



**April 12, 2022**

**Medway Planning & Economic Development Board  
Meeting**

**William Wallace Village – Request for  
PEDB’s Recommendation to the  
Building Commission for Building**

- 4-7-22 letter from attorney Rita McGeary on behalf of developer Larry Rucki (DTRT, LLC) requesting that the Board authorize the Building Commissioner to issue building permits for the remaining structures in the development.



April 7, 2022

Planning and Economic Development Board  
Town of Medway  
155 Village Street  
Medway, MA 02053

Re: William Wallace Village Condominium  
274 Village Street, Medway


Dear Members of the Board:

Our office represents DTRT, LLC, the developer of the above-referenced property (the "Property"). Our client received a Multi-Family Housing Special Permit and Site Plan Decision (the "Special Permit") from the Town approving the development of the Property, including the construction of twelve (12) condominium units. A condition of the Special Permit requires that one of the units be designated as "Affordable" and that a cash payment be made to the Medway Affordable Housing Trust on the sale of each remaining unit. The Special Permit further provides in Section VIII O 10 b) that "[t]he building permit for the 7<sup>th</sup> dwelling unit shall not be issued until the Affordable Housing Regulatory Agreement is approved by DHCD and recorded with the Norfolk County Registry of Deeds."

Our client retained Susan Jacobson to serve as the Lottery Agent with respect to the Affordable Unit. Ms. Jacobson has submitted all necessary documentation to DHCD for approval of the Affordable Unit, including the proposed Regulatory Agreement and Declaration of Restrictive Covenants (the "Agreement"). Sometime around the end of February, 2022, DHCD informed Ms. Jacobson that it had reviewed the Agreement and requested that the sale price be reduced to reflect the rising mortgage interest rates. Shortly thereafter, Ms. Jacobson made that change, along with a few minor other requested changes, and re-submitted the Agreement to DHCD for final approval. Since all of the requested changes have been made, we anticipate that DHCD will now issue final approval of the Agreement, but we have not received it to date.

As you might imagine, our client has experienced many significant delays in its efforts to complete construction of this project due to the Covid-19 pandemic. Those delays have been very costly, and our client is respectfully requesting that the Board authorize issuance of the building permit for the 7<sup>th</sup> unit now, without the need to wait for DHCD's final approval and recording of the Agreement, and appreciates your consideration of this request.

Very truly yours,



Rita M. McGeary