development

Call to Order

Mr. White called the meeting to order at 7:30 p.m. and read that this meeting is being broadcast and recorded by Medway Cable Access. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. Board members will be participating remotely. For public hearings, access via Zoom is provided for the required opportunity for public participation. Information for participating via Zoom is posted at the end of the ZBA Agenda on the town website. He then read instructions on how to participate in the meeting. All persons participated remotely in the meeting via Zoom. Mr. White introduced all Board members participating remotely in the meeting.

Public Hearing

98 Main Street - The application is for the issuance of a **variance** under Section 7.2 Table 5 to construct a sign for Rocky's Ace Hardware with an area of 280.3 square feet where Zoning Bylaw limit is 120 square feet. **Note: The applicant has requested to withdraw the application without prejudice.**

A representative for the applicant, Joseph Buchholz Jr., was present and explained the application. He stated that Rocky's Hardware had met with the Design Review Committee (DRC) and has a revised plan that complies with the zoning bylaws. These plans will be finalized when Rocky's next meet with the DRC. Mr. Buchholz requested to withdraw the application without prejudice.

Motion to allow the applicant to withdraw without prejudice, and to allow any member of the Board to sign the withdrawal made by Gibb Phenegar, seconded Tom Emero, passed by a roll call vote of: 4-0

Tom Emero – Aye

Gibb Phenegar - Aye

Christina Oster – Aye

Brian White – Aye

305 Village Street - The application is for the issuance of a **determination/finding** under Section 5.5.F of the Zoning Bylaw that the non-conforming status of the property is still in effect, and/or a **special permit** under Section 5.5.D to change or extend the use as an office and vehicle storage.

The representative for the applicant, attorney Stephen Kenney of Kenney and Kenney Law stated that the property at 305 Village Street contains a preexisting nonconforming structure and use. The property has been used as vehicle storage for 80 years. The applicant is seeking a determination/finding that the use has not been abandoned, changed, or not used for more than two years. Mr. Kenney stated that there is no buyer at this time, and that a buyer could come before the Board at a later time if a specific use was sought. He explained the history of the property, being 1.689 acres with a building erected in 1940.

Attorney Kenney further explained that, starting in 1940, the property was owned by Mr. Bemis and was used for the storage of vehicles including school buses with an accessory office space. In 1964, the property was sold to Mr. Zide, who was granted a variance by the Zoning Board of Appeals on April 7, 1966 to build an addition for the storage of additional vehicles. The variance contains conditions prohibiting junk vehicles or equipment being stored outside but does allow a “reasonable number” of vehicles and equipment parked on the land. Julian’s, Inc., a corporation owned by the Mele family, purchased the property in 1984 and moved their business to the site, including use as storage for vehicles. In 2012, Julian’s sold its oil business to Devaney Oil, which continued to store vehicles on the property as well as deliver oil. In February of 2014, Julian’s and the Town of Medway entered into a license agreement to allow the Town Department of Public Works (DPW) vehicles to be stored on the property. This license agreement ended in November of 2020. Mr. Kenney noted that there were comments from the DPW stating that the Town used the property for the storage of vehicles but did not work on vehicles or use the office space. Mr. Kenney stated that the use has not been abandoned because the property has been used for vehicle storage for 80 years, up until November of 2020, which is within two years.

Mr. White stated that the previous decision from the Board was helpful to see that the use as vehicle storage has existed for some time. He believed that the use as storage has been continuous, including when used by the Town. Mr. Kenney clarified that the applicant is seeking a finding for the storage of vehicles with an accessory office use, but that the oil business has been discontinued and there will be no oil tanks on the property. Ms. Oster asked why the applicant is seeking a determination as to the potential abandonment of the use. Mr. Kenney stated that the Building Inspector suggested he come before the Board, however the owners always intended that the use not be abandoned and have worked to ensure this. Mr. Phenegar questioned whether the office use had been abandoned. Mr. Kenney stated that when used by the oil company, the office was in use. He noted that most of the building is warehouse space with a small office up front. The Town may not have used the office, but the use is for vehicle storage with an accessory office space. Mr. White stated that since it is an office within another business, it has not fallen out of use.

There was discussion surrounding the differences on the two plot plans provided. The new plot plan, dated May 26, 2021 shows three parcels of land instead of two. Mr. Kenney stated that the smallest parcel was separate based on Assessor’s data and has a separate deed, but it is owned by the Mele family and will be sold together with the land. Ms. Saint Andre noted one issue that may preclude the

continued use. Municipal use is allowed by-right in the ARII zoning district. According to Section 5.5.G. of the zoning bylaw, a use shall not revert to a nonconforming use without a variance. However, the definition of municipal use states property “owned, leased, or operated on” would fall under these regulations, and the property was not leased to the Town, but licensed.

