



TOWN OF MEDWAY
Planning & Economic Development
 155 Village Street
 Medway, Massachusetts 02053

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June 22, 2015

TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD
NOTICE OF PUBLIC HEARING

The Willows at Medway and Whitney Place

Adult Retirement Community Planned Unit Development (ARCPUD) Special Permit & Plan

In accordance with the Medway Zoning Bylaw, SECTION 8.5 Special Regulations – Adult Retirement Community Planned Unit Development, the Town of Medway Planning Board *Rules and Regulations for the Review and Approval of ARCPUD Plans and Issuance of ARCPUD Special Permits*, and the provisions of Massachusetts General Laws, Chapter 40A, Sections 9 & 11, notice is hereby given that the Medway Planning and Economic Development Board will conduct a Public Hearing on **Tuesday, July 14, 2015 at 7:45 p.m. in Sanford Hall at Town Hall, 155 Village Street, Medway, MA**, to consider the application of Continuing Care Management LLC of Westborough, MA for approval of an Adult Retirement Community Planned Unit Development (ARCPUD) Special Permit and Plan prepared by Coneco Engineers & Scientists of Bridgewater, MA; Dario Designs Inc. of Northborough, MA; and CHA Companies of Keene, NH. The plan, dated June 12, 2015, is titled *Salmon Health and Retirement Community ARCPUD Special Permit Site Plan*.

The applicant proposes to construct an *Adult Retirement Community Planned Unit Development (ARCPUD)* on a 57 -acre site located at 259, 261, 261R and 263 Village Street in the AR11 zoning district (*Medway Assessors Map 69 – Parcels, 13-1, 14, 15-1 and 21*). Presently owned by Charlotte Realty LLC of Sharon, MA, the property is located on the south side of Village Street, a Medway Scenic Road, and is west of Charles River Road. The property abuts the Charles River. The site is undeveloped, heavily forested, with bordering vegetated wetlands and 2 certified vernal pools; the wetlands and vernal pools are under the jurisdiction of the Medway Conservation Commission.

The development, to be called *The Willows at Medway and Whitney Place*, is proposed to include 56 independent congregate apartment homes, 60 traditional assisted living apartments, and 40 memory impaired assisted living apartments, all in the main building; 15 independent cottage homes attached to the main building; 56 independent cottage homes detached and separate from the main building; a 7,950 sq. ft. medical office building; and a 3,522 sq. ft. pavilion/clubhouse building. The development would include the

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construction of 1.5 linear miles of privately owned roadway; stormwater drainage facilities; and approximately 27.8 acres of dedicated open space to be owned and maintained by owner and made fully accessible to the public including 1.7 miles of hiking trails, an ice skating pond, and a canoe/kayak launch adjacent to the Charles River.

Site access and egress is proposed from Village Street. Connections to Town water and sewer are planned. Each independent cottage residence will have a 3-4 parking spaces (garage plus additional driveway space). Internal and adjacent to the main building, a total of 156 parking spaces will be provided for residents, employees, visitors and guests. The pavilion will have 8 parking spaces and the medical office building will have 20 parking spaces. Per the Medway Zoning Bylaw, at least one adult, age 55 or older must reside in each unit. To meet its affordable housing responsibilities, the developer proposes to make a payment to the Medway Affordable Housing Trust in lieu of constructing eight affordable housing units on-site.

The Salmon Health and Retirement Community ARCPUD Special Permit application and Site Plan are on file with the Medway Town Clerk and the Planning and Economic Development office at the Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 7:30 am a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The application, plan and associated documents including the stormwater report and traffic study have been posted to the Board's section at the Town of Medway web site and are available for viewing at:

http://www.townofmedway.org/Pages/MedwayMA_Bcomm/PlanEcon/ApplicationsDocs/recent.

Any person or party who wishes to be heard on this proposal is invited to review the plans and associated documents, attend the public hearing, and express their views at the designated date, time and place. Written comments are encouraged and may be forwarded to the Medway Planning and Economic Development Board at 155 Village Street, Medway, MA 02053 or emailed to the Board at: planningboard@townofmedway.org. All comments will be entered into the record during the public hearing. Questions may be directed to the office at 508-533-3291.



Andy Rodenhiser, Chairman
Medway Planning and Economic Development Board