

**Town of Medway
Zoning Board of Appeals Meeting
Sanford Hall
Medway Town Hall
155 Village Street, Medway MA**

MINUTES OF MEETING

May 24, 2017

Present: Clerk Carol Gould; Committee Members: Eric Arbeene, William Kennedy; Associate Member Rori Stumpf.

Also present: Stephanie Mercandetti, Director, Community & Economic Development

Ezra Glenn, Consultant

Clerk Carol Gould called the meeting to order at 7:39 PM.

Citizen Comments:

There were no members of the public that wished to make comments on items other than those already on the agenda.

Deliberations:

The Applicant, Timber Crest LLC, seeks a Comprehensive Permit under MGL c. 40B, Sections 20-23 as amended, to allow construction of a 157 unit development to be called “Timber Crest Estates” containing 25% affordable units on 170.36 acres which is comprised of the properties located at 143 Holliston Street, 153R Holliston Street, 177A Holliston Street, 21R Fairway Lane, 13 Ohlson Circle, 102 Winthrop Street, 11 Woodland Road, OR Woodland Road, and 165 Holliston Street, Medway, MA.

The Board discussed the sections of findings. Mr. White questioned whether the unit distribution should be included under the “3. Affordable Housing” requirements. Mr. White questioned under “6. Water Supply / Pressure,” the Board needed to make a finding relative to water pressure and flow with the fire hydrants. Mr. White stated any reference to the auto turn calculations being met should refer to the widest truck turning movements under “8. Internal Site Circulations.” Mr. White questioned under “9. Wetlands and Environment” whether the stream was deemed perennial or intermittent. Mr. White questioned how zoning is regulated after the project is permitted and someone was to move in under “11. Zoning Bylaw.”

The Board moved to conditions of approval. The Board requested a number of minor changes to the language under conditions.

The Board and the Applicant discussed the conditions of regarding time and phasing of completion. The Board and the Applicant did not come to any resolution regarding the condition.

The Board requested Town Counsel to attend the final deliberations meeting.

Deliberations were continued to May 31, 2017.

Any other business that may properly come before the Board:

None.

Correspondence:

None.

Upcoming Meetings:

No further discussion.

Adjournment

A motion to adjourn was made by Mr. White, seconded by Mr. Stumpf and approved unanimously. The Board adjourned at 9:49 p.m.

Respectfully submitted,

Mackenzie Leahy
Administrative Assistant
Community and Economic Development