

Exhibit C

Project Description

The ultimate goal of this project is to convert the structure from a two-family use to six units. Paul Tibets purchased the Premises from Michael Heavey on June 7, 2019. The Premises consist of approximately 0.53 acres with a structure classified as a Two-Family Dwelling located in the Village Commercial District (VC) and the Multifamily Housing Overlay District (MHOD). The Premises originally contained an antique barn and a home that was later constructed. The two structures were then connected sometime thereafter. The resulting structure has a 23-foot setback from River Street, 23.2 feet setback from John Street and 50.8 feet setback from Mansion Street, thus it is dimensionally conforming for this district. Mr. Tibets intends to maintain the original home's 2 units and convert the barn and the adjoining area into 4 units, making a total of 6 units. The project will not expand the footprint of the structures, except to even out the plane of the rear of the building for aesthetics where the two structures were connected; thus, the proposed use is not more detrimental to the neighborhood and the parking is adequate. We believe this Project aligns with the goal of the Town to provide additional housing units in the downtown districts and can maintain the antique barn consistent with the historic village center. Moreover, the proposed project also meets the requirements of Section 5.6.4 Multifamily Housing of the Medway Zoning Bylaw ("Zoning Bylaw") including the provision of affordable dwelling units, open space and parking:

Affordable Housing:

Section 5.6.4.E.1 of the Zoning Bylaw provides that projects shall "comply with the Town's Affordable Housing Requirements as specified in Section 8.6 Affordable Housing." Because section 8.6 does not apply to two family house or multi-family development that results in a net increase of less than six dwelling unit, and that the proposed project only seeks to add additional 4 units, Section 8.6. does not apply to the project. Thus, the project will comply with the special regulation on affordable housing under Section 5.6.4.

Open Space:

Section 5.6.4.E.2 of the Zoning Bylaw provides that "There shall be an open space or yard area equal to at least fifteen percent of the parcel's total area. This area shall be unpaved and may be landscaped or left natural. With the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area." Because the Premises consist of approximately 0.53 acres, the minimum open space or yard area should be 3,463.02 square feet. The proposed project will allow 12,500.00 square feet of open space as shown on the site plan, and the open space will be unpaved, covered with trees, shrubs, and grass, and will not be built upon. Thus, the project will comply with the special regulation on open space under Section 5.6.4.

Parking:

Section 5.6.4.E.3 of the Zoning Bylaw provides that "At least one and one-half off-street parking spaces shall be provided for each dwelling unit plus one additional visitor parking space for every two dwelling units." The proposed project will have 6 units and thus 6 parking spaces

are required under the Zoning Bylaw. Because the proposed project will have 10 parking spaces, exceeding the requirement, the project will comply with the special regulation on parking under Section 5.6.4.