

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

**DESIGN REVIEW COMMITTEE    October 15, 2012**

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

**Absent with notice:** N/A

**Absent without notice:** Bruce Hamblin

**Non-members present:** Dan Hooper

**Location:** Medway Public Library Conference Room

**Notes:**

- 10/1 Meeting minutes approved
- Meeting has been moved into a different conference room in the library on the 1<sup>st</sup> floor, a location note will need to be placed for applicants since we are no longer visible upon entering
- Matt will be presenting the DRC's work and projects to Business Council Thursday, 10/18. Julie prepared before and after photos of the DRC's work relating to in town signage.
- Dan updated DRC on Thayer Project.
  - Something is lacking at entrance way. Karyl brought in colored glass sample to possibly use at exterior glass, could be framed in a doorway.
  - Keep architecture the same but adding visual interest
  - Windows have changed, simple design, plain with mullions
  - At entrance, add art work, Thayer story with photos
- Karyl showed the DRC 1<sup>st</sup> concept of town logo, keeping the existing seal ideas but updating it.

**Informal Pre-Application Discussion, Tri Valley Commons Site Plan**

**Roger Calarese, Calarese Development, Bob Poxon, Guerriere and Halnon**

- Roger presented site plan
- A traffic light will be added on rt.109, modified site plan will be done with Gould's Plaza owners, Dunkin Donuts entrance will be modified, adjacent businesses are cooperating with the changes
- Food will be the dominant tenants with 1 drive-thru, front right location will be Advanced Auto parts, located in the back building will be a hair salon, professional medical offices
- Building materials: stucco, stone columns
- DRC suggested using brick and clapboard similar to their previous job, DCU, Franklin
- Bob presented details of the site plan
- 50' no building line, 30' undisturbed
- Slope at east side to be maintained, construct a retaining wall, 18'-20' at the highest point, 8'-10' will be visible from street. All vegetation will remain
- Applicant proposed versa-lock for retaining wall; Karyl suggested using natural stone facing as an alternative and questioned if there are any rocks on site that can be used
- Landscaping to be done similar to Franklin Village Shopping Center
- Matt suggested Gould's existing sign be redone to work with new Tri-Valley Commons sign
- Rachel suggested having a building plaza sign at entrance, then having a directional sign after entering
- There will be 3 lanes at new entrance, 1 entering, 2 exiting
- Islands located in the new lot are used to separate traffic and parking, to have low landscapes
- Matt is concerned there are a lot of right turns upon entering , may cause traffic back up
- Julie asked about what a driver would see upon passing by the plaza from rt. 109 traveling west; it would be the back of Advanced Auto Parts. Dumpster will be visible and/or delivery trucks. Also a concern is the 10' rock wall, how is that going to look?
- Plan needs to be pedestrian friendly
- Timeline: Permits and approval to be done by early spring. Construction in May, to open Nov.-Dec. 2013. Owners will be working with 109 Committee.
- Architecture: Rachel would like to see more variation in the buildings (i.e. roof lines in the back buildings)
- Rachel suggested using the water drainage to an advantage or make it not visible and /or soften
- DRC invites any future tenants to come to a meeting when planning any signage

**Adjournment**

At 9:20 p.m., it was moved by Matt and seconded by Julie to adjourn. All in favor.

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Minutes respectfully submitted by Mary Weafer