

TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio



May 29, 2019

MINOR MODIFICATION
ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (ARCPUD)
SPECIAL PERMIT PLAN
Continuing Care Management, LLC
The Willows at Medway and Whitney Place
259, 261, 261R and 263 Village Street

At its duly posted meeting on May 14, 2019, the Medway Planning and Economic Development Board considered the request of Jeff Robinson of Continuing Care Management LLC of Westborough, MA, for a field change to modify the site clearing and landscaping plan for the site's eastern buffer area as shown on the ARCPUD special permit plan for the Willows senior living community. This was in response to Mr. Robinson's email communication to the Board dated April 30, 2019.

The proposed change entails not removing the existing vegetation and stone wall along the eastern border of the property east of Waterside Run. This modification is a result of fully evaluating the buffer area after performing considerable site work and learning of concerns raised by the easterly abutting neighbors about the extent and impact of further clearance. Instead, Mr. Robinson has proposed to retain the existing landscape material and dead vegetation in the buffer area. Approximately 95% of the originally planned and approved new infill landscaping will be installed and the permanent privacy fencing as originally proposed will also be installed as previously approved. This proposal is a result of discussions held during a site visit on April 30th by PEDB members Andy Rodenhiser and Tom Gay and the developer's communication with abutter Tim Choate of 7 Iroquois Street on behalf of the abutting neighbors.

The Planning and Economic Development Board reviewed the revised landscape plan - Sheets L1.02, L1.04 and L1.06 dated May 8, 2019. See attached. The Board voted to approve this minor modification to the ARCPUD plan as proposed and described herein subject to the following conditions:

CONDITIONS

- The changes shall be shown on the as-built plans to be provided at the conclusion of the project.
- The infill landscaping work and the installation of the permanent privacy fence shall be completed by November 30, 2019.

Attest:



Susan E. Affleck-Childs

Planning and Economic Development Coordinator

5-30-2019

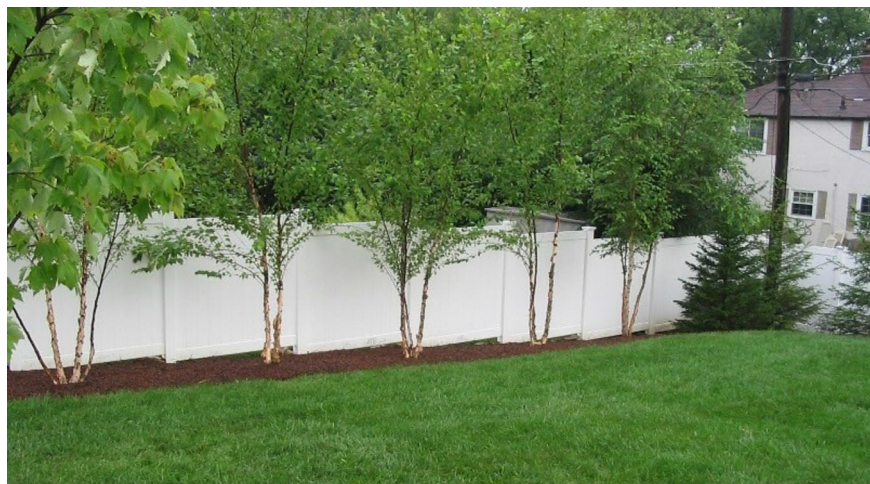
Date

cc: Jack Mee, Building Inspector/Zoning Enforcement Officer
Jeff Robinson, Continuing Care Management
Jon Novak, Coneco Engineers and Scientists
Rachel Whitermore, Rubicon Builders
Steve Bouley, Tetra Tech
Bridget Graziano, Conservation Agent

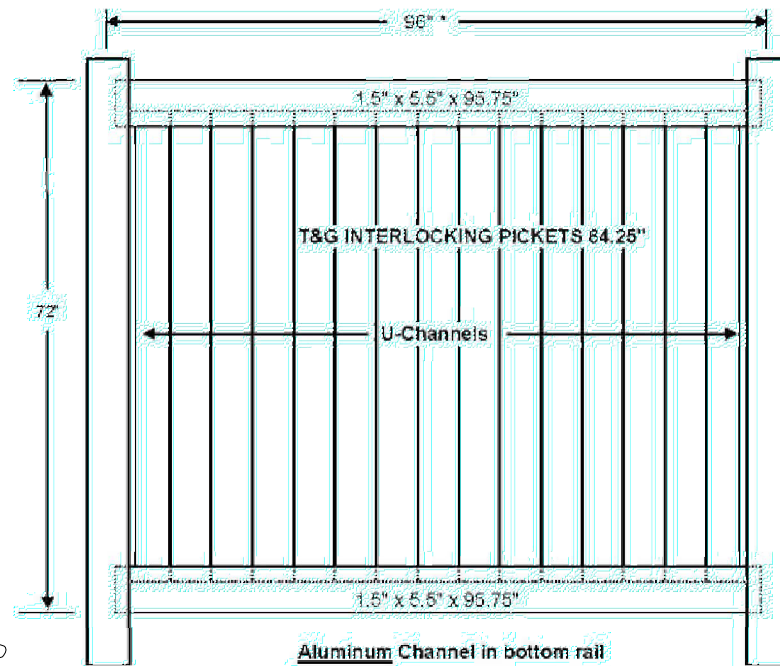
L1.01
L1.02



WAVE TEAK OUTDOOR BENCH (2 SEAT)



PROPOSED SOLID-PANEL VINYL PRIVACY FENCE SHALL BE CERTAINEED BUFFTECH WITH CERTAGRAIN TEXTURE, TIMBER BLEND COLOR OR APPROVED EQUAL.
HEIGHT VARIES , 6' AND 8' (SEE PLAN)



6' FENCE-TYPICAL ELEVATION

PLANNING BOARD APPROVAL REQUIRED
UNDER THE SPECIAL PERMIT ARCPUD
ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:
DATE OF ENDORSEMENT:



REVISIONS		DATE	DESCRIPTION	DR/OK
1	12/11/17	12/11/17	MINOR MODIFICATION	EA/MS
2	07/27/18	07/27/18	REVISED PER CLIENT MEETING	EA/MS
3	05/09/19	05/09/19	REVISED PER TOWN/CLIENT	EA/MS

PROJECT: SALMON HEALTH AND RETIREMENT COMMUNITY
259, 261, 261R & 263 VILLAGE ST, MEDWAY MA 02053
SHEET TITLE: LANDSCAPE PLAN SHEET 2

ARCHITECT: DARIO DESIGNS
318 MAIN STREET SUITE 210
NORFOLK, MA 01901
TEL: 508.877.4444
FAX: 508.877.4474
CONSULTANT: LANDSCAPE ARCHITECT: CIAA
DESIGN CONSTRUCTION SOLUTIONS

OWNER: SALMON HEALTH and RETIREMENT
CONTINUING CARE MANAGEMENT, LLC
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

DATE: 12/11/17
SCALE: 1"=40'
0 20' 40'

PROJECT NO. 1507
SHEET NO. L1.02



See Sheet L2.02 for detail of protection of existing trees during construction

Unless otherwise noted, existing natural cover to remain undisturbed within the 25' no-disturb buffer and 100' buffer to vernal pools, and no maintenance work to take place in this area. Designated 2:1 grading within the 25' no-disturb buffer to be revegetated in accordance with the specifications on Sheet L1.00

L1.02
L1.04

