

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

DESIGN REVIEW COMMITTEE August 4, 2014

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

Absent with notice:

Absent without notice: N/A

Non-members present: Robert Nicodemus, Dan Hooper

Location: Medway Public Library Conference Room

Notes:

- 7/7 Meeting minutes still need to be approved
- Robert Nicodemus is sitting in to review Tri-County plans/elevation. DRC reviews drawings with Nicodemus prior to Tri-Valley meeting
 - DRC discussion that the architecture doesn't work with New England architecture
 - Karyl quoted from **Medway Master Plan**, Goals and Objectives for Historical, Cultural and Natural Resources, "Carry over from the 1999 Master Plan is a sentiment to preserve the New England style of architecture and avoid the nationalized format so prominent in other parts of the country."
 - DRC agrees nothing was done to break up the 7 bay garage doors, as discussed in previous meeting
 - Building A is a 4-sided building, each side needs to be taken into consideration when designed
 - Loading dock will be emphasized on the 20' wall, DRC would like to see this buffered.
 - DRC is concerned about trees shown full height on drawings, how mature will they be when planted?

**Review Scoreboard Medway High School Athletic Fields, Mark Diebus,
88 Summer Street**

- Proposed sports field freestanding scoreboard to be located on south end of new field at the Medway High School
- Sign to be donated by Middlesex Savings Bank. Middlesex Savings Bank's name will be on the sign as well.
- Sign will only be shown from one side
- DRC feels Middlesex Savings Bank is not too overpowering and approves the sign as is

Site plan & Building Review, Tri-Valley Commons, Richard Landry, 72 Main Street

- Matt asked for 3D renderings that Mr. Landry had proposed presenting. Matt asked why they are not presented and emphasized the importance of this image to see how the wall and landscaping will look from Main Street.
- In the absence of the renderings, Mr. Nicodemus and Matt would like to see a section through both the building and east side landscaping/wall
- Mr. Nicodemus expressed concern that the trees shown is how they will look in 20 years, Mr. Landry confirmed they are shown in how they will look in 5-10 years
- Karyl commented that the east side wall at 20' will be visible, DRC would like it to be buffered
- Landry feels the wall is far away enough from the road and will not be visible
- Landry said he can have 1 out of every 5 trees planted to be matured
- Rachel expressed concern that the plantings will be 3-4' high when planted
- Karyl would like a drawing showing the building/landscaping plan with plantings at time of construction, showing proper heights
- Landry added 3 small dormers to the roof of building A, Goodyear building
- Karyl suggested changing the proposed 7 bays to 5, she feels it is out of scale
- Julie suggested 3 of the middle bays having a different roof line to break it up
- Rod would like to see a roof plan of building B
- Matt commented on a new building design on rte. 93 in New Hampshire. He conveyed the use of appropriate materials is representational of New England aesthetic, such as the use of stone and wood shakes.
- Karyl recommends to treat the buildings as a sculpture, with architectural scale and form to be established before deciding on materials & finishes for the building(s)
- Building B, center building with possible drive through
 - DRC feels bldg. B is a more appropriate size and scale to the site and to Main Street
 - DRC feels the building design is following the design guidelines
- Landry will send updated images next week, prior to DRC's next meeting
- Karyl asked if there was any consideration to Cassidy's field by having a side walk, Landry said that it is not in the plans

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- DRC to make bullet point list of recommendations to send to Landry such as; building material samples, building design changes, drawings needed to show more detail
- DRC recommends a vertical rail fence on east side wall
- Water table on building, Landry to bring in stone sample
- Landry said he would try to leave existing trees
- Matt is pleased the field stone existing wall along Main Street will remain, repair work will be done as needed

Actions:

- Rachel to write LOR Scoreboard Medway High School Athletic Fields & Matt to send bullet point list of recommendations to Landry

Adjournment

At 9:25 p.m., it was moved by Matt and seconded by Julie to adjourn. All in favor.
Minutes respectfully submitted by Mary Weafer