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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**

(Construction Phasing 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.

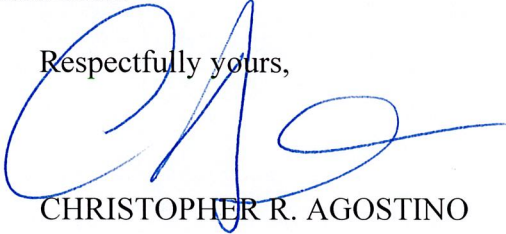
Construction Phasing

Timber Crest respectfully requests that it be allowed to commence construction of the roadway and stormwater management infrastructure on Phases 2W and 3W prior to completion of 50% of the homes in Phase 1W. Condition 41 of the Permit currently provides that, “no construction on another Phase shall commence until at least 50% of the houses in a Phase under construction have been completed.” The fast pace of construction and sale of homes dictates that Timber Crest continue roadway work in Phase 2W and 3W so that infrastructure is prepared once Timber Crest is ready to commence home construction in those Phases. Timber Crest will not commence foundation or building construction in Phases 2W and 3W until 50% of the homes in Phase 1W are complete, rather it seeks to commence construction of site infrastructure only in those Phases. In order to accomplish this goal, Timber Crest requests approval of the following amendment:

Condition Section 41 on Page 21 of the Comprehensive Permit is amended by adding the following Sentence at the end of Section 41: *“Notwithstanding the requirements of this Section 41, construction of site infrastructure only, i.e. roadway construction, stormwater management, utility installation, etc., may commence in Phase 2W and Phase 3W prior to completion of 50% of the homes in Phase 1W, provided that no home foundation or home building permits may be issued in Phase 2W or Phase 3W until 50% of the homes in Phase 1W are completed.”*

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

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