

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

DESIGN REVIEW COMMITTEE May 5, 2014

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

Absent with notice: Rachel Walsh

Absent without notice: N/A

Non-members present: Building Inspector, John Emidy, Medway residents, Frank and Marcia Cary

Location: Medway Public Library Conference Room

Notes:

- 4/28 Meeting minutes approved with minor changes

Medway High School Athletic Fields Site Plan, Review proposed pavilion, retaining wall, and landscaping plan with Tom Holder, Department of Public Services and Bill Seymour, Engineer Director of Gale Associates

- 2 New synthetic turf fields proposed, each field to be 210' x 360', intended for all sports needing a rectangle field
- Also proposed: Carpet replacement of existing stadium field
- Existing Adams Street gate will remain, can be used for emergency vehicle access if needed
- 68 parking spaces will be added in addition to existing parking
- Both field and parking will be lit for night games
- Retaining wall required for width of field needed, located at 1 of the fields, goes from 0 – 5' to 6'
- The field is interrupted by existing stone wall, the stone will be reused along adjacent path; the rest of the stone will remain as is
- There will be a walking trail 6' to 8' wide, rustic, 6" -8" of crushed red stone on surface
- They are working with the Conservation Commission with the path in cutting down trees and other related issues
- There will be a concrete curb around both the fields and 4' black chain link fence around perimeter of each field
- 8'-10' retaining wall on a corner of one of the fields, it would not be seen by spectators
- The wall system will be Unilock, (3) color samples of Unilock were presented, DRC liked Sienna Stone because it had a variation in color
- There will be no spectator seating available for these new fields
- The pavilion, located between the 2 fields, will be a roofed in yet an open structure used as a gathering space to shield from weather if needed, it will have lighting
- Matt asked if they considered solar, Tom stated they will look into it
- Rod suggested the need for restrooms, Bruce recommended having a water bubbler possibly located at pavilion
- DRC feels the pavilion is an appropriate size and scale, designed well
- Karyl suggested widening the band of grass in parking lot, Tom expressed that the parking lot would then need to get wider
- Adams Street residents, Frank and Marcia Cary, live behind high school
 - Concerned with cars coming into fields that will shine light onto their property/inside of house, would like a light buffer such as arborvitae, to shield lights of traffic
 - Karyl also suggested Douglas fir, 4 season trees, with some variation, adding to landscaping plan, height needs to be confirmed
 - Marcia would like something in writing to protect her of any blasting that may be done causing damage to her house. Applicant said they will photograph house before the project begins to have if any damage is done
 - Frank informed the applicant of a sink hole located about 20' from main entrance and to consider this during construction, can be used as a cut through for children, safety hazard
- Opening bids for project would be the following Monday
- Tom would cluster all the DRC recommendations and submit as a change order

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- Karyl said they would discuss further at the Planning Board meeting

Gould's Plaza signage plan review 75 Main St with Lester Gould, Sign maker, Cam Signs and carpenter, Charlie

- Gould's presented elevations with signs on building
- A thinner proposed aluminum sign of 1/2" thick, was presented with images of signs
- Sign will have 1/2" raised aluminum letters, 3D aluminum molding, black PVC with burgundy font, edge of font will be black giving it a 3D look. Only on the sign itself there will be black molding
- No hardware will be visible
- New fascia will be above the gutter, gutter will not be visible
- Signs will be centered between the columns, at 2' x 10' each
- There will be raised panels between signs, painted almond color, molding will be around each sign panel and sign, the molding/trim would be black
- A linear light, Elliptipar, is shown to be attached to the sign and raised to light the sign and space below for parking area; applicant stated this would give an even light as opposed to goose neck that would be spot lighting
- Elliptipar light will be 3.5" thick and would be 18"-24" off the building, comes in 3' bulbs, 12' linear fixture, they come with a shield on
- DRC would like to see a photo of light in use in a similar application
- Matt would like to see a cut sheet of the fixture
- DRC inquired if the light fixture can be color matched to match the almond color on the sign, DRC feels the black will stand out and take away from the sign
- It was determined that the light fixture can be custom matched to a specific color, DRC recommends matching the fixture to the almond color in signage
- Rod would like to see elevation to show color, with and without black border on panels
- Matt expressed concern with Medway Café having a different fascia, and recommended having them install the same signage
- Lester to send light fixture cut to John Emidy
- Will return to DRC in a couple weeks for master signage plan review

Actions:

- Matt to do a LOR for Medway High School Athletic Fields Site Plan

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