

## **Timber Crest Zoning Board of Appeals Public Hearings - Last Updated August 7, 2018**

On May 31, 2017, the Zoning Board of Appeals voted to grant a Comprehensive Permit with conditions to the Applicant, Timber Crest, LLC. The full decision may be found [here](#). The Zoning Board of Appeals will hold a special meeting on Wednesday, May 31st at 7:30pm in Sanford Hall at Town Hall, 155 Village Street in Medway to continue deliberations on the proposed Timber Crest Estates Development. The agenda for the May 31, 2017 ZBA meeting may be found [here](#).

The Zoning Board of Appeals will hold a special meeting on Wednesday, May 24th at 7:30pm in Sanford Hall at Town Hall, 155 Village Street in Medway to continue deliberations on the proposed Timber Crest Estates Development. The agenda for the May 24, 2017 ZBA meeting may be found [here](#).

The Zoning Board of Appeals will continue its deliberations on the proposed Timber Crest Estates Development on Wednesday, May 17th at 7:30pm in Sanford Hall at Town Hall, 155 Village Street in Medway. The agenda for the May 17, 2017 ZBA meeting may be found [here](#). The Zoning Board of Appeals will hold a special meeting on Thursday, May 11th at 7:30pm at Thayer Homestead, 2B Oak Street to begin deliberations on the proposed Timber Crest Estates Development. The agenda for the May 11, 2017 ZBA meeting may be found [here](#).

### **Public Hearing #21: May 3, 2017 at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, May 3rd at 7:35pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The agenda for the May 3, 2017 ZBA Meeting may be found [here](#). On May 3, 2017, the Zoning Board of Appeals closed the public hearing.

### **Public Hearing #20: April 19, 2017 at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, April 19th at 7:45pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The agenda for the April 19, 2017 ZBA Meeting may be found [here](#).

### **Public Hearing #19: April 5, 2017 at 8:00pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, April 5th at 8:00pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The agenda for the April 5, 2017 ZBA Meeting may be found [here](#).

### **Public Hearing #18: March 15, 2017 at 7:35pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, March 15th at 7:35pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The agenda for the March 15,

2017 ZBA Meeting may be found [here](#). The applicant's traffic engineer, Green International Affiliates, submitted a supplemental sight distance analysis which may be found [here](#).

*Note: The applicant, Timber Crest LLC, has requested a continuance of the public hearing on the proposed Timber Crest Estates development. It is anticipated that the Board will continue this hearing without testimony to April 5, 2017. Click [here](#) for the revised meeting agenda.*

**Public Hearing #17: March 1, 2017 at 7:35pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, March 1st at 7:35pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The agenda for the March 1, 2017 ZBA Meeting may be found [here](#).

**Submission of Landscaping Plan and Phasing Plan - February 15, 2017**

Timber Crest LLC has submitted the following documents to the Zoning Board of Appeals:

- [Landscaping Plan](#)
- [Phasing Plan](#)

**Submission of Revised Floor Plans/Elevations and Landscaping Elements - February 14, 2017**

Timber Crest LLC has submitted the following documents to the Zoning Board of Appeals:

- [Revised Elevations](#)
- [Proposed Landscaping Elements](#)

**Public Hearing #16: February 15, 2017 at 7:35pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, February 15th at 7:35pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway.

**Submission of Revised Plans and Documentation - February 1, 2017**

Timber Crest LLC has submitted the following documents to the Zoning Board of Appeals:

- [Submittal Cover Letter - 2.1.17](#)
- [Revised Plan Set - 1.30.17](#)
- [Post Drainage Map - 1.30.17](#)
- [Supplemental Drainage Calculations - 1.30.17](#)
- [Flow Monitoring Report Dec. 2016 - Jan. 2017](#)
- [Revised Preliminary Waiver List - 1.30.17](#)

**Public Hearing #15: February 1, 2017 at 7:35pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, February 1st at 7:35pm in the School Committee Presentation Room (use Door #7) at the Medway Middle

School located at 45 Holliston Street, Medway. The agenda for the February 1, 2017 ZBA Meeting may be found [here](#).

*Note: The applicant, Timber Crest LLC, has requested a continuance of the public hearing on the proposed Timber Crest Estates development to February 1, 2017. It is anticipated that the Board will continue this hearing without testimony to that date with a time to be specified by the Board. Click [here](#) for the revised meeting agenda.*

**Public Hearing #14: January 18, 2017 at 8:05pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, January 18th at 8:05pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway.

