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:

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planningboard@townofmedway.org
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: [Signature]
Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Date: 5-30-2019

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
PROPOSED SOUL-PANEL VINYL PRIVACY FENCE SHALL BE CENTERED BUTFIT WITH CONTEMPORARY TEXTURE, COLOR BEING COLOR ON APPROVED EQUAL.  
HEIGHT VARIES, 6" AND 8" (SEE PLAN)