

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

Design Review Committee

January 6, 2014 @ 7 pm

Approved January 27, 2014

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

Absent with notice: Rod Macleod

Absent without notice:

Nonmembers present:

Applicants present: Chris Russo, Jason Parillo, Nick Migliaccio

Location: Medway Library

Call to order

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

Sign Design Review – Russo Insurance 92 Main St with Chris Russo

- The applicant is looking to confirm with the other 45 Place signage tenants.
- The applicant will put a ladder sign up in the same font/color of the other tenants in the plaza.
- DRC thinks the sign is very attractive and appropriate.
- DRC will write an LOR.

Sign Design Review – Starbucks 67 Main St with Jason Parillo, Nick Migliaccio

- A new package of the signage was given out to the DRC. The directional signs were changed. The corporate logo was taken off the directionals as it is not allowed.
- The applicant is going to seek a variance for the additional drive thru signs.
- Rachel suggested using a temporary sign to announce the drive thru.
- There will be 1 internally illuminated sign on the building of the corporate logo on the drive thru side.
- There are 2 freestanding non illuminated directional signs. One of signs says drive thru and the other one says exit.
- There is a single panel and double panel menu boards. This will be a premenu then a menu. These will contain products and descriptions of products as well as some logos.

- The applicant attempted to make a menu board similar to the neighboring McDonalds but unfortunately this was not in compliance because of size. They kept the brick base at both menus with clapboard back.
- Matt suggested that plantings around the sign maybe able to soften the drive thru signs.
- The tenant ladder sign was discussed. Rachel suggested putting the logo on the tenant sign instead of the wording Starbucks. This would give them more space for the word drive thru. The DRC believes this would be much more visible.
- Matt suggested that instead of three small drive thru signs, make one bigger drive thru sign. Rachel suggested that putting the drive thru on the building closer to the logo which could possibly alleviate them from seeking a variance because all the other drive thru signs would be eliminated. Matt suggested making this drive thru a little bigger.
- Matt suggested making the internally illuminated logo sign and externally illuminated sign with gooseneck lighting.
- DRC will write an LOR on everything except for all the drive thru signs.

Cumberland Farms Discussion with Peter Pavlosky, Philip Henry

- CF is asking the DRC to consider the plan to be architecturally integrated. Matt made the applicant aware that the DRC does not have the approval rights.
- Matt explained that they will listen to their letter and explanation of why their architect believes the plan and canopy is architecturally integrated but will not furnish their opinion at this point.
- Philip explained to the DRC that they are trying to be proactive before they go to the planning board.
- Peter asked the DRC to consider giving them feedback whether positive or negative.
- Karyl discussed in her view there was architectural integration with the building, landscaping, and canopy.
- Matt thinks it is clear that it is up to the planning board to interrupt the language of the bylaws.
- Matt explained that the DRC is satisfied with the site but who determines the interrupt of the bylaw is not in their realm.
- DRC believes that the original plans were not architecturally integrated but that they worked with CF to make it an integrated architectural design.

TriValley Plan

- The special permit is transferable to the property. Matt believes the way to deal with this is to be proactive. The hope is to modify the site plan by effecting the setbacks and allowing multi use buildings. Matt asked the committee to look at other towns bylaws.

Next Meeting

- The next meeting will be Monday January 27, 2014.

Adjournment

- The meeting was adjourned at 9:07 pm.

Minutes respectfully submitted by,

Jillian Morley
Night Board Secretary