

May 26, 2021

Hand Delivery Only

Town of Medway
Zoning Board of Appeals
195 Village Street
Medway, MA 02053
Attn: Rori Stumpf, Chairman

NOTICE OF PROJECT CHANGE – 760 CMR 56.05(11)
Timber Crest Estates Comprehensive Permit, dated May 31, 2017

(Home Design Amendment Request)

Dear Mr. Chairman:

As you may recall, I represent Timber Crest, LLC (“Timber Crest”) in connection with the above-referenced comprehensive permit development. I hope you, your fellow Board Members, and the Town of Medway have weathered the events of 2020 as well as can be expected. Despite COVID-19, Timber Crest has been able to proceed with constructions and fortunately, a strong housing market is paving the way for construction to continue expeditiously. As with any housing development, the pace and manner of construction is largely dictated by the demand for homes and conditions affecting the construction industry at large. I am writing to notify the Board of a requested modification to Timber Crest’s comprehensive permit intended to address current circumstances.

Home Designs

In addition, as we all know, market demand for home styles and construction techniques evolve over time. Although Condition 2A of the permit, which governs home styles allows for some flexibility to substitute in new home designs “subject to market demands”, Timber Crest seeks to formally add two new home styles, “The Lee II and The Stowe”. Schematic plans for both the market rate and affordable variants of these homes are attached hereto as Exhibit A. In order to accomplish this amendment, Timber Crest seeks modification of the permit as follows:

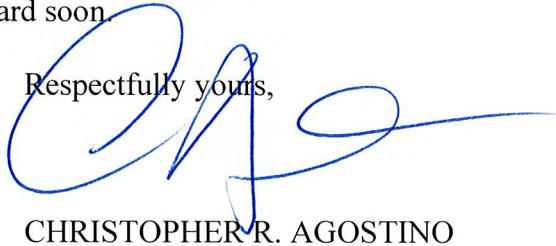
Section 2 of the Comprehensive Permit is amended by adding the following:

- B. A set of schematic Architectural Plans, dated May 13, 2021, provided by the Applicant, consisting of eight sheets, including preliminary schematic floor plans and elevations for the:*
- i. The Lee Market*
 - ii. The Lee Affordable*

- iii. The Stowe Market*
- iv. The Stowe Affordable*

Aside from this amendment request, the Comprehensive Permit terms and conditions would remain unchanged. Pursuant to 760 CMR 56.05(11) the Board is required to determine whether the proposed changes are substantial or insubstantial within twenty (20) days of this request. It is our understanding that the Board currently has a hearing scheduled on June 2, 2021. Timber Crest would be happy to attend that hearing in order to answer any questions the Board may have about this proposed change. In the meantime, please do not hesitate to contact me, or have Town Counsel contact me, if you would like to discuss this matter in more detail. We look forward to hearing from the Board soon.

