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Civil Engineers ✦ Land Surveyors ✦ Environmental Consultants ✦ Soil Testing Services

October 18, 2019

Medway Zoning Board of Appeals  
c/o Barbara Saint Andre, Director of Community and Economic Development  
155 Village Street  
Medway, Massachusetts 02053

Subject: Final Plans, Timber Crest Estates, MGL Ch. 40B project  
Job #OE-2765

Dear Barbara and Board Members,

Reference is made to the Comprehensive Permit dated May 31, 2017 issued to Timber Crest LLC as amended on April 4, 2018. The Comprehensive Permit is to build 147 homes on an approximately 170-acre parcel of land located off of Winthrop Street, Fairway Lane, Fern Path and Holliston Street. On behalf of my client, Timber Crest LLC, we hereby request a minor modification to the Comprehensive Permit per the 40B regulations under 760 CMR 56.05(11), where we are submitting Final Plans and related documents as shown on the attached list per Condition 3 in the Comprehensive Permit. Since the issuance of the Comp. Permit in 2017 and the April 4, 2018 amendment, the applicant has received Orders of Conditions from the Conservation Commission for the proposed project, worked with the town's Department of Public Services, School Department, and Public Safety Officer to incorporate additional details on water and sewer systems, Holliston Street mitigation work, bus stops, and safety signage for the roadways, and received approvals from utility companies to construct roadways across the Algonquin Gas and Boston Edison easements on the property. The street names and two neighborhoods (Timber Crest Estates on west side, and Kingsbury Village on east side) as approved March 18, 2019 by the town's Street Naming Committee are also reflected on the Final Plans.

Please note the attached overlay plans show how the Final Plans are very similar to the 2017 approved Comprehensive Permit Plans, with only minor modifications due to:

1. purchased a small parcel from the rear of 11 Ohlson Circle that allowed Road E (now Cottonwood Lane) to be shifted to eliminate wetland alteration.
2. purchased 13 Fairway Lane which allowed an emergency access road to be located here so that Road I with its wetland crossing could be eliminated, and Linden Path replaced it as a common drive for 4 lots (this change was previously approved by the Zoning Board on April 4, 2018).
3. Other minor changes to road and lot layouts based on final surveys of property lines/gas easement/topography and as agreed to with the Conservation Commission who issued an Order of Conditions for the project.

The Final Plans show the same road and drainage systems layouts as was approved by the Conservation Commission. The Final Plans also provide additional details on:

1. Street signs within the roadways, such as No Parking signs

2. a few minor changes on locations of sidewalks and crosswalks per utility companies (simply moved sidewalk from one side of road to the other in a few locations)
3. Lots 1, 70, and 80/81 were reconfigured per the Comp. Permit to provide additional Open Space and a no cut buffer to the existing home at 106 Winthrop St.
4. Additional Plan Sheets were added to provide better clarity between grading, utilities, landscaping/materials, and the road layouts, but the locations of drainage systems, roads, and other infrastructure are the same.

Accordingly, we are requesting the Board's endorsement on the Final Plans, Volumes 1 and 2; the applicant will record at the Registry of Deeds Sheets 1 and 2 (cover sheet and plan references/notes), and Sheets 9-18 (lotting sheets showing metes and bounds of lots and roadways) from Volume 1. Volume 2 includes additional plans documenting compliance with the conditions of the Comprehensive Permit, which plans will not be recorded. The following summarizes the minor modifications made to the plans as required by the Comprehensive Permit.

