

Medway Design Review Committee
155 Village Street, Medway, MA 02053
508-533-3291

DESIGN REVIEW COMMITTEE September 10, 2012

Member Attendance: Matt Buckley, Julie Fallon, Bruce Hamblin, Rod MacLeod, Karyl Spiller-Walsh, Rachel Walsh, Mary Weafer

Absent with notice: N/A

Absent without notice: N/A

Non-members present: see below

Location: Medway Public Library Conference Room

Site Plan Pre-Application Discussion- Thayer Homestead, 2B Oak Street/Choate Park, Dan Hooper and Marcia Kramarz of Thayer Development Committee, Chris Ladds, Jonathon Taylor and Drayton Fair of LLB Architects,

- Renovation called a 'sympathetic addition', used by the town as a rentalable event space
- Phase A – Building & immediate site only
- Phase B- will be parking- not being worked on right now
- View of the site was the concept for the design, the layout for overall plan
- New Barnyard- open space between new, old and barn

Interior

- Original homestead will be for meeting purposes/office with upstairs living quarters
- The fireplace in new function room is an important feature to renters, a full stone fireplace is recommended; Something a little more elaborate than the steel pole/cylinder
 - Can the pole be part of the exterior wall, rather than the interior, it takes up valuable space, is visually intrusive
- Ceiling in function room is a traditional wood truss, open ceiling
- Can something be added to the glass walls to prevent people from walking through it, possibly just above floor level
- The soffit above the 'runway' is interrupting the views to the outside, can the soffit be removed?
- Consider having the floor materials change on the runway axis, possibly wood on the runway, and a lesser expensive material for the function room

Exterior/Site Plan

- Lighting plan – kept quiet, calm lighting, doesn't light up the sky
- Landscape – keep as simple as possible, not to interfere with historic landscape/protect beech tree
- New entrance resembles a school building, consider making the entrance more inviting, i.e. porch
- Windows on shed are narrow, they represent missing boards, as if an old shed. They may be too contemporary for the Thayer house, they don't relate to the design
- Reverse board batten creates a reveal, boards are different sizes, random
- Shed doesn't relate to rest of the building, i.e. roof/wall material and window shapes
- DRC recommends adding a window right of the entrance doors on the Thayer house wall to open up the views
- DRC suggests adding perennial gardens along the shed to soften, make it more welcoming
- For drivers, Matt suggested entering the site clockwise to give a better view of the vistas
- The end of the runway (back patio) seems incomplete, suggest working with the shape and making the beech tree part of the exterior, make it more inviting
- Create a welcoming exit access from the patio to the parking lot and/or Choate park
- Possibly add some detail to the Thayer house from the patio view

Sign Design Review, Solar Lighting for signs at Medway High School and Middle School, Dan Griffen Broadway Electrical

- Currently solar lighting is done on school roofs, school wants to implement the on to exterior lighting for school signs using LED, will have low foot candles
- Pole will be located within 10' from lighting source, DRC was concerned the pole would be arbitrary placed
- DRC recommends adding bushes to Middle School sign, and showed interest in meeting with group for regarding planting design/selection

Actions

- **Rachel to do LOR for Solar Lighting**

Adjournment

At 9:15 p.m., it was moved by Matt and seconded by Julie to adjourn. All in favor.

Minutes respectfully submitted by Mary Weafer