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November 12, 2025

Electronic Delivery Only
Town of Medway
Zoning Board of Appeals
195 Village Street
Medway, MA 02053
Attn: Mr. Brian White, Chair

Notice of Project Change - 760 CMR 56.05(11)
Timber Crest Estates Comprehensive Permit, dated May 31, 2017

Respected Members of The Town of Medway Zoning Board of Appeals:

Timber Crest respectfully requests one change to the decision, more specifically Condition Section 41, and one change pertaining to the design of the sewer in the East side of the development, known as Kingsbury Village. Please find below a detailed description.

Request 1 - Change to Decision

Timber Crest is currently building the infrastructure on phase 1E. Part of the infrastructure involves directional drilling under the wetlands to install water and sewer services without disturbing the surface of the wetlands. Timber Crest needed Lot 49 as a staging area for machinery and equipment which prevented us from constructing the home on that lot. We have since completed the directional drilling in this area and we proceeded to apply for a building permit and will be expeditiously building the home on lot 49. All other homes in the west side of the development have been completed. Our decision stipulates that we can only work on two phases at one time. Phase 2E of the Kingsbury Village requires substantial infrastructure work that is unusually time consuming, and needs to happen in a specific sequence. The work includes wetland replication, geo tech deep hole borings for a bridge design, re-grading of Holliston street, etc... Timber Crest would like to commence work on phase 2E, as we are completing the last home on the west side of the development. We respectfully request 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 requirement of this Section 41, construction of site infrastructure only, i.e. roadway construction, stormwater management, utility installation, etc. may commence on phase 2E prior to the completion of construction of the last home on the West side of the development.

Request 2 - Change to Sewer Design

The current sewer design calls for sewer lines of a specific and very small pitch flowing from the East side of the development into a pump station located on the West side of the development that then pumps sewerage into manhole #37 and then through gravity into the Town's Sewer System. In order not to disrupt wetlands during the installation of the sewer infrastructure, Timber Crest used directional drilling to go under the wetlands. The condition of the soil prevented us from maintaining the required pitch of the original design. We respectfully request a modification to the sewer design as attached. This modification entails moving the pump station from the West side of the development to the East side of the development. Sewerage will still pump into manhole #37 and then by gravity to the Town's Sewer System. Timber Crest will also equip lots 71-74 (Linden Path, off Fairway Lane) with individual E1 pumps. There will be no change to the path of the sewer lines and no change to our Order of Condition from the Town of Medway Conservation Commission. As with previously approved plans, forced mains will be on private property and maintained by the HOA.

Aside from these two amendment requests, The Comprehensive Permit terms and conditions would remain unchanged. Pursuant to 760 CMR 56.05(11) the Board is to determine whether the proposed changes are substantial or insubstantial. It is our understanding that the Board currently has a hearing scheduled on November 19, 2025. 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 with any questions.

Respectfully submitted with attachments



Mounir Tayara

Timber Crest LLC