Wayne Carlson, a land surveyor speaking on behalf of Mr. and Ms. Graham, who live near the property, stated that from 2014 to the present the property reverted to a conforming use. He stated that while the Town licensed the property, the use was the issue in question. He also believed the property was located in the floodplain. According to the bylaws, no nonconforming use is allowed in the floodplain district. Mr. Carlson stated that the applicant can always ask for a special permit, but the use was clearly allowed when used by the Town. Mr. Kenney stated that there was a license agreement, not a use or rental agreement. He also stated that while the Town used the property, the same use was continued. The Board spoke favorably regarding the preexisting nonconforming nature of the use. Mr. White brought up the scope of use and agreed that the office is part of the building. He stated that he would not want visible oil tanks on the property, or anything that had been removed to come back, and suggested this as a possible condition.

Motion to find that the pre-existing nonconforming use includes the storage of vehicles and an accessory office space made by Brian White, seconded Gibb Phenegar, passed by a roll call vote of: 4-0

Tom Emero – Aye

Gibb Phenegar - Aye

Christina Oster – Aye

Brian White – Aye

Motion to support that the property will not have exterior oil tanks or similar containers reinstalled made by Gibb Phenegar, seconded Christina Oster, passed by a roll call vote of: 4-0

Tom Emero – Aye

Gibb Phenegar - Aye

Christina Oster – Aye

Brian White – Aye

Motion to support that the pre-existing nonconforming use has not been altered, changed, abandoned, or not used for more than two years made by Gibb Phenegar, seconded Christina Oster, passed by a roll call vote of: 4-0

Tom Emero – Aye

Gibb Phenegar - Aye

Christina Oster – Aye

Brian White – Aye

Because the use is still valid, there was no need for a special permit finding. Mr. Kenney asked to withdraw the special permit application without prejudice.

Motion to allow the applicant to withdraw without prejudice, and to allow any member of the Board to sign the withdrawal made by Gibb Phenegar, seconded Christina Oster, passed by a roll call vote of: 4-0

Tom Emero – Aye

Gibb Phenegar - Aye

Christina Oster – Aye
Brian White – Aye

A question was posed over whether parking of vehicles would be internal or external on the paved area. Mr. Kenney explained that there is a circular driveway that goes behind the building that has been used for parking. The applicant would like to continue parking both inside and out. Ms. Saint Andre recalled that in a similar situation, a condition was added that use of paved areas was allowed, but there would be no paving of additional green space. Mr. Kenney agreed that paving would be an expansion of the use and had no problem with such a condition being added.

Motion to find that the proposed use would be altered if additional impervious surface is added made by Gibb Phenegar, seconded Christina Oster, passed by a roll call vote of: 4-0

Tom Emero – Aye
Gibb Phenegar - Aye
Christina Oster – Aye
Brian White – Aye

Motion to close the public hearing for 305 Village Street and to allow any member of the Board to sign the decision made by Gibb Phenegar, seconded Tom Emero, passed by a roll call vote of: 4-0

Tom Emero – Aye
Gibb Phenegar - Aye
Christina Oster – Aye
Brian White – Aye

Other Business

Mounir Tayara, the developer for Timber Crest and Kingsbury Village, had two applications before the Board. Ms. Saint Andre suggested the Board vote on each application separately.

Timber Crest Chapter 40B Development – Application for modification of comprehensive permit to allow for two additional styles of homes

Mr. Tayara was present and explained the application. He proposed the addition of two styles of homes, “The Lee” and “The Stowe”, each with affordable versions, to the allowed styles. Mr. Phenegar stated the designs seemed to be in character with the other houses. He also expressed that he believes more styles are better for the development and did not believe this would be considered a substantial change. Upon request from the Board and the public, the proposed house styles were shared, with Mr. Tayara pointing out the design and smaller footprint than other houses.

Motion to find that the proposed modification of the comprehensive permit to allow for two additional styles of homes is not substantial made by Gibb Phenegar, seconded Christina Oster, passed by a roll call vote of: 4-0

Tom Emero – Aye
Gibb Phenegar - Aye
Christina Oster – Aye

Brian White – Aye

Timber Crest Chapter 40B Development – Application for modification of comprehensive permit to amend infrastructure construction phasing for Phases 2W and 3W.

Ms. Saint Andre shared the site plan for the project. Mr. Tayara explained that phase 1W of the project includes land from Winthrop Street up to the electric easement. The decision currently prohibits starting another phase until 50% of homes in the phase under construction are completed. Mr. Tayara stated that he would like to change this so that site work only for phases 2W and 3W could be completed while phase 1W is under construction. He would like to start infrastructure work during the summer when the water table is at its lowest. 50% of the homes in phase 1W will be complete in the fall, when drainage ponds will be difficult to establish. He stated that he is not requesting a change to the construction phasing, only to start the infrastructure. Mr. White asked for clarification with regard to the current state of the land, including land cleared, cul-de-sacs cut in, and what would be put in. Mr. Tayara referenced the site plan and stated that everything has been cut in except for two cul-de-sacs. He showed that for Phase 1W the sewer had to be brought up from Ohlson Circle through the streets that are in phases 2W and 3W. Since the infrastructure has already been brought through these streets, Mr. Tayara would like to start working on bringing the infrastructure to the house locations in these areas. He reiterated that the reason for the request is not to change the construction schedule, but to put infrastructure in at a better time of year. Erosion control is better and there would be less dewatering of trenches required. Like with the previous houses, sewer and water run deep. Mr. Tayara believes starting now would be cleaner environmentally and cause less erosion than the fall, which is the beginning of the wet season. Mr. Tayara shared an aerial photo of the project site as it looks now to show that only the cul-de-sacs are left to be cut.

