

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

Design Review Committee
February 25, 2013 @ 7:30 pm

Approved March 18, 2013

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

Absent with notice:

Absent without notice: Bruce Hamblin

Nonmembers present: Roger Calarese, Robert Poxon, Juli Riemen Schneider, Patrick Finn

Location: Medway High School

Call to order

- With a quorum, this meeting was called to order at 7:30 pm

Discussion, Tri Valley Common Site Plan,

Roger Calarese-Builder, Robert Poxon-Engineer, Juli Riemen Schneider-Landscape Architect, Patrick Finn-Architect

- Not much has changed in the plans since DRC met with applicant 2 months ago.
- Truck route is new and entrance is bigger.
- The retaining wall was discussed. DRC has a problem with this and thinks this is industrial and not for Medway. Mr. Poxon explained the elevation and how he feels the wall won't be a big issue as the trees will be covering most of the wall. Rachel does not agree with the applicant who says the trees are going to mitigate the wall. As of now you can see the Papa Ginos which is beyond this site. Karyl agreed.
- DRC suggested using this space for a different type of building such as an office building. Mr. Calarese stated that type of building is not desirable and that small retail buildings are. To terrace or slope the property would not be something that would be economical for this project.
- Ms. Schneider talked about the landscape plan. There will be several red oak trees along route 109. At the beginning of wall there will be a substantial shrub planting as well as other plants to be planted against the wall. Evergreen trees in a straggled row will be planted to soften the corner of wall.

- DRC talked about how to improve the appearance of the wall. The committee shows the applicant pictures of different wall examples they are suggesting.
- DRC asked if they would consider tiering or rounding the corner of the wall to soften its look. Mr. Poxon said they could do that but they would have to cut down more trees and it would be difficult.
- Rachel feels like there is something that can be done to soften the look of the industrial feel of this wall which does not fit into the feel of Medway. DRC looking for a way to make the wall more appropriate to the town.
- Applicant is going to the planning board tomorrow to ask to get rid of some parking which could possibly allow them to change the wall. (ie rounding the corner, tiering)
- Matt thinks the solution is a combination of all of these things. The wall has no coalition to the area. Matt thinks the block they are using is also not conducive to the area.
- DRC would like to see samples of the material of the wall and encourages a non industrial looking wall.
- Mr. Calarese said his goal is to make the property look great and that he wants to work with DRC to come up with something for the front and corner of the wall that they are happy with.
- Applicant wants to do landscape lighting.
- Layout of the site was discussed. The position of the building was maintained but the entry way changed. Matt thinks the position of the first building is wrong and applicant said it is going to be a 4 sided looking building.
- 2 elevations were shown for Building f and Building a, b and c.
- The roof line was discussed. The flat roof is not in the New England feel. The roof has a strip mall feel. The Auto Zone building has a symmetric 2 peaked roof. Karyl would like to see this possibly changed.
- The Advance Auto building is closer to the feel that the DRC wants for this project versus the other building elevation.
- Green steel roof was discussed. DRC thinks there is a lot of green in the buildings.
- Roof line change was suggested.
- DRC wants to see samples of the materials.
- Karyl suggested that the applicant take a look at the Charles River Bank and Medway Commons. DRC is looking for this feel with the applicant's own touch.
- Lighting plan was discussed.
- Signage was discussed. Ladder sign is going to be used and Matt would like to discourage it as it is not readable from someone driving by. He would prefer to see a sign that just says "Tri Valley Commons" instead of an 18 ft tall ladder sign. Sign is placed in the inside of the stone wall. Mr. Calarese explained he needs this for his tenants and if he didn't have it there would be no tenants. He said the landscape in the front will soften it.
- DRC would like to look at the next set of the plans and the solutions the applicant will come up with especially in relevance to the wall. DRC requested detailed elevations of the proposed wall.

Next Meeting

- The next meeting will be March 4, 2013

Adjournment

- Meeting was adjourned at 9:00 pm

Minutes respectfully submitted by,

Jillian Morley