

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

Design Review Committee

November 4, 2013 @ 7 pm

**Approved December 2, 2013**

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

**Absent with notice:**

**Absent without notice:** Bruce Hamblin

**Nonmembers present:**

**Applicants present:** Liam Forgerty

**Location:** Medway Public Library

**Call to order**

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

**Minutes**

- The minutes, with amendments, from October 7 and October 17 were approved. The minutes from September 23 still need to be approved.

**Sign Design Review – Limerick with Liam Forgerty**

- This is a double sided sign. Applicant met with John Emidy and he said everything is compliant. It is green with a gold border.
- The DRC thinks the sign is attractive. They think it reads very well. They would not make any changes.
- DRC will write an LOR

**Cumberland Farms LOR Discussion**

- Matt feels confident in some of the changes. They took out eyebrow lights and are using small can lights. The building signs are now reduced to 70% of original size. It is 30 % smaller. DRC is happy with the reduction of size. On the façade of the canopy, they have removed the logo. DRC thinks this looks so much better without this.
- Matt would like to make the tone of the letter that they were cooperative with masking the canopy and making changes to landscaping but that 100 foot canopy is not compliant with the bylaws and not their preference.

- DRC's LOR will be part of the findings that lead to the approval of the plans with the Planning Board.
- The letter was discussed with everyone's input. Changes and updates were made.
- The DRC maintains their position that the canopy be a maximum 60 feet long, not the 100 feet that the applicant presented.
- In the event of the proposed canopy being approved, DRC recommends an extensive landscape buffer to be implemented. The applicant has agreed to abide by this landscaping plan which will serve to mitigate the visual impact of the canopy.
- The rock out cropping section was discussed and the dimension they requested to be the back drop canvas for the hydrangeas.
- At the east side of the site, the applicant has prepared a natural wood color and textured fence and landscaping buffer that the DRC was happy with it. The applicant should provide the DRC and the abutter a sample of the fence material prior to installation.
- Building elements were discussed. DRC is pleased with the architecture. Some of the elements the DRC recommended include the clapboard, natural stone, roofline, windows, water table, bollards, removal of Corporate coloring, reduction of sign sizing, and removal of heavy bar lights.
- In addition to the plantings and rock out cropping, DRC recommends landscape feature lighting to enhance the overall effect on the base of some of the specimen trees and rock out cropping to further enhance the landscaping screening. They recommended 5 uplightings.
- The DRC has concerns regarding the maintenance of the site as it is proposed. DRC recommends the following conditions be included in the decisions by the PEBD; The landscaping screening should be maintained for the duration as proposed. No additional signage should appear on the site, such as promotional materials, window signs, product sale prices and etc. No materials or over stock should be stored in public spaces on the site. Any vending machines should only reside within the building to reduce visual clutter.

### **Next Meeting**

- The next meeting will be Monday December 2, 2013.

### **Adjournment**

- The meeting was adjourned at 9 pm.

Minutes respectfully submitted by,

Jillian Morley

Night Board Secretary