In response to a question asked in the chat, Mr. Tayara stated that phase 1W has 26 homes, phase 2W has 27 homes, and phase 3W has 17 homes. Mr. Phenegar stated that he walked the site to see what infrastructure is already there. He acknowledged that it will be easier to establish growth in the drainage ponds if the infrastructure is done now and that the ground would all be mud later.

Sean MacEvoy of 31 Fairway Lane expressed concern over this modification. He stated that the wording seems like it could be read to speed up the phasing, in particular the section that says “Timber Crest will not commence foundation or building construction in Phases 2W and 3W until 50% of the homes in Phase 1W are complete.” Mr. MacEvoy believed this wording was ambiguous and may allow the developer to work on both phase 2W and 3W at once. It was clarified that the original decision still has wording in place that would prevent this, being that condition 41 states that no more than two phases can be under construction at a time and the next phase cannot start until 50% of the first phase is completed. Mr. MacEvoy stated that he believes this would be a substantial change because infrastructure is a large part of the construction process. He also stated that the wording in the application is vague, noting that “etc.” is used in the listing of infrastructure examples. Mr. MacEvoy worried land would be cleared for houses. From his perspective, the issue of phasing was to prevent an area with roads to nowhere that would be a blight on the Town.

There was discussion surrounding the order of the phases, with clarification that the developer may choose whichever phase he wants to start on next. Jay Peyser of 24 Fairway Lane stated that the concern

was not in relation to the order of the phases, but rather whether there would be clearcutting of trees for infrastructure to be put in place. He expressed his belief that Mr. Tayara was requesting this modification in response to the raised housing prices in the current market and that this might be a way of beating the initial timeline.

Kathy Campbell of 8 Fairway Lane asked the Board if they are required to accommodate Mr. Tayara's request. Mr. White clarified that if the Board does not take action, Mr. Tayara can move forward as if the application were voted to be insubstantial.

Cindy Maliniak of 14 Fairway Lane asked if the Town was under any obligation to approve the request. Based on the description that Ms. Saint Andre sent of what is substantial vs. insubstantial, she believed that this did not seem to be insubstantial. She noted that the developer's main concern seemed to be over the water, but he went into the project knowing that the area is wet. She believed that since Mr. Tayara did not come in with any help to the Town, the Town is under no obligation to help him. M. Maliniak also noted that the housing market could change at any time, and not granting the request would be a way to protect everyone.

Kevin Healy of 1 Diane Drive stated that he attended many of the original hearings and asked that the Board respect the original Board's decision. He also stated his belief that if this was purely environmental but cost the developer more money, he would not be asking for this modification. Bill Dowling of 8 Fairway Lane stated that he understood the developer is trying to make things easier, but an agreement was entered after a lot of debate. He stated that a lot of people are unhappy with this potential modification, and they are concerned over there potentially being roads to nowhere and a greater environmental impact.

Mr. White and Mr. Phenegar stated that based on the state guidance, the change seems to be insubstantial. Ms. Oster leaned toward the public sentiment with the number of people opposed, but Mr. White clarified that the Board can only take action on whether the request is substantial or not. He explained that in the chapter 40B process, the developer is given a large amount of leeway to make changes. He also noted that if the Board votes the change to be substantial, Mr. Tayara could appeal to the state, with the state having a history of siding with developers. Mr. White did not believe there had been any testimony that spoke to the scope of what the Board is allowed to vote on.

Mr. Emero asked for clarification on the location of the retention ponds relative to the streets. He had concerns over whether large areas of trees would need to be removed and if the Conservation Commission would be involved. Mr. Tayara clarified that he cannot clear any lots without filing a Notice of Intent with the Conservation Commission. He stated that he cannot add the retention ponds without the roadway there first because the retention ponds take water runoff from impervious surfaces. He noted that retention ponds are important even if the project goes under. Currently there are erosion control barriers in place that the developer is maintaining. Mr. Tayara stated that if something were to happen, it is better to have roadways with runoff areas than erosion controls that are unmaintained. He explained that he wanted to put the infrastructure in with the least damage possible to the environment. The last time infrastructure was put in was around the same time of year, and they did not have to do any dewatering. With this explanation, Mr. Emero agreed that this seemed to be an insubstantial change.

A question arose about whether the Town's attorney had been contacted about this application. Ms. Saint Andre clarified that Town Counsel had not been contacted, with Mr. White noting that there was no legal question to involve Town Counsel. Ms. Saint Andre also responded to a chat question to say that four Board members are a quorum.