Respectfully yours,

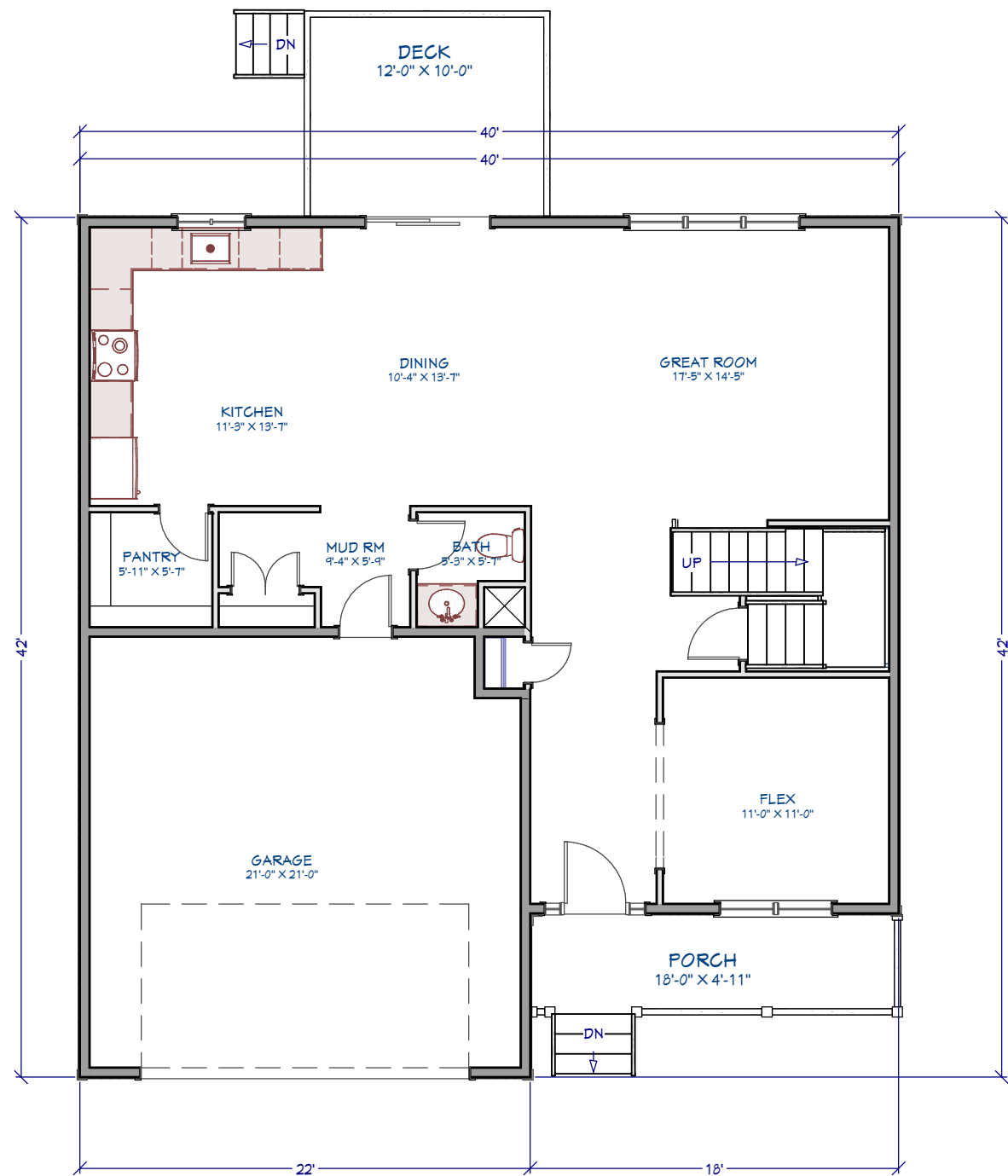


CHRISTOPHER R. AGOSTINO

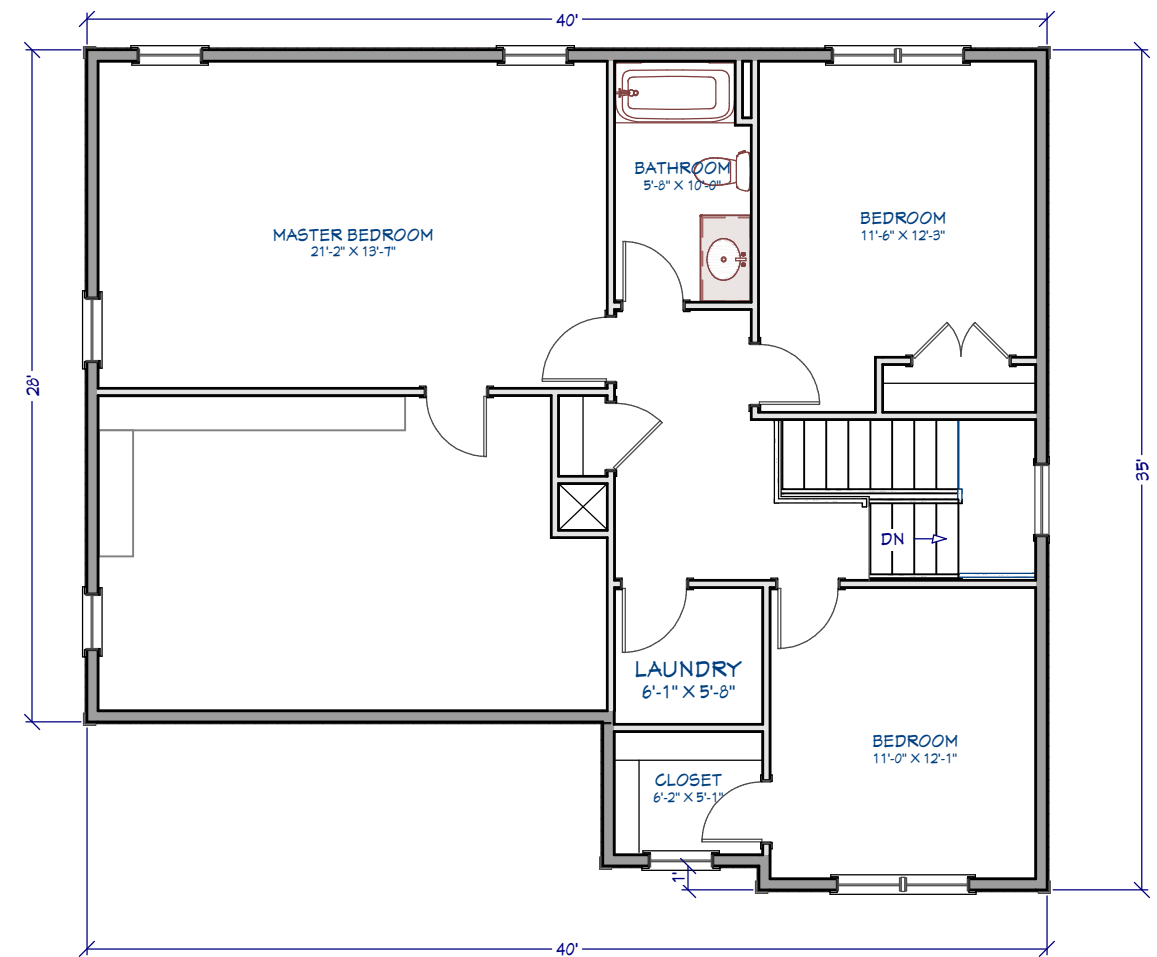
CRA:cb
enclosures

cc: Timber Crest, LLC (via email only)
Outback Engineering, Inc. (via email only)

Exhibit A



1st Floor



2nd Floor

Note: These plans & elevations are schematic & are subject to minor change. Some options/upgrades are shown. GC to determine actual grades on site.