- Condition 1: The preliminary plans have been updated as noted herein, now consisting of Final Plans in 2 volumes.
- Condition 2: Although 18 home plans were proposed, the architectural plans are replaced with the attached set showing 15 home styles plus affordable versions of each.
- Condition 5: The preliminary plans approved in the Comp. Permit allowed for 147 building lots (see Condition 13) on 10 proposed roads. In working with the Conservation Commission during hearings on the Notices of Intent, the applicant reduced the project by eliminating 2 roads and 11 building lots for a total of 136 lots on 8 roads as shown on the Final Plans. Other plan requirements called for in this condition are included in the Final Plans, Volumes 1 and 2 documents on the attached list.
- Condition 6: As noted above, the applicant worked with the Conservation Commission and reduced wetland impacts and work within buffer zones by eliminating roads G and I and a total of 11 house lots, and replaced customary trench and backfill utility installations across wetlands with horizontal directional drilling that will retain existing wetlands. As such, the Vernal Pool Work Limits Plan and 15' No Touch Plan are no longer applicable as much of the work around the vernal pools and within the 15' buffer to wetlands has been eliminated or reduced, and is otherwise approved by the Commission, as shown on the Final Plans. The stormwater system for the project and the Final Drainage Report is designed in accordance with the DEP Stormwater Management Regulations.
- Condition 9: Please note the Conservation Commission did not wish to include a trail system within the Project Site, and no trail system is shown on Final Plans.

We look forward to meeting with the Board to discuss these Final Plans. Should you have any comments or need additional information, please feel free to call me.