Motion to find that the proposed modification of the comprehensive permit to allow for two additional styles of homes is not substantial made by Gibb Phenegar, seconded Christina Oster, passed by a roll call vote of: 4-0

Tom Emero – Aye

Gibb Phenegar - Aye

Christina Oster – Aye

Brian White – Aye

Ms. Saint Andre stated that this does not require a written decision or signatures and that the applicant will be notified in writing of the Board's finding.

Approval of Minutes

- May 19, 2021

Motion to approve the minutes for May 19, 2021 as presented made by Gibb Phenegar, seconded Christina Oster, passed by a roll call vote of: 4-0

Tom Emero – Aye

Christina Oster – Aye

Brian White – Aye

Gibb Phenegar – Aye

Ms. Saint Andre noted there is a Select Board meeting in Sanford Hall on June 7. At this meeting, there will be a review of the Housing Choice Law which affects the quantum of vote necessary to adopt certain zoning bylaw amendments and for certain special permit applications.

Upcoming Meetings

- June 16, 2021

Adjournment

Motion to adjourn the meeting at 9:20 p.m. made by Christina Oster, seconded Gibb Phenegar, passed by a roll call vote of: 4-0

Tom Emero – Aye

Gibb Phenegar - Aye

Christina Oster – Aye

Brian White – Aye

Items viewed at this meeting:

- Aerial photo of Timber Crest Estates progress
- Timber Crest Estates Site Plan by Outback Engineering

Respectfully submitted,

Morgan Harris
Administrative Assistant
Community and Economic Development

Edited by
Barbara J. Saint Andre
Director, Community and Economic Development

**Included is the attachment of Chat section of the Zoom Meeting

20:10:58 From Kathy Campbell : can you show a picture of the 2 styles?

20:21:35 From Kevin Nicklas : How many homes are being built in total?

20:23:14 From White, Brian K. : Mr. Nicklas, In total for this phase, the whole project? I will have Mr. Tayara speak to this directly

20:25:46 From Kevin Nicklas : So 87 total?

20:26:49 From Kathy Campbell : Thank you Barbara

20:28:31 From Kevin Nicklas : What's the targeted sales price for the various models?

20:31:41 From Kathy Campbell : 100% agree Sean

20:33:18 From Rondi Chapman : Why not change the wording to match the developer's intent which is not to change the phase?

20:38:02 From Kathy Campbell : If the market should change..that could happen tomorrow-

20:38:54 From Jay Peyser : I second Sean at this point. This is exactly what I was going to comment on. Phasing plans are developed for a reason. Construction costs have more than doubled and they are raising to beat the clock in my opinion.

20:38:54 From Kathy Campbell : met to say the market could change..

20:39:24 From Jay Peyser : *racing

20:39:52 From Kathy Campbell : 6 years

20:41:15 From Rondi Chapman : it was always the west

20:41:23 From Kathy Campbell : Always the west

20:44:24 From Kathy Campbell : I had a question

20:49:48 From Rondi Chapman : I'm happy to speak however I think my comments are encapsulated by others. This appears to be very substantial.

20:50:40 From Kathy Campbell : He's building on wetlands!

20:53:56 From Moira : Have they consulted with schools & have they weighed in? Are the schools ready for this accelerated plan?

20:55:41 From Kathy Campbell : Bill Dowling is raising his hand

20:57:03 From Sean MacEvoy : Acceleration of any part of the plan results in acceleration of all subsequent parts of the plan. If this amendment is approved, houses in phases 2w and 3w will be completed more quickly relative to phase 1w than the original plan contemplated - because the developer will not need to take the time to put the infrastructure in first.

21:02:07 From Janice Dunne : Thank you to all that spoke up. I agree with the overall sentiment to stay with the original agreement.

21:02:28 From Tawny Desjardins : I agree with public sentiment

21:02:30 From Jay Peyser : Any decrease to the critical path of a construction schedule is a direct cost savings to the contractor. I feel that is the only reason we are discussing this issue tonight. I strongly believe this is a substantial change.

21:03:24 From Rondi Chapman : So use the cards you do have.

21:04:02 From Kathy Campbell : Then let's take it back to the State!

21:04:04 From Rondi Chapman : Why do we even show up to these meetings?

21:04:17 From Tawny Desjardins : Having lived across from simply "infrastructure" work for over a year, it is not insubstantial

21:04:48 From Kathy Campbell : Let's find out, we will write to the state!

21:04:56 From Cindys iPad : Exactly

21:05:02 From Rondi Chapman : Clear cutting land is substantial

21:05:05 From Sean MacEvoy : What exactly is the fear of declaring this a

"substantial" change?

21:05:20 From Cindys iPad : For 6 years we heard every board say the same damn thing.

21:05:40 From Kathy Campbell : Where is town council on this??

21:05:56 From Janice Dunne : Why make it easier for the builder? Let him go to the state but we should stand strong here.

