

Town of Medway

DESIGN REVIEW COMMITTEE
 155 Village Street, Medway MA 02053
 (508) 533-3264 • FAX: (508) 321-4988

Matthew Buckley, Chair
Julie Fallon, Vice-Chair
Rod MacLeod, Member
Tom Gay, Member
Rachel Walsh, Member
Mary Weafer, Member
Lisa Graves, Member

Approved: 8/17/15

Meeting Minutes: June 29, 2015
 Medway Library, Conference Room

Call to Order: – With a quorum, this meeting was called to order by Chairman Buckley at 7:01 p.m.

Attendees:

	6/1/15	6/15/15	6/29/15	7/6/15	7/27/15	8/3/15	8/17/15
Matthew Buckley	X	X	X				
Julie Fallon		X					
Tom Gay	X	X	X				
Rod MacLeod	X						
Mary Weafer	X	X	X				
Rachel Walsh	X		X				
Lisa Graves			X				

Minutes:

Chairman Buckley moved that the Committee approve the meeting minutes from March 23, 2015 as submitted; Rachel second; No discussion; 3-0-2 (Lisa and Tom abstained).

Chairman Buckley moved that the Committee approve the meeting minutes from April 6, 2015 as submitted; Rachel second; No discussion; 3-0-2 (Lisa and Tom abstained).

Informal Sign Design Review – Medway Shopping Center:

Attorney Bethany Bartlett, Medway Shopping Center Property Manager Paul LaPierre, and Tim Sullivan of Barlo Signs attended the meeting on behalf of the applicant. Attorney Bartlett explained that after reviewing the 100% plans of the Route 109 project they realized there are curb cuts that impact the right side of the main entrance. As a result, they are proposing to have one sign at the main entrance on the west side and a second sign further west near Dry Bridge Crossing (**see attached**). The sign at the main entrance will focus on businesses at the eastern side of the site. The sign at the western end of the site will focus on businesses at the western side. The signs will be double sided so motorists will be able to see

all of the business names when they are traveling in both directions. Attorney Bartlett said the 100% plans are determined by MASS DOT and not the property owner. Mr. Sullivan said he tried to incorporate all of the recommendations from the previous meeting into the new design. He explained that the lettering for Medway Place will be ½ inch acrylic because it is more durable than paint and it will be white. The sign panels will be black with white lettering because it is classic and can easily be matched in the future. The Committee discussed the sign at the bottom of the sign panel with the management company's information. Mr. LaPierre said it is important that this information is on the sign. The Committee recommended making the text for that specific sign panel smaller because most likely anyone who needs that information will pull over to write it down. Rachel recommended just having a panel with "Managed by Diversified Funding, Inc." because most people have smartphones and can Google it. The Committee typically discourages applicants from including phone numbers and websites on sign panels. Another option proposed by the Committee is having the information on a small plaque on the end of the stone wall facing the interior of the site. The Committee said that if the property owner decides to include the information on the sign panel it would eliminate the need for additional signs advertising space for rent. Also, they would recommend using a smaller size text for the phone number and website and stacking them on top of each other. Mr. Sullivan said the sign will be up lit with ground spotlights. Attorney Bartlett said the signs will be raised slightly using berms. She said the applicant's site engineers need to meet with DPS Deputy Director Dave D'Amico to determine the proper height of the berm. Attorney Bartlett said that as of right now no additional stone walls are being planned for the site. She said the proposed signs are very expensive and the property owner is not willing to commit to additional stone walls at this point. She said once the site plan is completed they can revisit the issue. Rachel recommended changing the location of MG Salon Spa and Medway Restaurant on the signs. Mr. LaPierre said he would revisit the placement of the sign panels on the two signs. Rachel and Mary said they would recommend using less loose stones in front of the wall.

The applicant needs to follow-up with Building Inspector Jack Mee to get an accurate measurement for the signage. The Committee also needs information on the materials that will be used, including the lighting. Once the Committee receives the measurements and materials they can draft a letter to the ZBA. Chairman Buckley said it will be important for the applicant to communicate the other ideas that were discussed, including changes to the façade, to the ZBA to show the applicant's intent to improve the site. Rachel added that the new signs will set a tone for the site so any work that is done to the façade and property in the future should match the signs so there is cohesiveness. Chairman Buckley also reminded them that each tenant will need to go through the Sign Review process for their individual

sign panel. The property owner is encouraged to create a Master Signage Plan for the site, which will create consistency and simplify the process.

