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November 19, 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, more specifically Condition Section 41. Please find below a detailed description.

Request for a 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.

Aside from this amendment 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 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

Mounir Tayara

Timber Crest LLC