21:06:07 From Andrew Hamilton : As a member of the public who has been involved is this these comments make me feel like I am just wasting my time and we wonder why it is difficult to get people to come to these meetings!

21:07:14 From Kathy Campbell : can we ask town council?

21:07:14 From David Dahlheimer : advancing the infrastructure directly affects the schedule of the lots

21:07:15 From Sean MacEvoy : Can we at least define the limits of the kind of work that will be done, beyond the word "etc."?

21:07:52 From Cindys iPad : What you don't see is all the trees that will be taken down

21:08:52 From Julie MacEvoy : The board member just acknowledged that the request is "significant" which is a synonym for "substantial."

21:09:51 From Kathy Campbell : If the market turns, you won't be in a rush

21:09:56 From Lisa : If a couple of months doesn't make a difference than wait and stick to the plan.

21:10:04 From Sean MacEvoy : If a couple of months doesn't matter, then it shouldn't matter to the developer either.

21:10:10 From Julie MacEvoy : Yes!

21:10:19 From Kathy Campbell : yes!

21:10:24 From Cindys iPad : But the water table is not going away

21:10:40 From Jay Peyser : They are pushing the schedule to save money, that is all.

21:10:55 From Corbett : If lowering Holliston St by 11 inches is still part of the agreement wouldn't that make it substantial?

21:10:58 From Kathy Campbell : say no

21:11:03 From Kathy Campbell : say no

21:11:48 From Cindys iPad : Are 4 people a quorum?

21:13:19 From David Dahlheimer : what is town council's opinion?

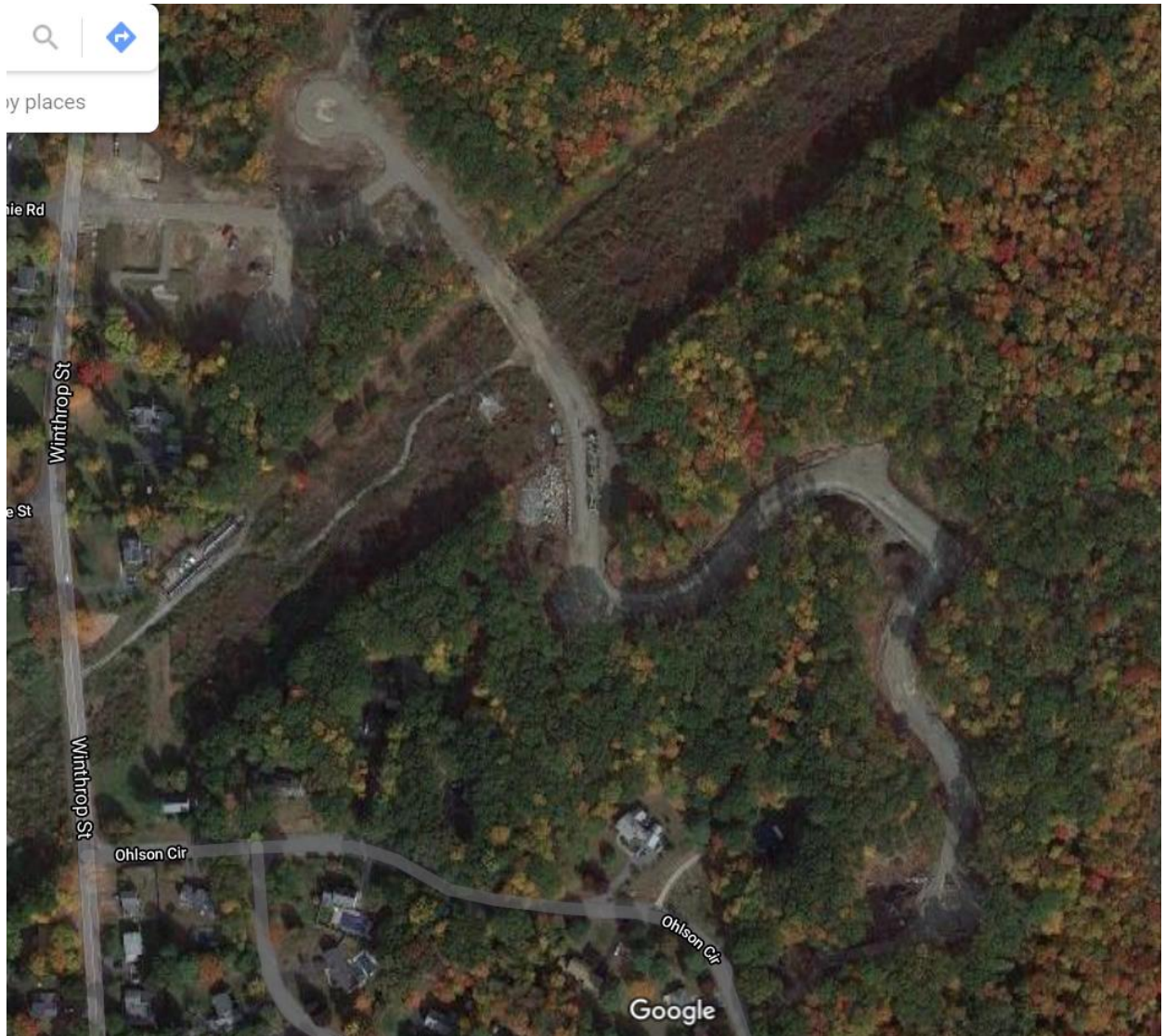
21:15:25 From Kathy Campbell : our town lawyer, yes!