Area Breakdown		Home Features	
First Floor	1061 sf	Bedrooms	3
Second Floor	1237 sf	Bathrooms	1.5
Total Area	2318 sf	Garage	2

The Lee Affordable

Timber Crest

DRAWINGS PROVIDED BY:

DATE:

5/13/2021

SCALE:

SHEET:



Note: These plans & elevations are schematic & are subject to minor change. Some options/upgrades are shown. GC to determine actual grades on site.

Area Breakdown		Home Features	
First Floor	1061 sf	Bedrooms	3
Second Floor	1237 sf	Bathrooms	1.5
Total Area	2318 sf	Garage	2

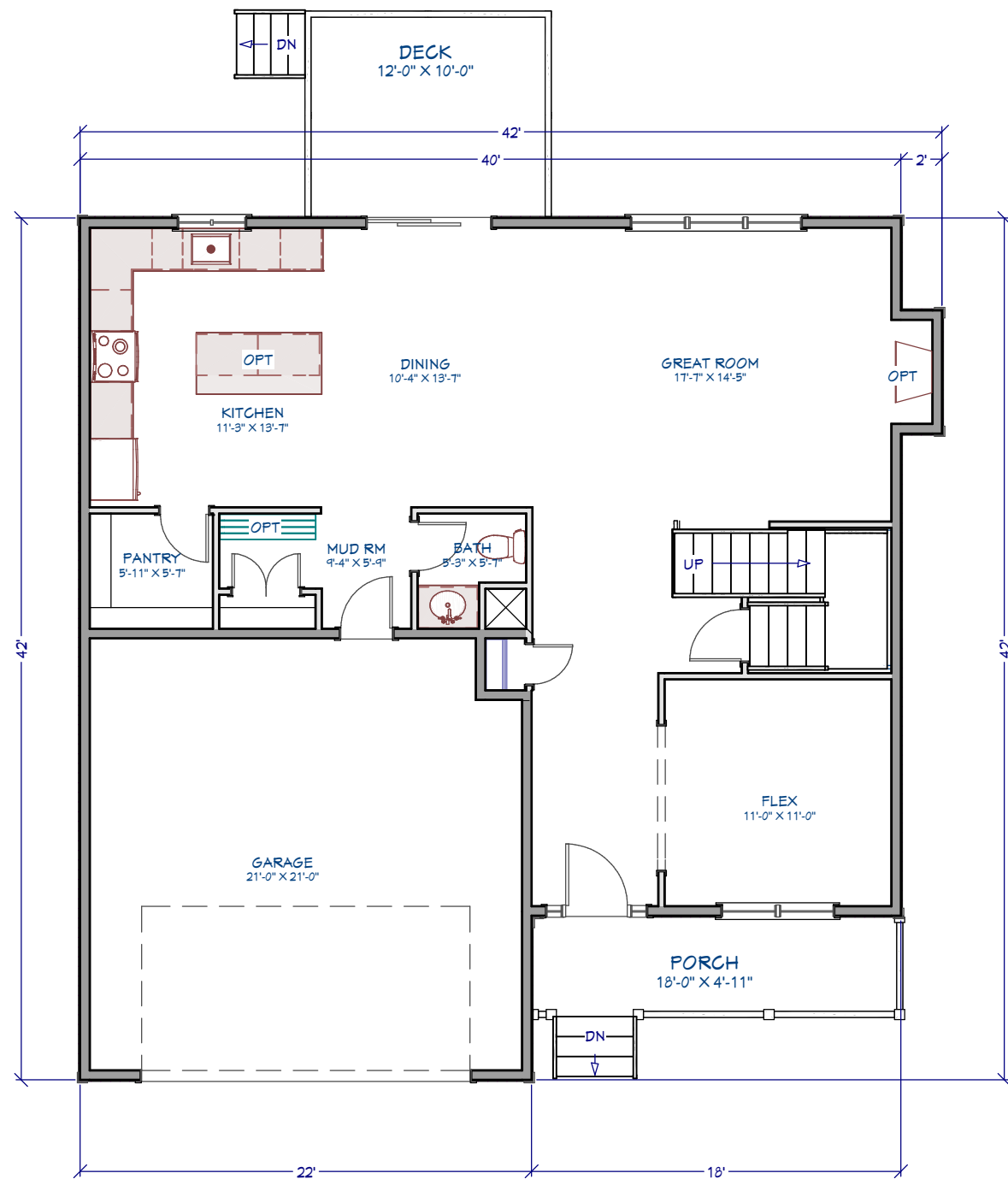
The Lee Affordable

DRAWINGS PROVIDED BY:
Timber Crest

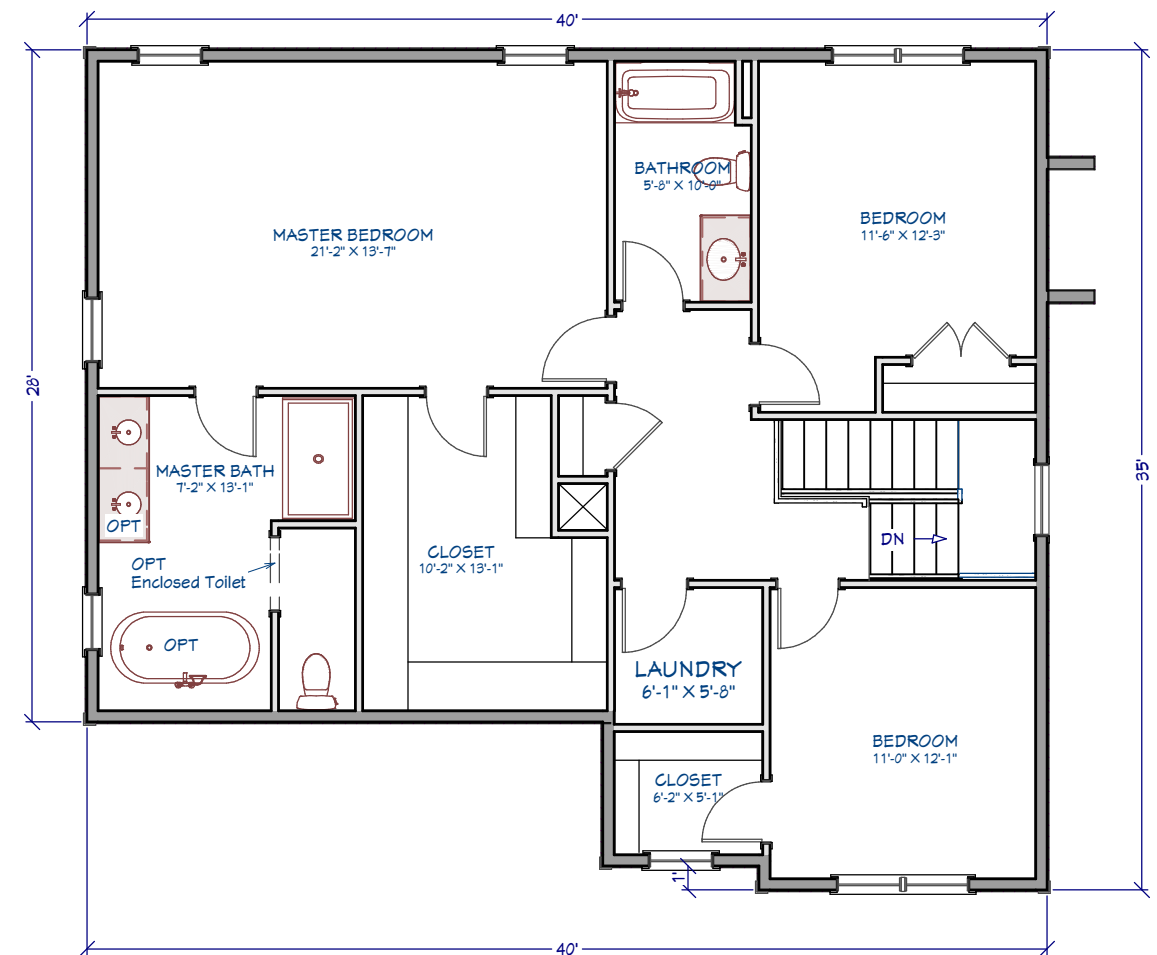
DATE:
5/13/2021

SCALE:

SHEET:



1st Floor



2nd Floor

Note: These plans & elevations are schematic & are subject to minor change. Some options/upgrades are shown. GC to determine actual grades on site.

Area Breakdown		Home Features	
First Floor	1061 sf	Bedrooms	3
Second Floor	1237 sf	Bathrooms	2.5
Total Area	2318 sf	Garage	2

The Lee

DRAWINGS PROVIDED BY:
Timber Crest

DATE:
5/13/2021

SCALE:

SHEET:



Note: These plans & elevations are schematic & are subject to minor change. Some options/upgrades are shown. GC to determine actual grades on site.

Area Breakdown		Home Features	
First Floor	1061 sf	Bedrooms	3
Second Floor	1237 sf	Bathrooms	2.5
Total Area	2318 sf	Garage	2

