

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

Design Review Committee  
April 22, 2013 @ 7pm

Approved May 20, 2013

**Members in attendance:** Matt Buckley, Julie Fallon, Rod Macleod, Mary Weafer, Karyl Spiller Walsh, Rachel Walsh

**Absent with notice:**

**Absent without notice:** Bruce Hamblin

**Nonmembers present:** Rich DiIulio, Peter Rucinski, Fahad Saifullah, John Emidy, Peter Paulousky, Manny Paiva, Philip Henry, Tracey Roll

**Location:** Medway Public Library

#### **Call to order**

- With a quorum, this meeting was called to order at 7:00 pm.

#### **Minutes**

- With amendments, the minutes from April 1, 2013 were approved.

#### **Discussion, Tri Valley Commons**

- The retaining wall was discussed. Matt states they are a design review committee, not a design committee. However DRC did present designs of how to improve the wall.
- Two meetings ago with the applicant he told the DRC that he was going to plant mature planting but at the Planning Board meeting the applicant said he did not plan on doing this.

#### **Discussion, Medway Yoga, Peter Rucinski, Sign Review**

- Peter has changed his name from Bikram Yoga to Medway Yoga so he is back to see the committee.
- The sign will read “Medway YOGA.” The sign color will be red.
- DRC thinks the font and sign is generic. They would like to see maybe a logo included.
- Peter is putting the logo to the side at this point. DRC thinks it is important to make a logo to create his identity and include it in the sign.
- DRC does not like the font. Peter compares his sign to CVS and he likes it. Mary thinks that a yoga sign cannot be compared to a pharmacy sign.
- Peter is not going to be able to develop a logo in time to put up the sign. Karyl thinks the first thing a business should do is develop a corporate image which includes a logo and

he does not have this. Peter says the corporate image is not important in his business. The most important thing Peter sells is his product which is yoga.

- Julie came up with a couple of images of new signs to show the applicant. The applicant is happy with his original sign.
- DRC will write a LOR.

#### **Discussion, Map Kiosk for Medway Community Farm, Fahad Saifullah**

- Fahad showed pictures of the map kiosk. The dimensions are 8 ft 6 in height and there is 6 feet roof. The length will be the same. The posts will be pressure treated lumber 30 inches to ground. Cedar shingles will be used for the roof. The kiosk will be a brown stained. The kiosk will have a map of the trail and the other side will be changeable. It will be a one sided kiosk.
- DRC thinks it should be about 5 feet long. They would like to see a more detailed drawing, maybe something on the computer. This could be a uniformed kiosk the Town can use throughout. DRC would like to see a final drawing to scale.
- There may be other signs around trail. They will just be directional signs. This will be a 4x4 and a metal disk (trail marker).
- DRC will write a LOR.

#### **Discussions, John Emidy, Discussion of DRC process**

- Julie came up with DRC responsibilities and process.
- Susy has been pulled back from the DRC process. She would tell them what to look for and what to be discussed. Facts behind the scenes will now be missed.
- Matt thinks they need to have someone not only that are in compliance but also someone that has insight to the project. Matt thinks Susy should work with John until he gets the hang of this. DRC thinks there is no guidance anymore .The site plan timing is important to be directly related to the Planning Board schedule in order to have the timing right.
- Rachel thinks John should handle the signage and Susy should handle the site plans.
- Matt also discussed the role of the DRC in municipal projects. They want to participate more in municipal projects.

#### **Discussion, Cumberland Farms, Attorney Peter Paulousky, Tracey J Roll Assistant VP Real Estate, Manny Paiva Senior Planning Project Manager, Philip Henry Civil Design, Pre Application Discussion**

- Mr. Henry discussed the elevations of the Cumberland Farms Site Plan.
- There are 4 pump stations with one canopy over them. Sidewalk will be provided along the site. "LA" on the site plans will be landscape so there will be landscaping buffers. The landscaping plans have not been addressed at this point.
- It will be the applicant's responsibilities for the look of the back building. There will be a privacy fence along the back of the building. There will be a small retaining wall coming out of the foundations that will be 4-6 feet at their highest points.
- There will be a hip roof all the way around.
- It will be the same product line as the current Medway store. There will be 1 outside seating areas.

- Karyl talked about the pumps, the canopy, and the landscaping buffer for this. There will be a 20 ft wide landscape space in the front. It will include low lying shrubs, grass, space for snow storage.
- There are 27 parking spaces. Matt does not think the building is in proportion to the parking. It is 4500 square feet. The planning board is proposing a reduction in parking. Matt thinks they should consider more outside seating and less parking.
- Matt asked if there were any natural features (ie stone features) they can maintain. Applicant does not think there are any features they can maintain.
- A photograph of the Dartmouth MA Cumberland Farms was shown as far as the building. There will be faux windows on the right side. There will be an 2.5 feet stone wall that leads to the seating.
- An elevation of the building was discussed. This will be a four sided building. The stones, siding, trim, and roof shingle was shown. The stone wall will go all the way around the building. 2 windows on the top of the roof on each side of the logo . Green and blue with the new corporate logo. The second story is false.
- The arch entrance will have the logo on it.
- The inside elevations were discussed. The net sales square feet is about 2,000. Matt suggested to use the net sales when they go to the town as far as parking.
- The canopy elevation was discussed. There will be a full pitch roof on the canopy that would mass the building. The colors blue and green are along the sides of the canopy. The logo will be on both sides on the canopy. The canopy will be 14 ft. The length of the canopy is 110 feet. The length of the store is 104 feet. The canopy is separated by building by 60 foot. The top of the canopy is 16 feet and the top of the building is about 30 feet. There is a suppression system needed for fire protection. There are comfortable spaces between the cars. There is 27 feet between pumps. 24 feet is the average.
- Julie said the store is beautiful and the canopy hides it. Applicant says there has to be one canopy. Canopy is also there for safety reasons (light, weather protection, gas leaks, theft, housing fire suppression.) Matt suggested consider doing 2 pump stations with 2 canopies. Julie asked if the pumps can go behind the building. The applicant said it is a safety issue. The applicant should provide different options for the canopies such as scale, location, design, and number of canopies.
- The DRC thinks there should be other canopy options.
- Karyl thinks they could reduce the space between the pumps to make the canopy smaller. She discussed the landscaping and buffering the space. Applicant plans on sprucing up the landscaping designs. Applicant said two large trees would break down the canopy
- There will be 2 signs on the building. One on the front and one on the side. There will be logo sign on the canopy as well.
- The lighting was discussed.
- Signs were discussed. The logo sign was shown and directional signs and price shown, Monument and price signs were discussed.
- Matt questions the price sign on the corner of the property. He thinks it would be attractive not to have a big LED price signs.
- Attorney says they will look for the balance. The price is needed to make a profit. Matt suggested that there maybe another sign for this. Sign is about 70 feet off the roadway so there will be landscaping in front and back.

- Monument sign is typically 20 feet.
- Rod discussed the roof. He thinks it is out of proportion. Applicant wanted the roof pitch to be higher than the main entrance arch pitch. The actual picture vs the elevation look different. Looks better in picture.
- Matt would like to see renderings to get a feel of what they are building. Committee will want to see applicant again.

#### **Next Meeting**

- The next meeting will be May 6, 2013

#### **Adjournment**

- Meeting was adjourned at 10 pm.

Minutes respectfully submitted by,

Jillian Morley