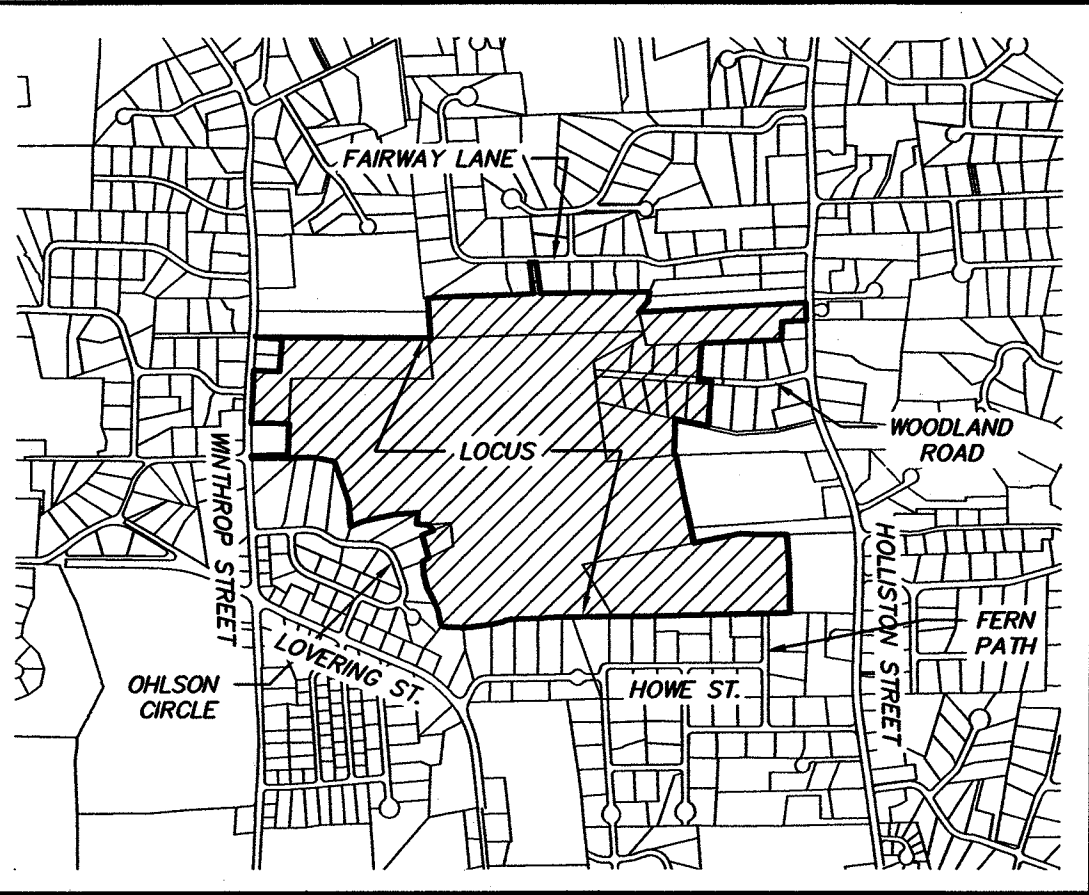
21:15:34 From David Dahlheimer : our town lawyer

21:16:12 From Kathy Campbell : Duxbury has a lot of lawyers

21:17:33 From Kathy Campbell : why are we so afraid of the state???

21:18:11 From Kevin : Thank you Board for your time!





LOCUS MAP
SCALE: 1" = 1,500'

ZONING INFORMATION

AGRICULTURAL & RESIDENTIAL DISTRICT I

	AR-I	TIMBER CREST ESTATES	KINGSBURY VILLAGE
LOT AREA	44,000 S.F.	7,500 S.F.	5,000 S.F.
UPLAND AREA	22,000 S.F.	7,000± S.F.	4,000± S.F.
LOT FRONTAGE	180 FEET	50 FEET*	50 FEET*
MIN. FRONTYARD SETBACK	35 FEET	20 FEET	20 FEET
MIN. SIDEYARD SETBACK	15 FEET	7 FEET	7 FEET
MIN. REARYARD SETBACK	15 FEET	10 FEET	10 FEET
SHAPE FACTOR (P²/A)	22.0	22.0	22.0**

* EXCEPT LOTS 19, 48-50, 71-74, 112, AND 135-136 HAVE 25' MIN. (SEE LOTTING SHEETS FOR EXACT FRONTAGES)
** EXCEPT LOTS 71-74 HAVE SHAPE FACTORS GREATER THAN 22.0.