The Lee

Timber Crest

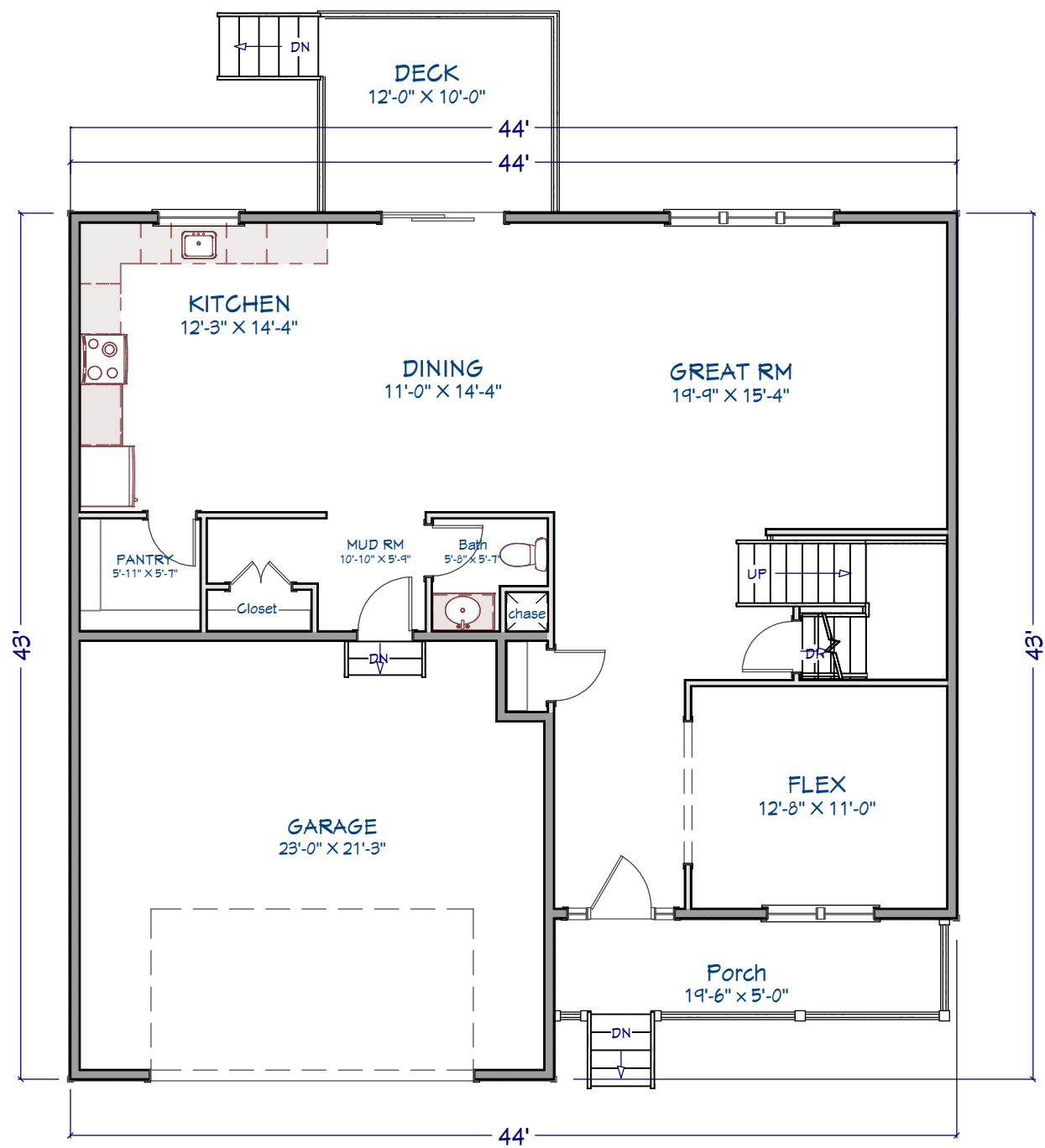
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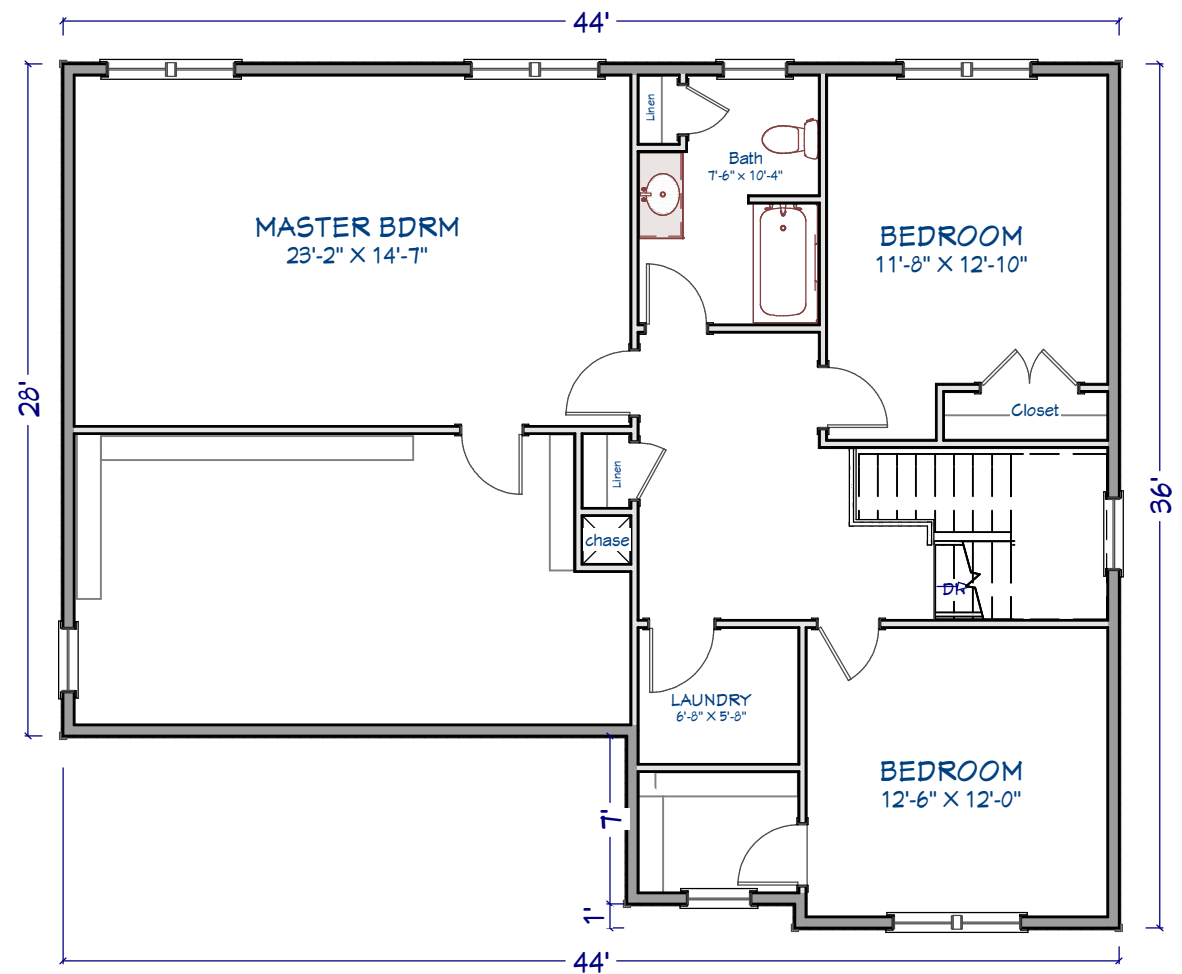
5/13/2021