Sign Design Review - Dollar Tree:

Erik Merliss of Arnco Sign Company attended the meeting on behalf of the applicant. Mr. Merliss explained that it will be an internally illuminated raceway sign (**see attached**). The sign will be illuminated with LED lights. The Committee recommended that the raceway be painted red to match the façade of the building. The Committee said it is important that the entire area be repainted. The color has faded over time and if it is not painted you will see the ghost from the previous sign. Mr. Merliss said they are putting new vinyl on the existing sign panel on the ladder sign. The Dollar Tree does not have a logo but the colors are white lettering with a green background. Rachel said it is important that there is consistency between the colors of the sign on the ladder sign and on the building otherwise it won't look like the same business. It is important to either use red or green but not both. Rachel will do the LOR.

Informal Discussion - Tri-Valley Site Plan Modifications:

Patrick Finn of Landry Architects and John Kucich of Bohler Engineering attended the meeting on behalf of the applicant. The PEDB issued their decision on the Tri-Valley Commons project on June 23, 2015 and it was filed with the Town Clerk on June 24, 2015. The 20 day appeal period began on June 24, 2015. There will be a petition for modifications forthcoming relative to the garage bays. The Committee briefly reviewed the modification at the previous meeting. Direct Tire will be occupying Building A. They are going to work within the same footprint as the previous tenant. The only significant change is there will be 8 garage bays instead of 7, 5 on the east side and 3 on the rear (**see attached**). On the west side of the rear of the building there will be an enclosure around a storage pod. The pod will hold the used tires that need to be disposed of. The storage pod is similar to a dumpster and will need to be emptied frequently. Mr. Finn and Mr. Kucich explained that there will be a fence around this area. The Committee said it is important that this building be developed as a four-sided building. There should be a gate on the end of the enclosure so that the storage pod cannot be seen. The storage pod is 25 feet long and 8 feet wide. The Committee said it is very important to know the height of the pod to make sure the fence is high enough to cover it. The following items were discussed:

- The fence around the enclosure should be the same as the fence that is being used on the other enclosures.
- The enclosure needs to be landscaped and screened.

- Low shrubs should be added below the trees that are planned for the north side of the building to help with screening. The Committee would like to know what types of shrubs will be planted.
- Consider using clapboard instead of fencing around the storage pod to help it blend better.
- Information on how frequently the pod is emptied and the type of noise that will be generated is important and should be relayed to the PEDB. Mr. Kucich and Mr. Finn will provide the Committee with more information on the storage unit and process.
- The fence/enclosure needs to exceed the height of the pod.
- Arborvitaes will be planted in front of the fence/enclosure. They will be 6-8 feet at time of planting.
- Mr. Finn said he will further consider doing a foot foundation wall and then secure the fence on top of that. He said it makes the most sense to have the enclosure match the building.
- The Committee would like to see the rear and leftside elevation with the pod, enclosure, and gate incorporated.
- The Committee would also like to review the signage for Direct Tire. They are hoping to avoid having the same signage on both sides of the front of the building. If the tenant wants signage on both sides they recommend doing something similar to Starbucks where one side has the logo and the other has the name.

Design Guidelines Update Task Force:

The next meeting of the Design Guidelines Update Task Force is July 1, 2015. Planning & Economic Development Coordinator Susy Affleck-Childs reported that the draft is complete but illustrations still need to be added. The group will review the draft at the July 1st meeting. The draft includes an introduction explaining New England character. On July 8, 2015 there is a joint meeting of the PEDB and DRC to review the draft at the Medway Public Library. This meeting is open to the public and all Committee members are encouraged to attend. Susy will email the draft to the Committee for their review. Mary will send the photos she has taken around Town to the Committee via Shutterfly for their review. The photos will be used throughout the document and also in between sections. Susy also has disks with historic photos.

The Committee briefly discussed the Tri-Valley Commons project. Susy reported that Building C will not be built right away. The Committee said this was never discussed in the meetings. Susy explained that there are time stipulations on Building A and B but not on Building C. She said all of the site preparation, including the landscaping and detention ponds, will be completed and the area where Building C will be built will be grassed. The

Committee said they wish they had known about this because they would have looked at the buffering of the east side of Building B differently.

Action Items:

- Matt will work on letter to ZBA for Medway Shopping Center.
- Rachel will do Dollar Tree LOR.
- Tom will update PEDB on Tri-valley discussion at next PEDB meeting.
- Julie will work on the cover for the new Design Review Guidelines.
- Mary will begin to gather local photos for the new Design Review Guidelines.
- Ideas for a message board at Choate Park, including location, design, fonts, illumination etc.

Schedule:

The next DRC meeting will be on July 6, 2015 at the Medway Public Library.

