

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

DESIGN REVIEW COMMITTEE March 17, 2014

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

Absent with notice: Rod MacLeod

Absent without notice: N/A

Non-members present: Dan Hooper, Bob Nicodemus

Location: Medway Public Library Conference Room

Notes:

- 3/3 Meeting minutes approved with minor changes
- Bob Nicodemus sat in as a potential DRC consultant

Logo Discussion, Thayer Homestead, Oak Street, Dan Hooper



- Dan and Julie had worked on some logo ideas, showing it on a business card, letterhead, signage
- Dan likes the simplicity of the logo being on square sign
- Suggestions made by DRC: 'Homestead' too close to 'Thayer', needs more of a contrast between the two words, tree image was a bit heavy, remove one of the oval rings

Site Review, Millstone Village 129R Lovering Street, Steve and Julie Venincasa

- Presented: Site plan, entrance stone wall with landscaping, landscape architect Steve Cosmos
- There will be 80 units with 2 entrances/exits into complex, about 300' apart, 4 units at the entrance that will be done quickly, ideally they will build the 4 units, clubhouse and stone wall at the same time to be attractive to buyers
- The entrance affects sales, it is important to the client to make this look good
- DRC expressed concern that there is a sight issue with one of the exits, hard to see cars coming
- Rachel suggested making 1 of the entrances the main entrance, where club house is, where residents get their mail, underplay the 2nd entrance
- Stone wall shown in elevation is a slightly different color than actual stone. Client stated classic field stone will be used from site.
- Some of the trees at entrance will be preserved
- Birch river trees will be added, same height, they will get to be 12'-14'
- Karyl recommended having the 5 trees shown to be larger
- Dan suggested the trees to be various heights, they can grow in a clump
- Building colors: changes made from our last meeting, clubhouse will be cottage red, 3 different siding colors for homes, 1 is darker, adding contrast
- Matt suggested coming back with signage plan

Sign Design Review, Dunkin Donuts, 42 Summer Street, owner Louise O'Neil

- Louise presented a freestanding sign for the corner of Milford Street and Summer Street, there currently is no sign and a landscaping plan
- DRC referred to Medfield's new Dunkin Donuts freestanding sign, although larger, designed well
- DRC feels the posts presented are too large for the sign, at 20" wide each, becoming a structure
- DRC suggested granite slimmer posts, designed to scale and appropriate to the site & neighborhood
- Julie feels the granite posts will have longevity
- Dan suggested using granite indigenous to the area, something reused, have a worn, weathered look rather than new 'salt & pepper' granite, also cap the posts to relate to the building's architecture
- Karyl suggested 'Drive Thru' on the sign seems a bit crowded, allow more space
- Letters will be raised in a gloss finish, background will be a matte white
- Landscaping plan presented consisting of evergreens, perennials, for all seasons, by Fasolino Landscaping
- Louise said she is considering uplighting the birch trees
- DRC feels this new landscaping plan will work and relate to the new landscaping plan that will be done across the street at the new Cumberland Farms
- Louise would like to move forward with the sign & landscaping to be done this spring

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Tri-Valley Commons, 72 Main Street with Richard Landry

- Richard presented site plans & elevations with changes per our last meeting on 3/10 with the Planning Board
- Building material changed to clapboard and shingle roof, lower wall to be red cinder block with broken face
- Matt suggested a material more New England feel, rather than cylinder block
- DRC suggested increase the landscaping
- Matt suggested planting large trees at green space, just beyond wall on east side
- Retaining wall, would be a train trestle system, varies in size, warm color tones
- Dan suggested to avoid the cookie cutter look of white/light color stones, show variation in size & color
- DRC liked the warmth of the brown colored stones, grey would be too cold
- Examples shown are a small fraction of the size of wall to be built
- The top of the wall will be flat. Laundry stated there will be vegetation at the ledges to break it up, Rachel would like to see elevation
- DRC expressed concerns with the drainage
- The east side of building C, D & E will be used for trucks only, dumpster & deliveries. Dumpster will have enclosures. There is no consideration for this side of roof line changes or windows. Looks like the back of a building.
- DRC expressed concerns because the east side will be visible from Main Street
- Rachel suggested loading dock to have its own roof, to look like an addition, like a typical New England roof, also add more detail to east side, which is more visible
- Mary suggested adding faux windows, peak roof at east side to mirror the west side corner
- Upon entering from Main Street, the back of building A is visible, it is 120' in length. There are 3 small gable windows on roof. DRC expressed concerns with this long stretch of siding.
- Karyl suggested gable roof to break up the long straight roof line, for a village look, add more variety of heights
- Building A will have 7 garage doors on the east side facing into the parking lot
- DRC feels the length of this building is out of context
- Mary recommended the garage door façade to be reminiscent of an old firehouse look, and design the main entry to have New England building characteristics
- Rachel commented that it looks too industrial, add clapboard, columns some ideas to make it more New England character

Actions:

- Rachel to do LOR for Dunkin Donuts
- Matt to do LOR for Millstone Village

Adjournment

At 10:10 p.m., it was moved by Matt and seconded by Julie to adjourn. All in favor.
Minutes respectfully submitted by Mary Weafer