

TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
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Matthew J. Hayes, P.E.
Richard Di Iulio

June 1, 2017

Minor Modification
ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (ARCPUD)
SPECIAL PERMIT
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 23, 2017, the Medway Planning and Economic Development Board considered the request of Dario D. DiMare of Dario Designs, Inc. dated May 2, 2017, on behalf of Jeff Robinson of Continuing Care Management LLC of Westborough, MA, to modify the ARCPUD special permit issued by the Board on March 24, 2016 authorizing the development of a 225 unit independent and assisted senior living community at 259, 261, 261R and 263 Village Street, and the corresponding unendorsed ARCPUD plan dated 6-12-15, last revised 2-18-16.

The proposed minor modification reflects changes developed during the preparation of construction drawings and involves the following revisions to the design of the main building, which was originally planned to be a 318,229 sq. ft. building:

- Reducing the width of the building's South Wing corridor from 8' to 6'.
- Reconfiguring the end units of the building's South Wing and reducing the overall length of the South Wing by 48' on the second, third and fourth floors.
- Reducing the corridor width of the attached independent living cottages from 8' to 6'.
- Reducing the unit size of the attached independent living cottages.
- Increasing the number of parking spaces in the Garage located in the South Wing by 1 space.
- Adjusting the exterior elevation bump out elements to align with the revised floor plans.

These changes will result in:

- Reduction in the amount of impervious area by 8,931 sq. ft. without any reduction in the capacity of the site's stormwater drainage system, thus resulting in a net increase in drainage capacity.
- Reduction in the overall floor plan by 17,916 sq. ft. from 318,229 sq. ft. to 300,313 sq. ft.

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Upon review of the proposed modification, the Planning and Economic Development Board determined that the proposed reductions as outlined are minor in nature and will not be detrimental to the achievement of planned senior living community as originally as approved. Accordingly, the Planning and Economic Development Board, at its May 23, 2017 meeting, approved the minor modification to the ARCPUD decision and plan as described herein.

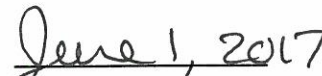
CONDITIONS

1. This document shall be recorded at the Norfolk County Registry of Deeds at such time as the original ARCPUD special permit is recorded.
2. The ARCPUD plan for the subject development to be presented for the Board's endorsement and subsequent recording at the Norfolk County Registry of Deeds shall be revised to reflect all of the above noted changes.
3. The planned exterior changes shall not alter the design aesthetic of the original plan with all of the materials and colors remaining the same.

Attest:


Susan E. Affleck-Childs

Planning and Economic Development Coordinator


Date

cc: Jack Mee, Building Inspector/Zoning Enforcement Officer