SCALE:

SHEET:



1st Floor



2nd Floor

Note: These plans & elevations are schematic & are subject to minor change. Some options/upgrades are shown. GC to determine actual grades on site.

Area Breakdown		Home Features	
First Floor	1171 sf	Bedrooms	3
Second Floor	1385 sf	Bathrooms	1.5
Total Area	2556 sf	Garage	2

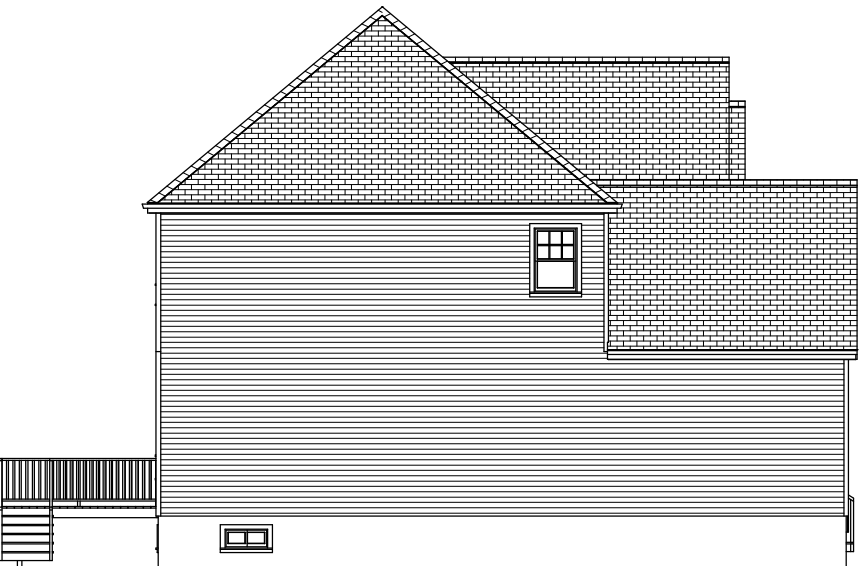
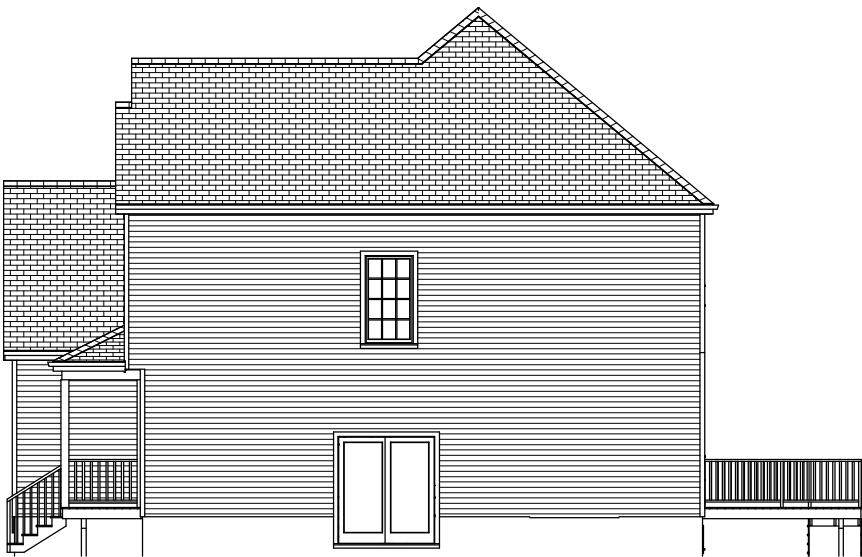
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SHEET:

The Stowe Affordable



Note: These plans & elevations are schematic & are subject to minor change. Some options/upgrades are shown. GC to determine actual grades on site.