At 8:00pm, the Board will hold a tax delinquent hearing under Article XVI of the Medway General Bylaws with respect some of the properties which are part of the proposed development. The agenda for the January 18, 2017 ZBA Meeting may be found [here](#).

*Note: The applicant, Timber Crest LLC, has requested a continuance of the public hearing to January 18, 2017. It is anticipated that the Board will continue this hearing without testimony to that date with a time to be specified by the Board. Click [here](#) for the revised meeting agenda.*

**Public Hearing #13: January 4, 2017 at 8:00pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, January 4th at 8:00pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The agenda for the January 4, 2017 ZBA Meeting may be found [here](#).

**Public Hearing #12: December 7th at 8:00pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the continued public hearing on Wednesday, December 7th at 8:00pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway.

At the public hearing, there will be a discussion and update from Town staff and the applicant on the working sessions relative to Stormwater, Wetlands, Sewer, and Water; and a general status update from the applicant. The agenda for the December 7, 2016 ZBA Meeting may be found [here](#).

**Public Hearing #11: November 16th at 8:00pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the public hearing on Wednesday, November 16th at 8:00pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway.

At the public hearing, there will be a presentation and discussion on Access, Sewer and Water. The agenda for the November 16, 2016 ZBA Meeting may be found [here](#).

**Public Hearing #10: November 2nd at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the public hearing on Wednesday, November 2nd at 7:45pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway.

At the public hearing, there will be a presentation and discussion on the Traffic Study and Safety which will also include the following: Resident/Visitor Parking, School bus pick up and drop off, snow storage and internal configuration and circulation. The revised agenda for the November 2, 2016 ZBA Meeting may be found [here](#).

**Submission of Revised Traffic Study Report - October 19, 2016**

Timber Crest LLC has submitted the following documents to the Zoning Board of Appeals:

- [Revised Traffic Study Report](#)
- [Revised Traffic Study Report Appendix](#)

**Public Hearing #9: October 19th at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the public hearing on Wednesday, October 19th at 7:45pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway.

At the public hearing, there will be time for general comments and a presentation and discussion on Stormwater Management only. The agenda for the October 19, 2016 ZBA Meeting may be found [here](#).

**Public Hearing #8: October 5th at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold the public hearing on Wednesday, October 5th at 7:45pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The public hearing notice may be found [here](#).

At the public hearing, there will be an overview of the revised project and a presentation and discussion on Wetlands only. The agenda for the October 5, 2016 ZBA Meeting may be found [here](#).

**Submission of Revised Plans and Preliminary Drainage Report - October 3, 2016**

Timber Crest LLC has submitted the following documents to the Zoning Board of Appeals:

- [Revised Plans \(dated 8.26.16 with revisions dated 9.26.16\)](#)
- [9.30.16 Timber Crest submittal letter to ZBA](#)
- [Preliminary Drainage Report dated 9.26.16](#)
- [Pre-Development Drainage Map](#)
- [Post-Development Drainage Map](#)

**Submission of Notice of Project Change and Revised Plans - September 6, 2016**

Timber Crest, LLC has submitted a Notice of Project Change to the Zoning Board of Appeals and MassHousing along with revised plans:

- [Notice of Project Change to the Zoning Board of Appeals](#) (two-page letter only; submission included Notice of Project Change to MassHousing)
- [Notice of Project Change to MassHousing](#) (document includes revised plan set)
- [Revised Plan Set](#)

**Public Hearing #7: September 7th at 8:00pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals will hold a continued public hearing on Timber Crest Estates on Wednesday, September 7th at 8:00pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The meeting agenda may be found [here](#).

Submission of a Notice of Project and revised plans were received on September 6, 2016. At the September 7th hearing, the Applicant provided an extension of time to April 3, 2017 which was accepted by the Zoning Board of Appeals. The Zoning Board of Appeals scheduled the hearing on the revised plan for Wednesday, October 5th at 7:45pm. Topics of discussion will include an overview of the project, Stormwater and Wetlands.

**Public Hearing #6: August 17th at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

*Note: The applicant's representative, acting on behalf of Timber Crest LLC, has requested a continuance of the public hearing to September 7, 2016 at 8:00PM. It is anticipated that the Board will continue this hearing without testimony to that date and time. Click [here](#) for the revised meeting agenda.*

The Zoning Board of Appeals will hold a continued public hearing on Timber Crest Estates on Wednesday, August 17th at 7:45pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The meeting agenda may be found [here](#).