Sincerely,



James A. Pavlik, P.E.  
Principal

cc: Mounir Tayara, Timber Crest  
Sean Reardon, TetraTech

**FINAL PLANS AND DOCUMENTS**  
Timber Crest Estates and Kingsbury Village  
October 18, 2019

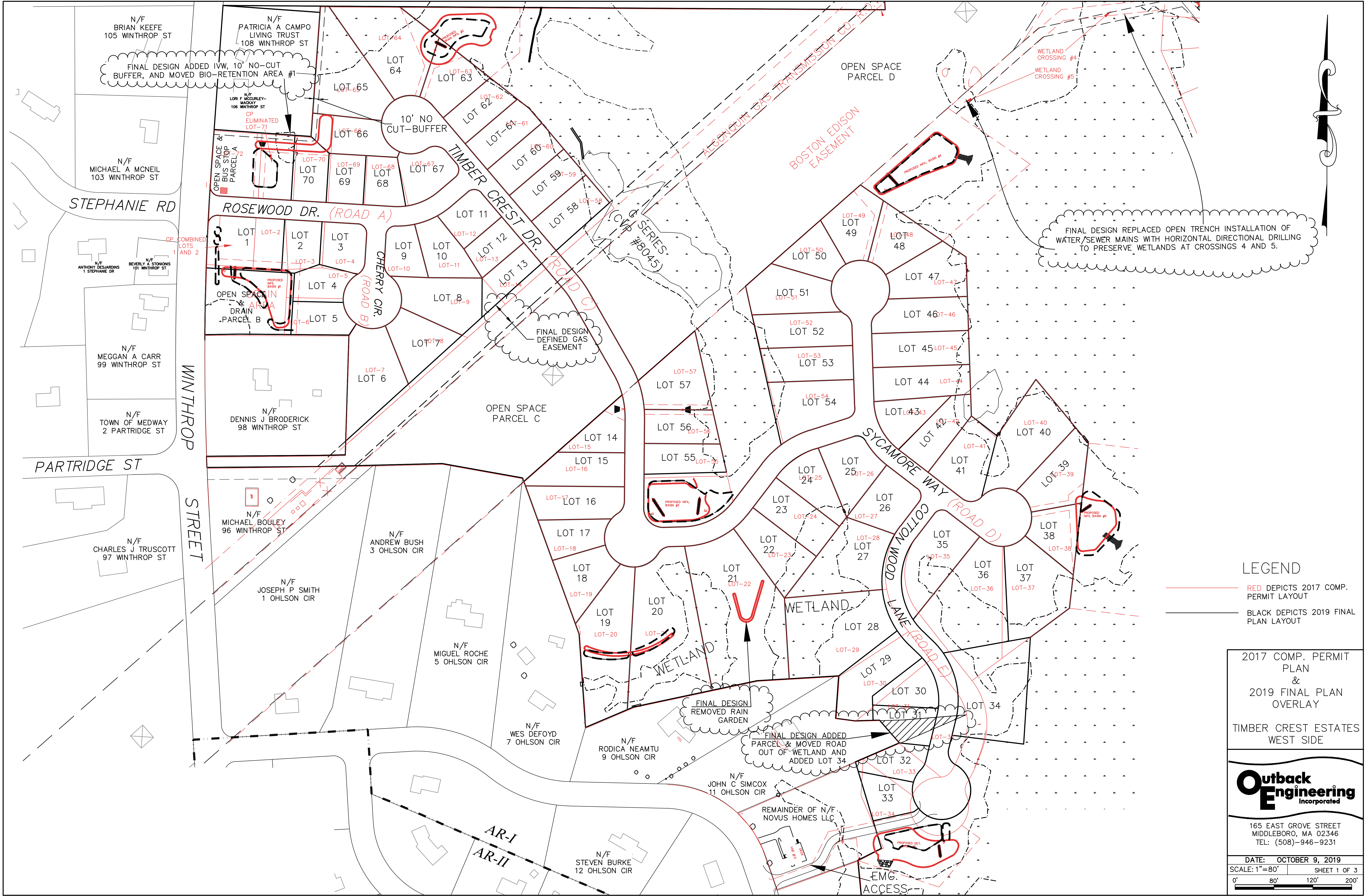
Paper Copies & Electronic Submittal

- Final Plans, Vol. 1, Timber Crest Estates & Kingsbury Village, dated August 6, 2019 (62 Sheet set); copies of 1 full-size set at 24"x36" and 3 half-size at 12"x18".
- Final Plans, Vol. 2, Timber Crest Estates & Kingsbury Village, dated August 6, 2019 (21 Sheet set); copies of 1 full-size set at 24"x36" and 3 half-size at 12"x18".
- Architectural Plans, Timber Crest Estates and Kingsbury Village, dated August 6, 2019 (plans dated June 11, 2019); 1 copy.

Electronic submittal only

- Order of Conditions, DEP File #216-914, issued 3/5/19 (Timber Crest Estates project).
- Order of Conditions, DEP File #216-919, issued 12/21/18 (11, 13, 15, 17 Fairway Lane).
- Enbridge/Algonquin Gas Consent Letter to Construct Road in easement, dated January 15, 2019.
- NStar Electric License Agreement to Construct Road in easement, Undated 2019.
- Memorandum from Kleinfelder to David D'Amico, DPS Director on Additional Water System Hydraulic Analysis for Timber Crest Estates Development, dated 6/12/19.
- Final Drainage Report, Timber Crest Estates & Kingsbury Village, dated August 6, 2019.
- Drainage Report, 13 Fairway Lane, dated March 15, 2018 and stamped 4/2/18. Note: this contains calculations and information on compliance with DEP Stormwater Management Regulations related to the rain garden for the emergency access road at 13 Fairway (this rain garden is now referred to as Bioretention Area #5 in the Final Plans above and the Final Long-Term Stormwater O&M Plan cited below).
- Final Long-Term Stormwater Operation & Maintenance Plan & Pollution Prevention Plan, dated August 6, 2019.
- SWPPP For Construction Activities at Timber Crest Estates & Kingsbury Village, dated August 6, 2019. (includes Erosion and Sediment Control plans)
- Sewer Lift Stations, Spec Sheets and Standard Operating Guideline, dated August 6, 2019.



