

RF Home Improvement Inc.

88 Goulding St. W, Sherborn, MA 01770

Phone: [REDACTED]

To: Medway Planning Board

Re: 20 Broad Street, Medway MA — Request to allow six condominium units in place of six rental apartments

RF Home Improvement, on behalf of Faria Realty Trust, intends to demolish the existing tri-plex structure located at 20 Broad Street. The property will be cleaned and prepared for the construction of a new tri-plex condominium development, subject to approval by the Planning Board.

The proposed structure will be built in the same location and to the same dimensional specifications as in the previously approved plans, including architectural style, building orientation, shape, size, roofing, and the placement of doors and windows. No structural changes are being made to the approved site plan. The development will remain fully consistent with the special permit already issued, except for the requested modification to condominium ownership.

13) Purposes of the Multifamily Housing Bylaw (Section 5.6.4) and Site Plan Rules and Regulations

The project continues to meet the stated purposes:

- 1) Diversity of housing types. Six multi-family dwelling units remain. The change is from rental apartments to six condominium units within the same two three-unit buildings, which broadens housing choice through homeownership while keeping the same building program.
- 2) Pedestrian-oriented development. The site remains in an established, walkable neighborhood with the same sidewalk access and proximity to services. No circulation or access changes are proposed.
- 3) Preservation and compatible design. The renovation of the existing building and the new building maintain the approved architecture, materials, scale, and placement, preserving neighborhood character.

The approved site plan and conditions that were reviewed by Town staff, the Consulting Engineer, and the Consulting Planner remain intact. Health, safety, and welfare protections are unchanged. The same analyses and mitigation apply for traffic, parking, drainage, environmental quality, community economics, and community character. The change in

tenure has no effect on trip generation, parking demand, runoff, or other physical impacts.

14) Consistency with the Medway Housing Production Plan

The development still advances the HPP by using the Multifamily Housing special permit framework to add multi-family housing in an appropriate location. Converting the six approved units to condominium ownership adds an attainable homeownership option, which is expressly supportive of housing diversity goals identified in the HPP.

15) Impacts on abutting properties and adjacent neighborhoods

All previously approved buffering, landscaping, and architectural treatments remain. The same vegetative screening and the same high-quality building design will be implemented. Because no physical or operational aspects of the plan are changing, there is no new or different impact to abutters.

16) Variety of housing stock

The project still contributes six multi-family units to Medway's housing supply. Shifting to condominiums increases variety by adding ownership units to the mix rather than only rentals. This serves purchasers who wish to own in a smaller multi-family setting while keeping the same total unit count and building configuration.

17) Neighborhood compatibility

The neighborhood includes single-family, two-family, and multi-family residences. The approved architecture, scale, and siting do not change. The proposal therefore remains compatible with surrounding uses. Establishing a condominium association will also provide formal oversight for long-term maintenance, landscaping, snow removal, and adherence to house rules, which supports neighborhood stability.

Sincerely,

Reinaldo Faria
Faria Realty Trust and RF Home Remodeling Inc.