**Public Notice of Environmental Review**

On August 9, 2016, a legal notice appeared in the Milford Daily News indicating that Timber Crest Estates LLC will be submitting an Environmental Notification Form ("ENF") to the Massachusetts Secretary of Energy and Environmental Affairs on or before August 15, 2016. Copies of the ENF will be provided to the Community & Economic Development Department. When received, it will be made available for public inspection during Town Hall hours. It will be noted here when it is available. The Secretary of Energy and Environmental Affairs will publish notice of the ENF in the Environmental Monitor and will receive public comments on the project for 20 days. More information will be posted when made available.

**Public Hearing #5: August 3rd at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals has continued the public hearing on Timber Crest Estates to Wednesday, August 3rd at 7:45pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The focus areas for this

hearing will be to revisit Stormwater Management, Wetlands, as well as discuss Water & Sewer. Access will not be discussed this evening. The meeting agenda may be found [here](#).

The Department is in receipt of a concept alternative site plan for the eastern portion (condominium side) of the development provided by the applicant.

**Public Hearing #4: July 20th at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street, was continued without testimony to Wednesday, August 3, 2016 at 7:45pm.**

*Note: The applicant's representative, acting on behalf of Timber Crest LLC, has requested a continuance of the public hearing to the 1st meeting of the board during the month of August. It is anticipated that the Board will continue this hearing without testimony to Wednesday, August 3, 2016 at 7:45PM.*

The Zoning Board of Appeals has continued the public hearing on Timber Crest Estates to Wednesday, July 20th at 7:45pm in the School Committee Presentation Room (use Door #7) at the Medway Middle School located at 45 Holliston Street, Medway. The focus areas for this hearing will be to revisit Stormwater Management, Wetlands, Access as well as discuss Water & Sewer. The meeting agenda may be found [here](#).

**Public Hearing #3: June 15th at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals held the continued public hearing on Timber Crest Estates on Wednesday, June 15th at 7:45pm in the School Committee Presentation Room at the Medway Middle School. The focused areas for discussion were on Traffic, Safety & Access. The meeting agenda may be found [here](#).

**Public Hearing #2: June 1st at 7:45pm in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street**

The Zoning Board of Appeals held the continued public hearing on Timber Crest Estates on Wednesday, June 1st at 7:45pm in the School Committee Presentation Room at the Medway Middle School. The focused areas for discussion were on Stormwater Management and Wetlands. The meeting agenda may be found [here](#).

**Submission of Traffic Impact and Access Study - May 19, 2016**

Timber Crest, LLC has filed a Traffic Impact and Access Study, dated May 2016, prepared by Green International Affiliates, Inc. on May 19, 2016 and can be accessed using the following link:

- [Timber Crest Estates Traffic Impact and Access Study, May 2016](#)

**Public Hearing - Wednesday, May 4th at 8:00pm in the School Auditorium (\*Change of Room), Medway Middle School, 45 Holliston Street**

At the hearing, the applicant provided the following handout showing the architectural renderings of the proposed project:

- [Timber Crest Estates Handout](#)

At the public hearing, the Zoning Board of Appeals received comments from the following Town Boards and Departments:

- [3.29.16 - Memo re: preliminary review of application submission](#)
- [4.19.16 - Letter from the Fire Department](#)
- [4.23.16 - Letter from the School Department](#)
- [4.25.16 - Email from the Dept. of Public Services Director](#)
- [4.27.16 - Letter from the Building Department](#)
- [4.29.16 - Letter from the Conservation Commission](#)
- [4.29.16 - Town of Medway Comment Letters to MassHousing](#)
- [5.2.16 - Email from the Dept. of Public Services Deputy Director](#)
- [5.2.16 - Letter from the Planning & Economic Development Board](#)
- [5.3.16 - Email from the Health Director](#)
- [5.3.16 - Email from the Dept. of Public Services Director](#)

The Zoning Board of Appeals will hold the public hearing on Wednesday, May 4th at 8:00pm in the School Auditorium (use Door #3) at the Medway Middle School located at 45 Holliston Street, Medway. The public hearing notice may be found [here](#). The Applicant provided an extension of time beyond the 30dy requirement to open the public hearing.

