

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

Design Review Committee

September 23, 2013 @ 7pm

**Approved December 2, 2013**

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

**Absent with notice:**

**Absent without notice:**

**Nonmembers present:**

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

**Location:** Medway Public Library

**Call to order**

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

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

- The committee recognized and pointed out that the site renderings were not accurate nor true replicas. The applicant acknowledged and agreed. (ie – the canopy in the plan is completely wrong in height, length, bollards, stone wall and the fact that the representation of the canopy does not show the visual impact it will have)
- The landscaping plans were not provided to the DRC before this meeting.
- Peter understands if the committee is not happy with the rendering because the renderings are not 100% but he can guarantee the landscaping plans will be 100%
- Matt said the DRC cannot write a letter based on these renderings. Peter said he would like to understand more what the committee needs.
- Philip indicated that he was frustrated with Corporate. He said that these renderings are all that Corporate provided to him.
- Philip went over the new landscaping trees. They are now proposing 9 trees - 5 river birch, 1 fraisser birch and 3 evergreen tress. There will be an 8 foot vinyl fence as a visual buffer between Cumberland Farms and the abutter. These will be used to buffer the canopy. There will be 11 evergreens along the fence on the east side of the parcel.
- Rachel pointed out several differences between the renderings and what was promised.
- There are now 2 signs on the building and there is the green strip around the canopy.

- Philip pointed out this rendering is not accurate. The modular block seen in the picture is going to be concrete wall with cultured stone.
- Matt wants a letter identifying the flaws or differences. Philip agreed to this.
- Philip made sure all the logo was off everything that was not meant to be a sign such as “welcome” and “see you soon” as well as the gas pumps.
- Philip confirms the “redbox” is the only outside vendor that Cumberland Farms is proposing.
- There will be a projecting sign on the canopy. This has to get approved.
- Rachel questioned the 2 signs and if there was a separate sign application.
- The applicants are going to the ZBA next month for the free standing monument that will be both internally illuminated and LED with an additional LED look out. This is for the gas prices.
- Karyl brought up the canopy. She stressed the fact that landscaping buffering would change the nature and look of the canopy.
- Julie asked about the plan about splitting up the canopy. Peter said it was not feasible to do this nor did he offer any explanation for why it could not be done. Julie feels that they have not seen any evidence regarding the canopy that the DRC offered. Nothing the DRC suggested has even been tried.
- Rachel asked that in light of the oversized canopy which is situated in the front of the building, can they remove the green stripe. Peter said he could request it but can't promise it.
- Karyl stressed that everything is about the canopy and the buffering they need to do. They have not even addressed the fact that the canopy is in the front of the building which it is not suppose to be. She referred to the bylaw that states this.
- Matt questioned the ledge area of the property. Philip said there was no way to incorporate this ledge. Matt suggested leaving it in tact or move it around. Philip says this must come down to achieve final grades.
- A couple of the abutters attended the meeting. There was a discussion of the abutters and the east side of the parcel. There will 11 evergreens trees along the fence that will separate their parcel and the abutters that attended the meeting.
- The DRC discussed different options to buffer the gas station to the abutter property. To add trees to both sides of the fence was suggested by the DRC.
- Matt discussed the bollards. He asked if there are any other alternative to the bollards. The drc thinks that the bollards are very excessive. He suggested planters and less bollards. Peter said that Cumberland Farms has done risk management and has determined it is necessary for safety. Rachel said well if they have to have all the bollards they should be a different color. Matt suggested masking the bollard look like a planter over them.
- DRC reminded the applicant that they requested a 3d model from the applicant on August 23, 2013 so that they could verify the accuracy of scale and dimensions. This is needed for the DRC to help them make revisions and suggestions. The DRC never received this from the applicant. DRC again stated, like in previous meetings, this is still needed so they can work on the renderings. Philip promised to get a 3d plan to the committee so

Rod could work with this. Rod stated he would need at least 2 weeks once he received this.

- A review of the requested items from the DRC include potential specimen trees, fence, striping along the canopy, alternative to bollards, different color bollards, outside retaining wall, rock ledge being integrated into the site, plan for monument sign, plans for welcome signs, 3d renderings.
- Cumberland Farms will come to the next meeting.

### **Sign Design Review- Keystone Liquors with Gary Passmore**

- Gary does not like the channel lettering. A truck hit his old sign and he needs to put up a new one.
- The applicant thinks the new sign is a smaller sign, cleaner, and updated.
- DRC likes the old sign and thinks people will not be able to see the new one. Applicant disagrees with the DRC.
- This sign has already been created and is just waiting for it to be put up.
- DRC expressed their frustration on the process.
- DRC will write an LOR.

### **Next Meeting**

- The next meeting will be Monday October 7, 2013.

### **Adjournment**

- The meeting was adjourned at 8:55 pm.

Minutes respectfully submitted by,

Jillian Morley  
Night Board Secretary