

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

Design Review Committee

October 17 @ 7:30 pm

**Approved November 4, 2013**

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

**Absent with notice:** Rachel Walsh

**Absent without notice:** Bruce Hamblin

**Nonmembers present:**

**Applicants present:** Peter Palouskey, Philip Henry

**Location:** Medway Public Library

**Call to order**

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

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

- Applicant went in front of the ZBA last night. The roof on the sign was discussed. It will be 10 feet 4 inch. ZBA would like the DRC to provide insight to the ZBA on the sign roof. ZBA asked for site distances for drivers. They are also looking for what is visually safe. The sign is 9 feet on to the property line. It will be LED and internally illuminated. The letters are 18 inches. This is a double sided sign. The landscaping plan for the sign was discussed.
- The landscaping plan was discussed. There will be 50 specimen trees and 350 shrubs.
- The canopy was discussed. DRC would like to know why the options they gave to Cumberland Farms were not explored. Phil said that CF said they couldn't separate the canopies far enough where they would look like 2 separate canopies. DRC does not feel like CF explored their options. Peter said the current canopy was approved by the fire department as the best option. Peter and Phil believe the landscaping does help break up the canopy. Peter and Philip said they did bring these options to CF but that CF did not want to explore these. Julie said she had asked to see drawings of what it would look like to have 2 canopies. Peter said that Cumberland Farms did not do this because they did not want to break up the canopies so they did not come up with renderings of this idea. Matt expressed that the DRC feels like the applicant did not explore any of their options and suggestions.
- The canopy is 22 feet high. It is 14ft 4 to the undercarriage. The trees shown in the rendering in front of the canopy are 22 – 24 feet tall at install.

- The bollards are now black and there will be four planters integrated in place of some bollards. The planters will be in stone. The DRC is pleased with this change. DRC suggested keeping it black.
- The green strip is gone of the bollards, building, and canopy.
- Karyl suggested that at the end of the western side of the landscaping in front of the canopy that there be another coniferous tree. The goal is to fill in this space. The grassy areas on the entrance were discussed. Karyl suggested putting in a small garden in this area.
- The landscaping plan in front of the canopy and the area to the east of this was discussed. There are small gaps in this area that Karyl suggested putting a rock out cropping about 10 to 12 feet long and 6 feet tall. She talked about how they can feature parts of the ledge. The DRC would look at it in progress to take a look at the ledge to use them creatively for island gap fillers.
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- Philip said this would be decided such as using ledge during construction.
- Up lighting on the landscaping was discussed. Some members of the DRC thinks this would be attractive. Rod did however point out that up lighting of trees tend to look better when it goes against a dark background.
- There were several abutters who attended the meeting. The abutters feel like the up lighting is not necessary and will not help anything. One of the abutters stated she will be able to see these lights all night long from her house. One other abutter stated that Medway being a green community, she would like to see all the lights go off at closing. As far as when the lights go off, that has to be discussed at the next Planning Board meeting.
- The Baines property landscaping plans were discussed. There will be an 8 foot fence it is about 16 feet from the road, There will be 2 evergreen greens in front of the garage and behind. CF also upgraded the trees from 10 feet to 16 feet for a total of 11 evergreen trees along the fence. There will also be ground plantings. The fence will be white vinyl. Mrs. Baine asked the applicant if they could go for a wood color vinyl. She asked to add a slope side fence for the last part of the fence.
- Karyl asked if there will be a guarantee that the river birch will be at least 22 feet. She would like a minimum of 18 for evergreen. Philip said he would specify this on the plans as minimum heights for the trees.
- There are 9 riverbirch, DRC would like to replace 3 of them with coniferous trees.
- There will be a wooden guardrail along the stone fence.
- Paniculata hydrangea was suggested in the grassy knoll.
- The signage was discussed.
- DRC thinks the quality of the signage does not coincide with the quality of the building.
- The signage on the building is externally lit. DRC does not like the signage or the lighting for the sign. They think it looks like stick on channeling letters.
- Philip said CF was willing to just put the logo on the canopy but that they want the name on the building.

- There was a discussion on the signage size. This should be handled at the Planning Board.
- DRC would like to see the signage smaller. They feel that in particular the sign on the building is massive.
- One of the citizen's attendees read part of the signage bylaws.
- DRC would like the signage to be reduce by half. Aesthetically they feel out of size.
- DRC feels the lighting should be considered for alternatives. A gooseneck light was suggested.
- DRC said that they think the signage should be reduced by 50% with gooseneck lighting.
- Summer street side sign is 27.8 square feet. 109 is 37.6 square feet.
- Karyl and Mary like the sign in the clapboards.
- The monument sign was discussed. DRC discussed the different roof line of the 3 objects. Julie feels like they should all match. She thinks they are not cohesive. Phil said the intention is for it all to match.
- Matt suggested just having the logo on the monument sign.
- Mary does not like the columns on the monument sign. Matt does like the columns.
- Karyl suggested leaving the monument sign alone and asking for the 2 signs on the building smaller.
- DRC would like to see the signs on the building reduced by 40% and to change the all the signage lighting to goose neck.
- The corporate logo on the canopy was discussed. Matt thinks CF is taking advantage of the bylaws with this. DRC would like CF to take the logo off the canopy.
- The umbrellas in the outdoor seating area will be green.
- Karyl pointed out that the logo on the canopy is conservative given the fact that the applicant took off the corporate coloring from the canopy and the building.
- Matt will reach out to the ZBA to let them know where they stand.
- Matt said if the DRC can get a response from their concerns they can make a recommendation.
- Karyl made a statement about the area in which CF is going. She said that it is the DRC job to make the design palatable.
- As a community they want something they will be happy with.
- Philip and Peter will raise the signage issue with Cumberland Farms.
- It was noted that at the ZBA meeting, Dunkin Donut attended and said that if CF was approved that will set precedence for the future.
- The applicant is on the Planning Board agenda for October 22.
- The to do list will be looked at and correspondence will be sent via email.

### **Next Meeting**

- The next meeting will be Monday October 28, 2013.

### **Adjournment**

- The meeting was adjourned at 10:30 pm.

Minutes respectfully submitted by,

Jillian Morley  
Night Board Secretary