

Medway Design Review Committee  
155 Village St, Medway, MA 02053  
508-533-3291  
Design Review Committee  
August 5, 2013 @ 7pm

**Approved August 19, 2013**

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

**Absent with notice:**

**Absent without notice:** Bruce Hamblin

**Nonmembers present:** Richard DiIulio, Dan Hooper, Seamus Mahoney

**Applicants present:** Karen Johnson, Peter Paulouskey

**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 July 15, 2013 were approved.

**Signage and site plan discussion**

- Allison Potter was going to meet with John Emidy and Susy Affleck Childs to discuss the DRC process and problems. Some of the problems include getting information before applicant fabricates or puts up sign, Administration of applicant, questions about site plans etc. For instance, Medway Café has their new sign up and their old one.

**Site Design Review – Starbucks with Karen Johnson**

- Starbucks changed their site plan so they are back in front of the DRC for review again. The 200 square bump out on the side of the building changed. Their interior space design is being changed. The interior layout is being completely remodeled causing these outside changes.
- Order board is not adjacent to the outside seating area anymore. Starbucks has tried to incorporate the DRC first recommendation on design, planting, placement, facade, etc.
- The awning above the drive up will be Starbucks green over an aluminum frame with no signage or logo.
- The signage on the side of the building will just be Starbucks logo in place of the faux window. Starbucks will be submitting a signage application in the future.

- DRC would like the water table to extend along the bump up. Karen suggested Craig's idea from last time to make the water table a deeper color. DRC suggested that color be a brick or brown color.
- Matt suggested a trim element to enhance the new space along the drive up.
- DRC likes the idea of the water table if it were to wrap all around the addition rather than having the moldings for the three sides. Karen wanted the committee to keep in mind the landscaping plan because it isn't going to look what it looks like on paper.
- The outside seating area is moved over in the front of the building.
- The landscaping along the drive thru area was discussed. DRC would like to see more planters. Starbucks may put up a fence with landscaping along this area.
- Menu board placement is not adjacent to outdoor seating area. This will be part of the signage application. DRC questioned the menu board and the allowance. There will be a pre-menu board and a menu board. Customers will be ordering at the menu board. DRC also commented about directional sign with the logo. They do not like this. The menu is made out of stone and metal.
- Patio will be a concrete. DRC would like to see something different for this with planters along this. Sidewalks were briefly discussed.
- Dan Hopper questioned the maximum que for cars. Karen said studies showed 8 would be for the peak hours. Dan suggested there has to be a sidewalk for the walkers.
- DRC will write an LOR.

#### **Site Design Review – Cumberland Farms with Peter Palouskey and Philip Henry**

- The changes include the building and canopy. Applicant proposed canopy roof and sign roof match with shingle roofs.
- Landscaping changes were also made at the intersection.
- Underground storage tanks were moved to the easterly side of the site. More landscaping was added to this area where the storage tanks at the intersection were originally.
- The applicant presented landscaping on the 109 side of the parcel including 2 honey locust. Drc expressed the need for more adequate landscaping to cover the canopy which is oversized and non compliant.
- DRC expressed that bigger and more is better for landscaping plans. Different examples of trees were given to the applicant such as river birch and blue spruce groupings.
- Colorado spruce trees are located in the north of the site which is behind the site. Heritage river birch is also located on the site. DRC would like to see a partial evergreen screen for the front of the site. DRC would like to see more landscaping renderings.
- The canopy is presented at 104 feet long and this is not allowed according to the bylaws. The applicants suggested that it may not be viable to split up the canopy. It is the best and safest version for a canopy. Dan Hooper asked if there is any way to “break” up the canopy visually.
- Karyl expressed again that with this sized façade, Cumberland Farms really needs to beef up the landscaping plans. Matt appreciates their effort in landscaping but expressed that he would like the canopy minimized and covered. Julie would like to see it separated into 2 different canopies.

- The applicant said it couldn't break it for several reasons. One of the main reasons is provided obstacles of fire safety and suppression.
- Seamus provided an idea of doing a split in the middle of the canopy.
- Julie and Matt suggested turning the pumps 90 degrees and making two separate canopies. Philip said for traffic flow they would not want to use this option.
- DRC thinks there are now 3 different options including, the original and the two ideas the DRC came up with. DRC would like to drop the third option.
- The applicant is presenting one building sign.
- Applicant stated there will be no signs on the canopy.
- The applicant is purposing a monument sign which will be 70 feet off the roadway. This is bigger than what the bylaws allow so they have applied for a variance for this from the Zoning Board.
- Directional signs were discussed. They have logos on it as well as the gas pumps. This is considered signage and should be taken into consideration with the overall square footage.
- There is a retaining wall located behind the building and is 6ft tall at its highest point. This wall slopes down on both sides. The retaining wall is a modular block (the part that is visible) and concrete (the part that is behind the building). DRC suggested continuing the stone for the wall that matches the cultural stone on the building to blend into the building.
- Julie questioned the purpose, quantity, and frequency of the bollards. The applicant stated they are there for safety. They currently presented white with green corporate color tops. DRC suggested them to be gray to match the cultural stone also to lose the stripe. Julie requested they reduce the amount of bollards.
- Dan pointed out that the back of this building is the side of the other property.
- DRC would like to see landscaping renderings and the other plan they discussed.

#### **Next Meeting**

- The next meeting will be Monday August 19, 2013.

#### **Adjournment**

- The meeting was adjourned at 9:30 pm.

Minutes respectfully submitted by,

Jillian Morley  
Night Board Secretary