Area Breakdown		Home Features	
First Floor	1171 sf	Bedrooms	3
Second Floor	1385 sf	Bathrooms	1.5
Total Area	2556 sf	Garage	2

The Stowe Affordable

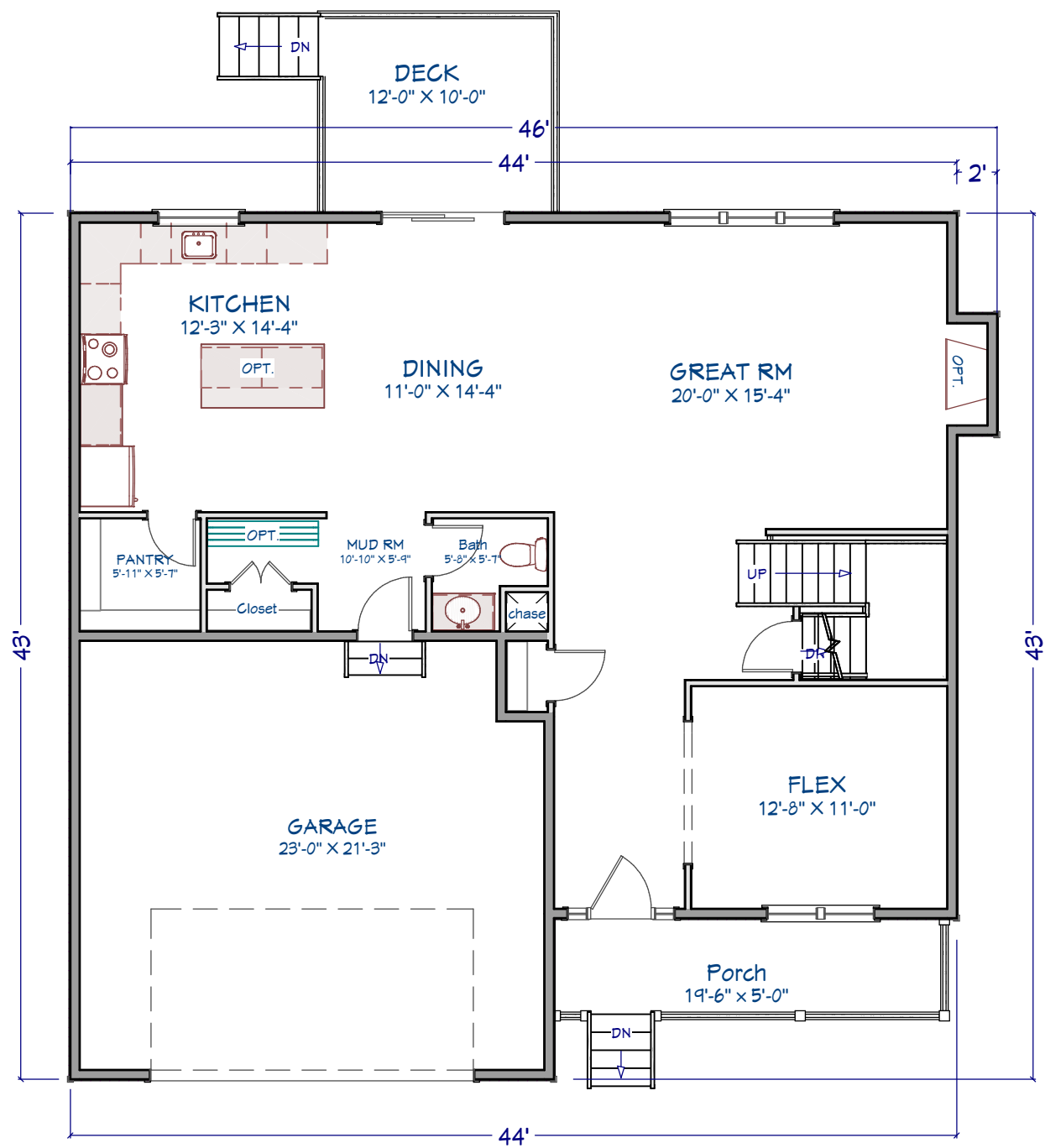
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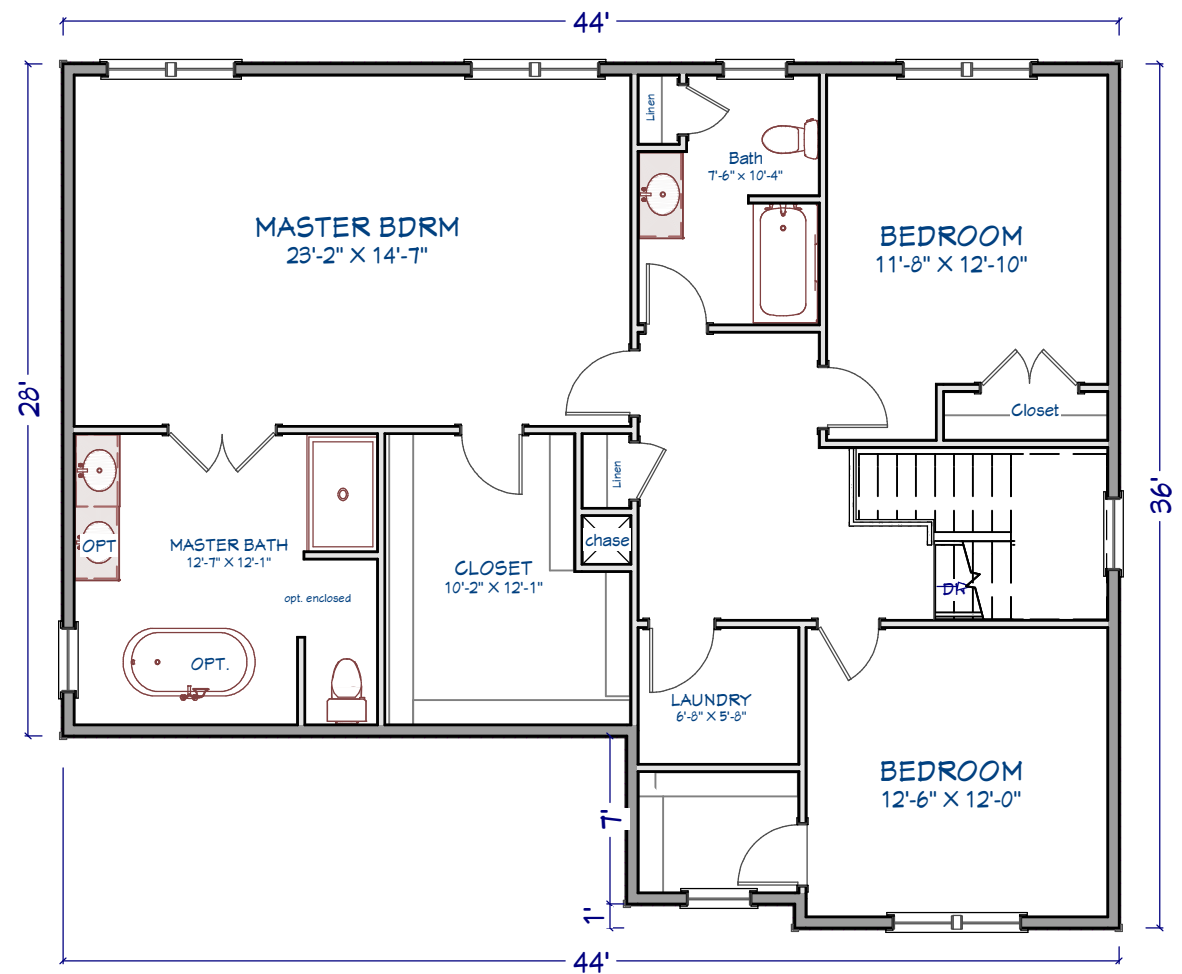
5/13/2021