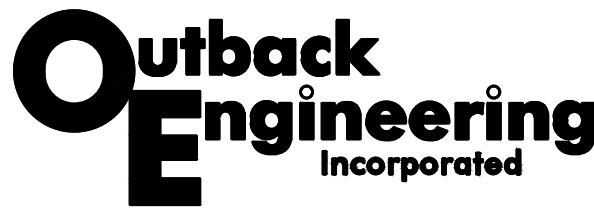


LEGEND

- RED DEPICTS 2017 COMP. PERMIT LAYOUT
- BLACK DEPICTS 2019 FINAL PLAN LAYOUT

2017 COMP. PERMIT PLAN & 2019 FINAL PLAN OVERLAY

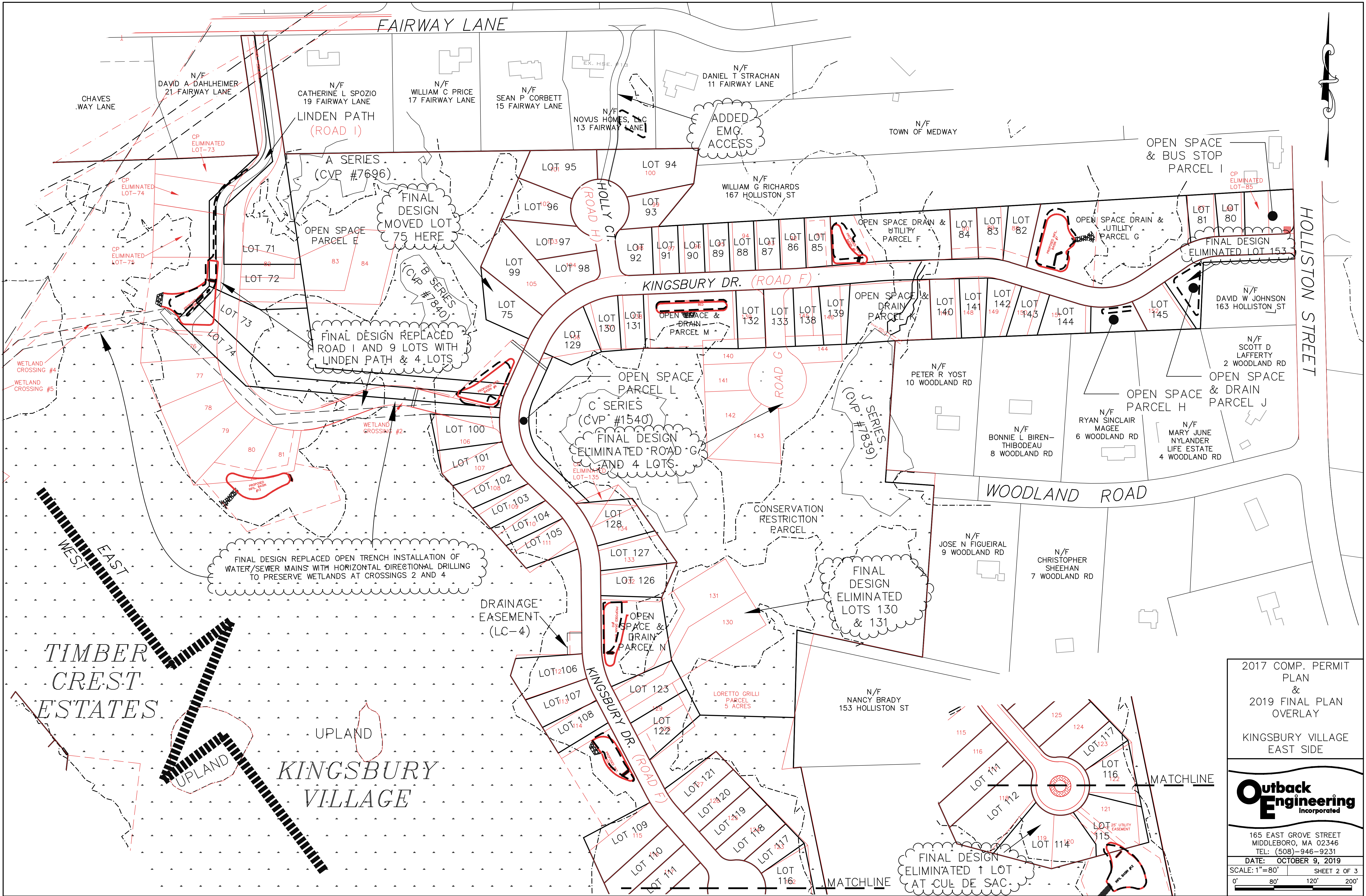
TIMBER CREST ESTATES WEST SIDE



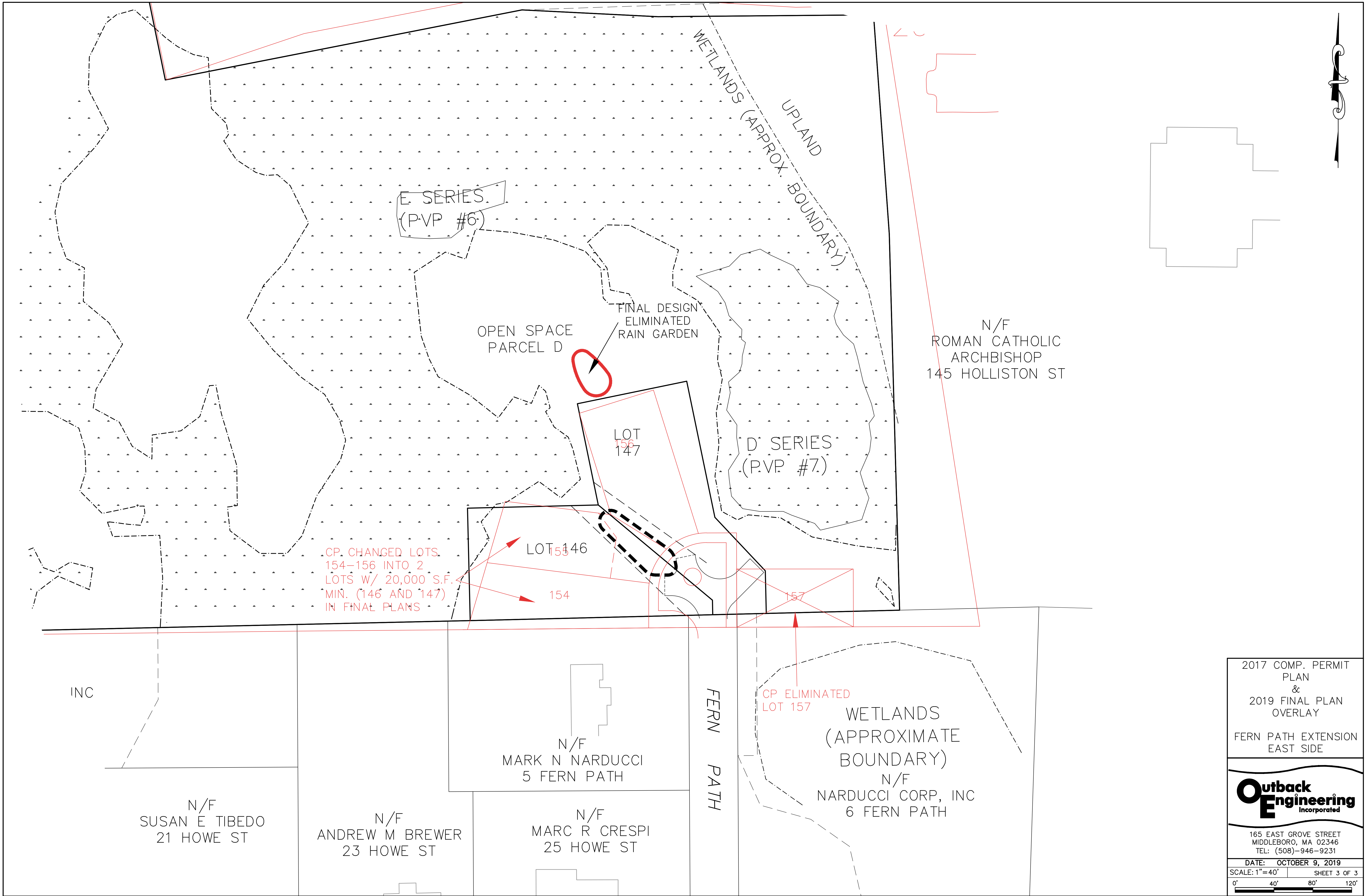
165 EAST GROVE STREET  
MIDDLEBORO, MA 02346  
TEL: (508)-946-9231

DATE: OCTOBER 9, 2019  
SCALE: 1"=80' SHEET 1 OF 3  
0' 80' 120' 200'









2017 COMP. PERMIT  
PLAN  
&  
2019 FINAL PLAN  
OVERLAY

FERN PATH EXTENSION  
EAST SIDE

**Outback Engineering**  
Incorporated

165 EAST GROVE STREET  
MIDDLEBORO, MA 02346  
TEL: (508)-946-9231

DATE: OCTOBER 9, 2019

SCALE: 1"=40'

SHEET 3 OF 3

0' 40' 80' 120'