FINAL PLANS - VOL. 1 PLAN INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	LEGEND & NOTES
3	INDEX SHEET FOR EXISTING CONDITIONS PLANS
4-8	EXISTING CONDITIONS PLANS
9	INDEX SHEET FOR PROPOSED LAYOUT PLANS
10-13	TIMBER CREST ESTATES LOT LAYOUT PLANS
14-18	KINGSBURY VILLAGE LOT LAYOUT PLANS
19-22	TIMBER CREST ESTATES GRADING & DRAINAGE PLANS
23-27	KINGSBURY VILLAGE GRADING & DRAINAGE PLANS
28-31	TIMBER CREST ESTATES UTILITY PLANS
32-36	KINGSBURY VILLAGE UTILITY PLANS
37-40	TIMBER CREST ESTATES LAYOUT & MATERIALS PLANS
41-45	KINGSBURY VILLAGE LAYOUT & MATERIALS PLANS
46-48	TIMBER CREST ESTATES ROAD PROFILES
49-50	KINGSBURY VILLAGE ROAD PROFILES
51	EAST-WEST UTILITY CONNECTION PROFILE
52	SEWER CONNECTION TO BUTTERCUP LANE PROFILE
53-61	DETAIL SHEETS

FINAL PLANS - VOL. 2 PLAN INDEX

SHEET	DESCRIPTION
1	VOLUME 2 COVER SHEET
2-3	EMERGENCY VEHICLE TURNING MOVEMENTS (LADDER AND TANKER TRUCKS)
4-9	SIGHT DISTANCE PLANS & PROFILES, TIMBER CREST ESTATES ROADS
10-14	SIGHT DISTANCE PLANS & PROFILES, KINGSBURY VILLAGE ROADS
15-16	HOLLISTON STREET EXISTING CONDITIONS & MITIGATION PLAN
17-18	CONSTRUCTION PHASING PLANS
19	OFFSITE & PERIMETER TRAFFIC SAFETY IMPROVEMENT PLAN
20-21	SOIL LOGS
L1-L11	LANDSCAPING PLANS BY GRADY CONSULTING LLC

PROJECT LOT COVERAGE

	TIMBER CREST ESTATES	KINGSBURY VILLAGE	TOTAL
# OF HOMES	70	66	136 (34 AFFORDABLE)
ROOF AREA	140,531 ft²	111,550 ft²	252,081 ft² = 5.79 ac
ROAD LENGTH*	3930 ft	3379 ft	7309 ft
PAVED ROAD AND SIDEWALK AREA	159,452 ft²	120,453 ft²	279,905 ft² = 6.42 ac
PAVED EMG. ACCESS	6138 ft²	1104** ft²	7242 ft² = 0.17 ac
DRIVEWAY AREA	48,000 ft²	50,500 ft²	98,500 ft² = 2.26 ac
TOTAL LOT AREA	993,325 ft² = 22.80 ac	654,363 ft² = 15.02 ac	37.82 ac
EXISTING GAS & ELECTRIC EASEMENT AREA	-	-	12.25 ac
UPLAND AREA	-	-	83.68 ac
WETLAND AREA	-	-	85.60 ac
OPEN SPACE AREA	-	-	112.66 ac

TOTAL PROJECT AREA = 169.28 ac
TOTAL IMPERVIOUS COVERAGE = 5.79 ac + 6.59 ac + 2.26 ac X 100% = 8.65%
169.28 ac

NOTE:

* DOES NOT INCLUDE EMERG. ACCESS ROADS, OR LINDEN PATH
** DOES NOT INCLUDE EM. ACCESS ROAD ON 13 FAIRWAY LANE (4274 S.F.)

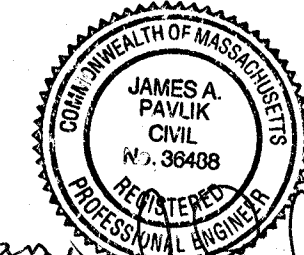
PROJECT SUMMARY

PROPOSED USE: MGL CHAPTER 40B RESIDENTIAL DEVELOPMENT 136 SINGLE FAMILY LOTS
WATER & SEWER DEMAND: 136 HOMES X 164 GPD PER HOME = 22,304 GALLONS PER DAY TOTAL
*USING MEDWAY'S AVERAGE HOUSEHOLD WATER USE OF 164 GALLONS PER DAY (OR 59,860 GAL/YR.)

