

### **Board Members**

Andy Rodenhiser, Chair  
Robert Tucker, Vice Chair  
Thomas Gay, Clerk  
Matthew Hayes, P.E.,  
Member  
Richard Di Iulio, Member  
Jessica Chabot, Associate  
Member



Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Phone (508) 533-3291  
Fax (508) 321-4987  
Email: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)  
[www.townofmedway.org](http://www.townofmedway.org)

## **TOWN OF MEDWAY** **COMMONWEALTH OF MASSACHUSETTS** **PLANNING AND ECONOMIC** **DEVELOPMENT BOARD**

### **Adult Retirement Community Planned Unit Development (ARCPUD)** **Terms and Definitions**

Where the following terms appear in the ARCPUD section of the Medway Zoning Bylaw (Section 8.5), they shall have the following meanings.

**Adult Retirement Community Planned Unit Development (ARCPUD):** A master-planned development of land for a residential community, constructed expressly for use and residency by persons who have achieved a minimum age requirement for residency of fifty-five years of age or older in accordance with G.L. c. 151B, §4 and also incorporating the preservation of natural open space areas as an integral element of the development. An ARCPUD may include a variety or combination of housing types that may be sold or leased to individual residents or may be operated or managed by a corporation or organization having among its principal purposes the provision of housing and resident services for retired and/or aging persons.

### **Residential Types**

**Coordinated Unit:** A building or group of buildings under common management, such as a condominium, and serving purposes that assist the elderly in maintaining an independent lifestyle. [NOTE – This could include 2-family houses, townhouses, and/or multi-family buildings.)

**Residential Subdivision:** A subdivision of land within an ARCPUD that results in creation of individual lots to serve as home sites upon which individual single-family dwellings are to be constructed for residency by seniors. The individual single-family dwellings may be detached homes, attached townhouses or other building type(s) approved by the Planning and Economic Development Board that is/are each designed for occupancy by an individual family.

**Assisted Living Residence Facility:** An assisted living residence facility as defined in G.L. c. 19D. [NOTE – Also referred to as a congregate living residence facility.)

**Independent Living Residence Facility:** A facility that provides residential accommodations for senior adults who are in good health and do not require medical or skilled nursing care. Residents shall have individual dwellings with living and bathroom facilities, and which may have individual kitchen facilities. The Independent Living Residence Facility may include an ARCPUD Community Center or Community Building, or similar common areas such as a common dining facility and space for the provision of social, physiological and educational programs. The facility may provide home health care or other community-based services on an individual basis and offer meals, linen and housekeeping services. The Independent Living Residence Facility may provide residence for a superintendent or for maintenance staff, but there shall be no on-site residence of medical or other staff.

**Long-Term Care Facility:** A building or group of buildings which is licensed or approved by the Massachusetts Department of Public Health to provide 24-hour, intensive, skilled and supportive nursing care, convalescent or chronic care under medical supervision to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. A Long-Term Care Facility also typically provides personal care services in a supervised environment and may contain common areas for therapy, recreation and dining. Further, the facilities may also include on premise medical offices and treatment facilities related to the care of the residents. [NOTE – Commonly referred to as a nursing home.)

## **Accessory Uses and Services**

**Adult Day Care:** A professionally staffed non-residential facility that provides health, nutritional, and social support services to meet the daily living needs of adults in a group setting. Services may include transitional care and short-term rehabilitation following hospital discharge.

**Community Center or Community Building:** A building or group of buildings erected solely for the use of the residents of an ARCPUD and their guests that provides educational, recreational or social services such as: adult education center, adult day care facility, library, place of worship, game room, entertainment room, sewing room, kitchen, cafeteria or dining room, laundry facilities, exercise room, toilet facilities, locker rooms for men and women and similar facilities.

**Local Convenience Retail:** A retail establishment that primarily serves the needs of residents of a local neighborhood, which offers a limited line of merchandise desired by the convenience shopper and may include a vehicle fuel station.

**Medical Offices or Clinic:** An establishment engaged primarily in delivering medical, surgical, psychiatric, or other health-related services to individuals on an outpatient basis, including the offices physicians, dentists and other health practitioners, and/or outpatient care facilities.

**Resident Services:** A nursing home; drug store or other Local Convenience Retail use; transportation services for residents; laundry facilities; financial services; barber/beautician; medical evaluation; home health care; adult day care facility; meals on wheels program; exercise or physical therapy center; recreational and education activities; and other similar services or activities. All Resident Services shall be operated primarily for the benefit of residents of the ARCPUD.

Compiled - June 22, 2020