



135 Main Street Medway MA 02053
Tel: 508 321 0145

December 23, 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 a change to the decision, 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.

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. Timber Crest LLC is to provide an Operations and Maintenance plan for the forced main and all associated infrastructure with a copy sent to the Town of Medway Department of Public Works. The Home Owners Association is to keep records of the performed maintenance with a copy sent to the Medway DPW.

Aside from this request, 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 January 7th , 2026. 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