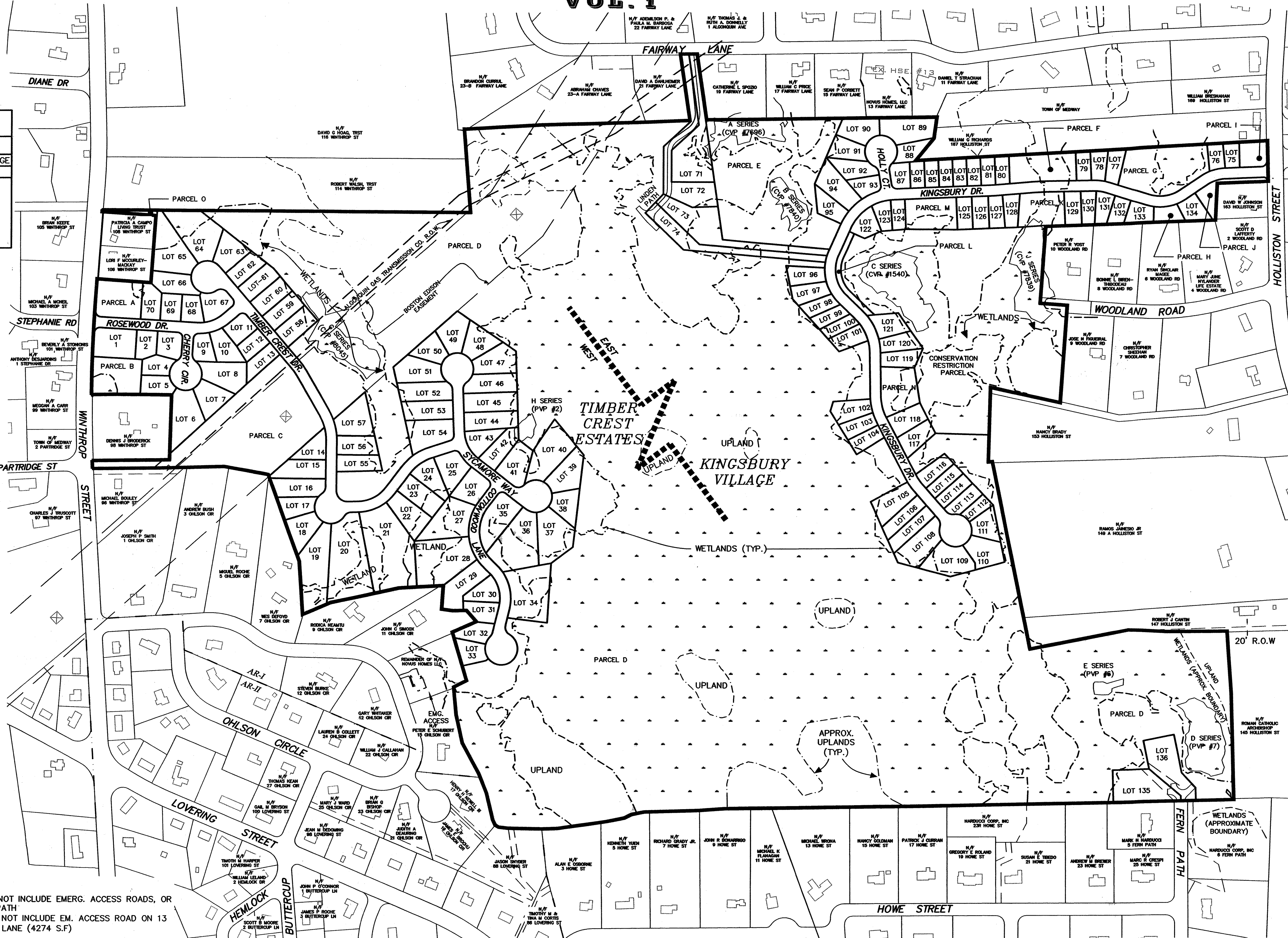
"TIMBER CREST ESTATES & KINGSBURY VILLAGE"

A PROPOSED RESIDENTIAL DEVELOPMENT IN MEDWAY, MASSACHUSETTS

FINAL PLANS VOL. 1

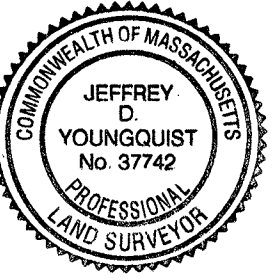


12-5-19



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



12-5-19
DATE PROFESSIONAL LAND SURVEYOR

APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COMPREHENSIVE PERMIT PER ZONING BOARD OF APPEALS DECISION, AS AUTHORIZED BY CHAPTER 40B OF THE MASSACHUSETTS GENERAL LAWS, SECTIONS 20-23.

DATE: 15 2020

MEDWAY ZONING BOARD OF APPEALS

THIS PLAN IS SUBJECT TO A COVENANT TO BE RECORDED HEREWITH

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE ZONING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF MEDWAY

FINAL PLANS
COVER SHEET

TIMBER CREST ESTATES & KINGSBURY VILLAGE
OFF
WINTHROP STREET,
OHLSON CIRCLE,
HOLLISTON STREET,
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: NOVEMBER 29, 2019

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=200' SHEET 1 OF 61

0' 200' 400' 600'

OE-2765

REVISIONS

NO.	DATE	DESCRIPTION