SCALE:

SHEET:



1st Floor



2nd Floor

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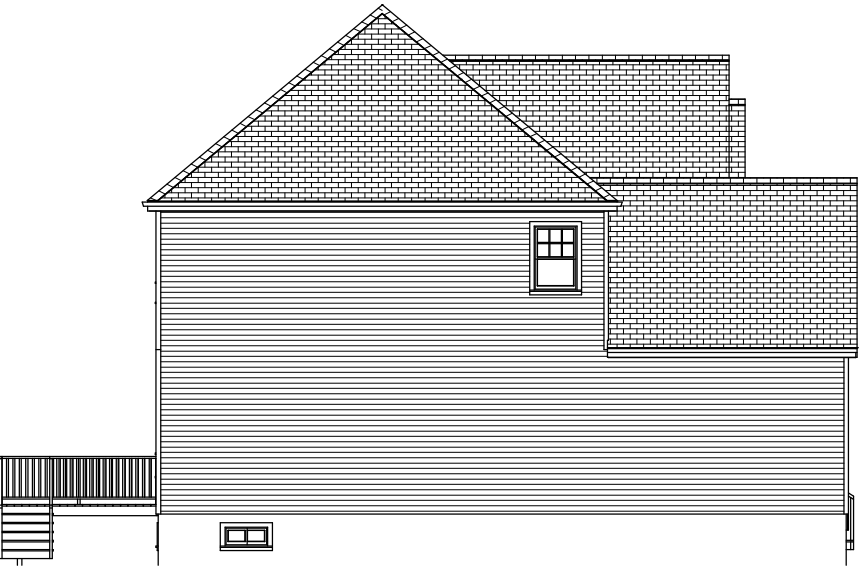
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SCALE:

SHEET:

The Stowe



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Area Breakdown		Home Features	
First Floor	1171 sf	Bedrooms	3
Second Floor	1305 sf	Bathrooms	2.5
Total Area	2556 sf	Garage	2

The Stowe

DRAWINGS PROVIDED BY:
Timber Crest

DATE:

5/13/2021

SCALE:

SHEET: