

Project Narrative BrightPath Child Care Center

Medway Commons

Charter Realty & Development Corp.

Medway Commons is an existing grocery-anchored shopping center with existing buildings, site infrastructure and mature landscaping constructed 18 years ago. This center has been meticulously maintained however, as retail trends have evolved, the tenant mix here must also evolve. There are several vacancies and even through our best efforts, have remained vacant for years. The opportunity to place BrightPath Child Care Center in much of this vacant space is essential for the next phase for Medway Commons. BrightPath will be a valued tenant bringing young families to Medway Commons and serving a critical community need for high quality child care. This use will not only provide a valuable service to Medway, it will also be essential to reinvigorating the center by increasing the frequency of trips. Post pandemic retailing is challenging at best and providing a mix of retail, service and community supported uses such as a child care facility is exactly the formula for success.

1) current and proposed uses –

Medway Commons is an existing grocery anchored shopping center with a variety of retail, restaurant and service uses. The BrightPath Child Care Center (“BrightPath”) will be located in space formerly occupied by Medway Yoga as well as other occupied and vacant spaces totaling 12,700 square feet. The child care center is state of the art and will offer a balance of child-led programming and an award-winning curriculum to suit the essential cognitive, social, and physical needs of children.

2) description of proposed site improvements including paving, stormwater management, landscaping, sidewalks, refuse storage and disposal facilities, site amenities, fencing, lighting, water and sewer service, open space, etc.

A portion of the existing parking area will be removed to accommodate an outdoor play space designed for the specific needs of toddlers and pre-school children. Fencing will be provided to section and contain these play areas.

3) description of proposed building construction, renovation, façade improvements, and/or demolition including the size of the proposed building(s) or additions;

Building size will not change. Will be installing some additional windows in the façade and relocating doors to satisfy needs of the use.

4) projected water and sewer demand

Average monthly demand in comparable center - 120 ccf

5) expected number of employees and/or occupants;

184 licenses student spaces - 35 staff

6) proposed hours of operation;

Expected 6 am- 6 pm M-F --- may change slightly due to customer demand

7) existing and proposed means of vehicular and pedestrian access and egress;

All students will be walked into main entrance of building by parent/guardian. Due to 2 hour drop-off and pick-up windows, do not expect more than 10-12 parent cars in lot at any time

8) number of parking spaces required and how this number was determined;

50 - 15 drop-off, 35 staff - experience with 25+ other centers

9) calculation of proposed lot coverage and impervious surface;

No change for existing center as pavement is being removed and replaced with artificial turf and wood chips with a compacted gravel base however this is considered more permeable than pavement.

10) timetable for project completion;

4 months from construction start

11) proposed on and off-site mitigation measures;

This is a proposal to re-tenant existing spaces within an existing shopping center that operated for the last 18 years without any issues. There are no proposed mitigation measures.

12) list of other required local, state and federal permits and the status of each;

Town Building and health permits and State licensure for the use. Final inspection follows CO

13) any other information the Applicant believes will assist the Board in reviewing and understanding the site plan application.

The proposed use is exempt pursuant to MGL 40a Section 3, however the use may also be considered educational/instructional facility, commercial which is a permitted use in the CB District.