

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

Design Review Committee
February 4, 2013 @ 7 pm

Approved March 18, 2013

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

Absent with notice:

Absent without notice:

Nonmembers present: Dan Hooper, Paul Yorkis, David Faist, John Claffey

Location: Medway Public Library

Call to order

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

Notes:

- Minutes approved from January 28, 2013 meeting

Discussion, Update on Thayer Homestead Site Plan Mr. Dan Hooper, Thayer Homestead Committee

- First bid process had 2 bids of \$2.1 and 2.9 million which were not satisfactory to the budget of \$1.9 to \$2 million. A second bid process was open and produced 5 bids. New bids went from \$2.2 to \$2.4 million. This bid included parking and drain facilities that DPS was originally going to handle.
- Some cuts were made to reduce cost. Cuts included: removal of some doors, windows, and a stone wall, a metal roof to architectural shingles, stamped concrete for patio and entrance walk instead of paving. Chimney and sliding front doors remained in plan.
- Submission for site plan approval was discussed.
- All parking and driveways will be connected.
- DRC would like to see a walkway from the front door to the new parking.

- A discussion of changing the handicaps spots occurred because the DRC would to see a spot where people can be dropped off in the front. Mr. Dan Hooper thinks they have to be where they are because of ADA compliance.
- Mr. Dan Hooper said there is inadequate landscaping in the budget. DRC stressed how important buffering the site with landscaping was. Mr. Dan Hooper agreed. The committee suggested a more involved planting sub plan. A letter to the Planning Board will be necessary for this.
- Discussed the bridge and the walking path to front door. The path is going to be a stamped concrete (same as the patio). There are no walls. DRC would like to see a parallel stone wall at front or even a bench for people to sit.
- They discussed the back patio area. There is no division, wall, edge from patio to lawn. Having a stone wall or patio chairs were suggested by the DRC for this area.
- DRC discussed how there should be a dumpster buffer.
- Signage and the planting needs to be discussed in the future. Mr. Dan Hooper will come back for this in another meeting.

Charles River Village Open Space Definitive Plan

Mr. Paul Yourkis, Representative of Applicant/Developer

Mr. John Claffey, Applicant

Mr. David Faist, Faist Engineering

- Mr. Paul Yourkis began presentation with stressing that the project still remains a cottage style single family dwelling in condo form.
- Landscape plans were discussed for the 11 buildings which should look similar to the Williamsburg and Village at Pine Ridge Condos.
- Mr. Paul Yourkis explained that the locations of the utility boxes are determined by the Utility companies. The DRC suggested they be buffered by as much landscaping as possible.
- Mr. Paul Yourkis also informed the DRC that they cannot plant trees above utility lines so although trees are in plans they may not be in exact location they are shown.
- Mr. David Faist then discussed the lay out with several handouts that included the draft layout, house styles, as well as plant schedules.
- Mr. David Faist explained that there is now 11 not 13 buildings so the layout changed a little.
- On the south side of the perimeter (walking/cart path) there is not going to be any visual buffer because of the natural landscape. North side of the perimeter will have vinyl fencing. The east side will have evergreens and lower shrubs.
- The cul-de-sac at end of lane will contain a rain garden with several different plants including black eyes Susan's and perennials.

- The storm water basin is a grassy depression. Shrubs and trees will be in the storm water basin. A sugar maple tree was suggested by DRC to go in there.
- Discussed car and foot traffic.
- The locations of 2 benches were discussed. Suggestions included: by mailboxes near rain garden, by storm water basin or by the south side of the walking path.
- The lighting plan calls for post lights similar to the ones in Williamsburg's.
- Roofing has not been addressed as it is unsure if metal roof is possible. The houses will have vinyl siding. Railings are going to be vinyl or composite. The decks are going to be composite.
- There will be plantings between buildings. An appropriate tree maybe placed in between buildings. DRC agreed and recommended there should be.
- There are 5 different concepts/house styles. The concepts don't show garages. The applicant is unsure of the exact style because each house is going to be custom built for each potential buyer although he stressed they will have the cottage style feel and be very similar to the concepts.
- Exact elevations not presented. DRC thinks the styles of the homes are not consistent and questions whether the "theory" of cottage style condos will be followed through with. There is concern that applicant may build the houses differently as they are supposed to be custom to each buyer.
- Committee would like to see elevations of actual plans. Committee solution is to review the proposed first building elevation to make sure it is in the concept. Matt is not sure if they can write a contingency in a LOR.
- Committee will produce a letter and talk to planning board.

Adjournment

- Meeting was adjourned after 10:00 pm

Minutes respectfully submitted by,

Jillian Morley