

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

DESIGN REVIEW COMMITTEE March 25, 2013

Member Attendance: Matt Buckley, Julie Fallon, Bruce Hamblin, Karyl Spiller-Walsh, Rachel Walsh, Mary Weafer

Absent with notice: N/A

Absent without notice: Bruce Hamblin, Rod MacLeod

Non-members present: Gino Carlucci, Dan Hooper, Chan Rogers, Richard DiIulio

Location: Medway Public Library Conference Room

Tri Valley Commons, 74 Main Street, Site Plan and Elevations Review, Roger Calarese of Calarese Development, Robert Poxon-Engineer

- DRC Discussion of the proposed support wall, pre-meeting:
 - Karyl reviewed the Medway Zoning Bylaws, definition of structure: *Anything constructed or erected at a fixed location on the ground to give support or to provide shelter.*
 - A structure needs to be 50' from street and/or adjacent property
 - Tri Valley may try to get a variance from the ZBA
- Tri Valley presented before and after building elevations
 - Building B, C & D are now 3 mirrored buildings attached with the center building 'C' having an approx. 4' setback. Mullions were added and soft color variations between buildings. To create variation on the roof lines dormers were added and small square frosted accent windows. Rachel would like to see more of variation between B,C & D.
 - Each business space will be approx. 15' wide x 70' length.
 - Building C would most likely be used as a doctor's and/or lawyer's office.
 - Karyl is concerned with right side elevation and roof lines are not continuous, will discuss at Planning Board meeting tomorrow
 - Food service will be located in front building A.
- Landscaping and the Support Wall
 - Presented elevation, includes short side of western view, an artist's rendering of wall and plantings
 - Planting along wall, Rose of Sharon will help to buffer
 - Plantings will make the majority of the wall go away, mature trees will be planted, as high as 25'
 - Arborvitaes are shown scattered along wall. Dan suggested adding a variation of trees such as Hemlock, Cedar to the vertical trees
 - Karyl suggested having a 4 season buffer
 - 6' high fence to be installed on top the full length of the wall
 - 4' spacing between fence and wall will have grass planted and plantings
 - Fence to be chain link, DRC suggested the fence to be black, would make it less inconspicuous
 - 11' of grading at the bottom of wall will be consisting of plantings
 - Karyl informed owners of zoning bylaws and definition of structure
 - Owners will be going back to ZBA to address this issue
 - Applicant states the support wall will be built by hand with minimal disturbance
 - Existing scattered stone from a preexisting wall will be used on site; around signage
 - Dan suggested building a lower knee-height nonstructural wall, along sidewalk will help to minimize the support wall. Having it get smaller heading east
 - Owner to bring color samples of roof and building materials
 - Support wall material: mosaics to go back 150' then changes to standard versa-lok
 - Versa-lok is a "retaining wall system", colors are not to fade, Karyl asked about their guarantee
 - Color to be grey/red variation
 - Karyl suggested to stand at the site to understand the scale of the wall, density
 - Dan thought the versa-lok part of the wall, the 2nd half, would be hardly visible from the street because it turns back
 - The main entrance leads to Cassidy's land, it will be at the same grade level
 - Matt would like to see how the right elevation (of Advanced Auto-Parts) would look from driving west on Rt. 109, view of right side
 - Matt commented that there is no common space, a place to sit and/or meet
 - DRC liked the landscaping plan buffers around parking area, appropriate scale

Adjournment

At 9:00 p.m., it was moved by Matt and seconded by Julie to adjourn. All in favor.
Minutes respectfully submitted by Mary Weafer