



Town of Medway

DESIGN REVIEW COMMITTEE
155 Village Street, Medway MA 02053
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Matthew Buckley, Chair
Julie Fallon, Vice-Chair
Rod MacLeod, Member
Karyl Spiller-Walsh, Member
Rachel Walsh,, Member
Mary Weafer, Member

Approved: 6/1/15

Meeting Minutes: March 2, 2015
Medway Library, 1st Floor Conference Room

Call to Order: – With a quorum, this meeting was called to order by Chairman Buckley at 7:03 p.m.

Attendees:

	1/5/15	1/12/15	2/23/15	3/2/15	3/16/15	4/6/15	
Matthew Buckley	X	X	X	X			
Julie Fallon	X	X	X	X			
Karyl Spiller-Walsh	X	X	X	X			
Rod MacLeod	X	X					
Mary Weafer	X	X	X	X			
Rachel Walsh	X	X	X	X			

Informal Pre-Application Discussion – Salmon Senior Living Community: Jeffrey Robinson, a Managing Partner at Salmon Health & Retirement, and Dario DiMare, the project architect, joined the meeting for an informal discussion on the proposed Salmon Senior Living Community. The proposed community will be located off of Village Street. Mr. Robinson said that Salmon Health & Retirement has six other facilities, which include skilled nursing, independent living, and adult day health centers. The facilities are located in Worcester, Northborough, Natick, Northbridge, and Westborough. Mr. Robinson said they know it is very important to fit into the existing community and are sensitive to residents’ concerns. They met with abutters previously to review the project.

Mr. DiMare and Mr. Robinson reviewed the site plans with the Committee. They also reviewed several changes that were made following the meeting with the abutters. They said their vision is to create a New England village. Mr. DiMare pointed out the natural features that exist on the property, including a walnut grove, a pond, and two vernal pools. Mr. Robinson and Mr. DiMare said they plan to impact these areas as little as possible and highlight them as features on the property. At the request of the Conservation Commission, they are leaving the walnut grove intact except for a couple of trees that are dead. The site will remain heavily wooded. The abutters asked if the cottages that border their properties

could be pushed back further but they are unable to due to wetlands buffer zone requirements. They also plan to construct walking trails and a canoe launch on the property that will be accessible to the public. The office building at the main entrance was redesigned following the meeting with the abutters. They have made the building longer and moved all of the parking to the back of the building. The office building is about 14,000 sq. ft. and will house geriatric services, such as a podiatrist, optometrist, etc. In addition, stone walls will be added to the main entrance. They agreed that it would be nice to use existing stones as much as possible. The main building on the property is four stories. Parking was put underneath the main building but is not entirely underground. The property is about 7/10 mile from front to back and there is a slight slope so Mr. DiMare said it is unlikely that the building will be visible from Village Street, especially considering the amount of trees that will remain. The cottages are one story and consist of singles and duplexes. There is a possibility that they may add a loft to some. Karyl asked them to consider moving the cottage that is located in the walnut grove. They said they went to great lengths to make sure the cottage did not impact the trees and that it is unlikely that they would eliminate the cottage. There are two entrances off of Village Street. There will be a main entrance and then an auxiliary entrance that abuts several residents on Village Street. They said they plan to discourage the use of the auxiliary road as much as possible. They also plan to construct a pavilion at the back of the property overlooking the pond. The pavilion will be used as a meeting area for residents of the community and will not be rented out to the public.

Carol Kilroy of 245 Village Street attended the meeting. Her property abuts the proposed auxiliary road. She said should would like to see the auxiliary road eliminated. She said it is already extremely difficult to pull in and out of her driveway and thinks the addition of the road will make it worse. Mr. DiMare and Mr. Robinson said the road will not be removed but they will be sensitive to the abutters concerns. The Committee encouraged Ms. Kilroy to speak with the other abutters and provide landscaping recommendations. Mr. Robinson said that they do not plan to plant right up to Village Street so the line of site may improve slightly. Rachel asked them to consider possibly giving the immediate abutters access to the auxiliary road.

Christine Kersnason of 2 Charles River Road also attended the meeting. She said she would like to see color incorporated into the buildings. The Committee discussed the advantages and disadvantages of incorporating color.

The Committee made the following recommendations:

- Use existing rocks on the property as much as possible. Move rocks carefully to avoid scarring.
- Create attractive landscaping for entrance to auxiliary road.
- Consider giving abutters of the auxiliary road access to the auxiliary road.
- Carefully consider the design of the office building at the main entrance. It should relay the village feel they are trying to achieve. Make sure it looks like a building that belongs on Village Street.
- Avoiding continuous roofline on main building on property. Possibly add turrets. Cultured stone on façade. Visual interest (balconies) to the end of the main building that faces residents' homes.
- Have at least three different styles of cottages.
- Consider moving some of the porches to the back of the cottages.
- Relocate some of the trees that are being cut down instead of removing them.
- Remove or relocate the cottage from the walnut grove.
- Leave landscaping around pond natural.
- Give careful consideration to the stream crossings.

The Committee thanked Mr. DiMare and Mr. Robinson for coming in early in the process to discuss the project and for their thorough presentation. They will return once they submit their official application. The Committee encouraged them to bring materials to the next meeting.

Informal Pre-Application Discussion – Tri-Valley Commons: The applicant did not attend the meeting. Chairman Buckley spoke to the applicant via phone and was informed that he was not coming and previously told Planning and Economic Development Coordinator Susy Affleck-Childs that he would not attend.

Action Items:

- Ideas for 74 Main Street. Possibly include ideas in design guidelines with photos.
- Ideas for a message board at Choate Park, including location, design, fonts, illumination etc.
- Each member needs to review the current Design Review Guidelines, mark them up, and send to Susy before the March 16 meeting.
- Susy will draft letter to local sign companies and landlords for Committee's review. Committee will review and send comments to Susy.

Schedule:

The DRC and Planning and Economic Development Board will hold a joint meeting on March 16, 2015.

Adjournment:

With no further business before this committee, a motion was made by Karyl Spiller-Walsh, seconded by Rachel Walsh to adjourn at 8:35 p.m.

Respectfully Submitted,

Michelle Reed