#### **Submission of Comprehensive Permit Filing - March 23, 2016**

Timber Crest, LLC has filed for a Comprehensive Permit with the Zoning Board of Appeals on Wednesday, March 23, 2016. The application is divided into multiple sections as follows:

- [Timber Crest Estates Application Cover Letter](#)
- [Timber Crest Estates Application Index](#)
- [Zoning Board of Appeals Application](#)
- [MassHousing Project Eligibility Letter](#)
- [Project Design Approach and Narrative](#)
- [Site Control](#)
- [Letter to ZBA regarding Fees](#)
- [Development Team](#)
- [Site Development Plan Set \(Sheets 1-7\)](#)
- [Site Development Plan Set \(Sheets 8-14\)](#)
- [Architecturals](#)
- [List of Waivers \(Exceptions\)](#)
- [MassHousing Notification](#)
- [Conservation Commission Order of Conditions](#)
- [Preliminary Drainage Report](#)
- [Pre-Development Drainage Map](#)
- [Post-Development Drainage Map](#)

Please note that due to the size of some of the files it may take time to download.

#### **Project Eligibility Letter from MassHousing - January 6, 2016**

MassHousing has issued its Project Eligibility Letter for the proposed Timber Crest development. The letter may be found [here](#). Having this determination enables the developer to file a formal application for a Comprehensive Permit with the Zoning Board of Appeals.

**Supplemental Municipal Comment Letter - September 3, 2015:**

The Town has sent to MassHousing additional comments on the revised materials submitted relative to the proposed development. The letter found [here](#) includes the recently issued Order of Resource Area Delineation (ORAD) by the Conservation Commission and associated plans relating to the ORAD.

**Submission of Revised Plans to MassHousing:**

The Town is in receipt of revised materials pertaining to the proposed Timber Crest development provided by Delphic Associates, on behalf of Timber Crest, LLC, in connection with their application submission to MassHousing for site eligibility under G.L. c. 40B. The site eligibility application is still under review by MassHousing. MassHousing has provided the Town with another opportunity to provide comments, due September 4, 2015.

The following were submitted:

- [Timber Crest Revised By-Right Plan](#)
- [Timber Crest Revised By-Right Plan Narrative](#)
- [Timber Crest Estates Revised Draft of Comprehensive Permit Conceptual Plan](#)

**Board of Selectmen Meeting - June 15, 2015:**

The applicant, Timber Crest, LLC, and their development team attended the Board of Selectmen on Monday, June 15th to introduce their proposed development, Timber Crest Estates. \*Please note that while it was a public meeting, it was not a public hearing on the proposal.

**Municipal Comment Letter (revised 6/1/15):**

The Town has sent to MassHousing its comments outlining initial concerns on the site eligibility application and preliminary site plans which may be found [here](#).

**Notification from MassHousing:**

On April 29, 2015, the Town received notification from MassHousing that they are in receipt of the application for Site Approval for Timber Crest Estates which is currently under agency review.

**[Letter of Notification from MassHousing](#)**

A municipality has an opportunity to submit comments to the agency within 30 days. The Town is in the process of developing its municipal comment letter. The public may also wish to submit comments. The Town has requested an extension of this deadline to MassHousing which has been accepted. The new deadline for comments is no later than June 10, 2015.

Comments regarding the project may be sent to Michael J. Busby, 40B Project Coordinator, MassHousing, 1 Beacon Street, Boston, MA 02108.

**Submission of Site Eligibility Application to MassHousing:**

On March 20, 2015, the Town was in receipt of an application submitted to subsidizing agency MassHousing for a determination of project eligibility under G.L. c. 40B by Delphic Associates, LLC, on behalf of Timber Crest, LLC (the "Applicant"). The proposed development consists of 192 units including 76 single family homes and 116 condominiums on nine parcels owned by Henry Wickett and the Applicant. Should MassHousing deem the conceptual design appropriate for the site, the Applicant is then allowed to submit a formal comprehensive permit application to the Medway Zoning Board of Appeals for this project.

**Site Eligibility Application:**

\*Please be patient when downloading these files as they are very large.

[Timber Crest Estates Site Eligibility Application - Part I](#)

[Timber Crest Estates Site Eligibility Application - Part II \(Maps\)](#)

[Timber Crest Estates Site Eligibility Application - Part III \(NEF Letter of Interest & Market Study\)](#)