Adjournment:

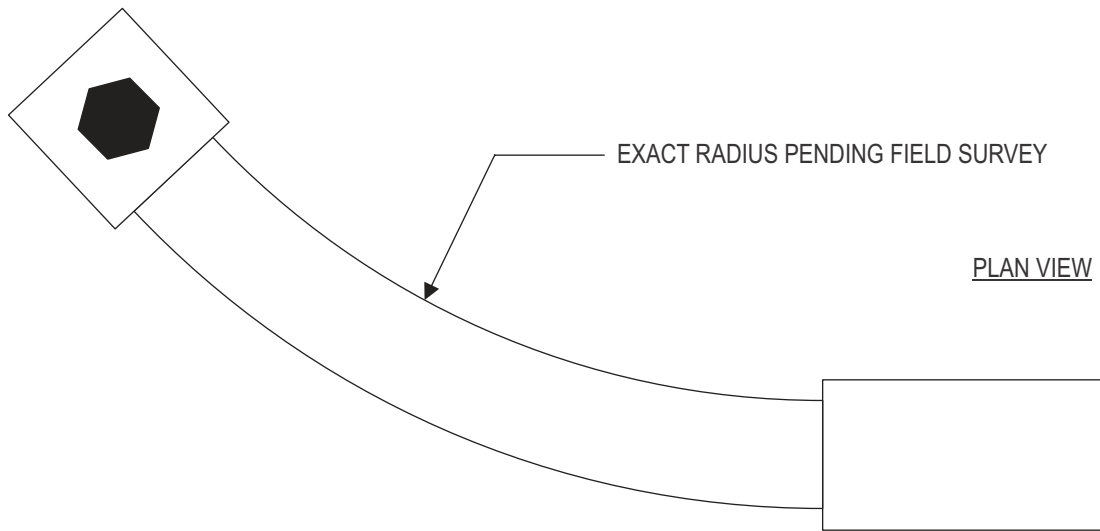
With no further business before this committee, a motion was made by Chairman Buckley, seconded by Mary Weafer to adjourn at 9:31 p.m.

Respectfully Submitted,

Michelle Reed

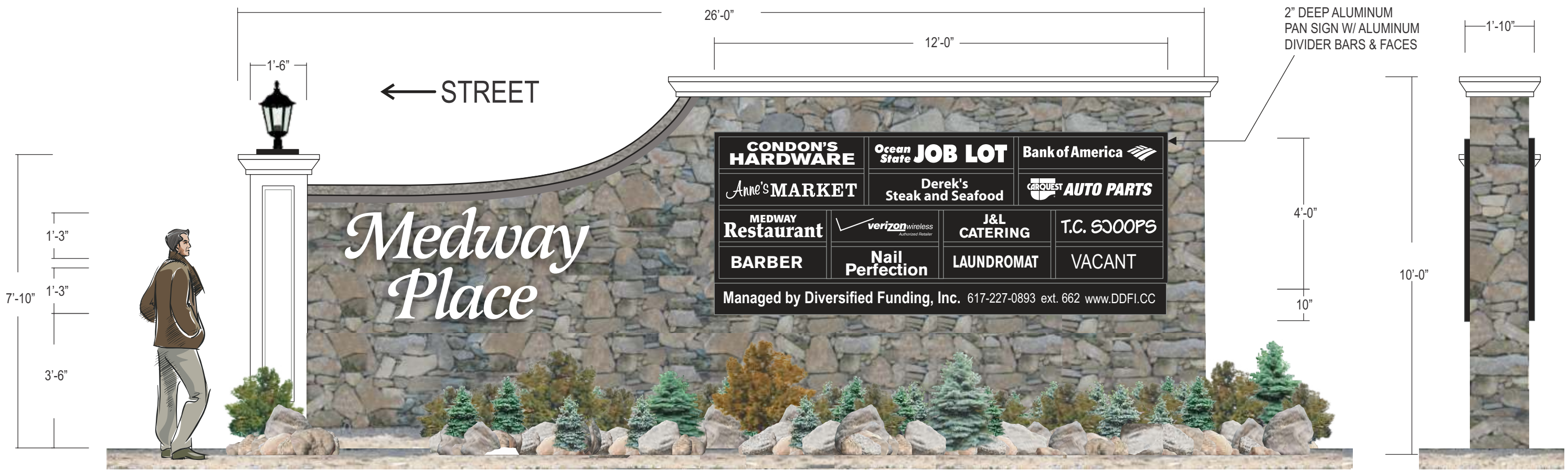
JOB#:

MANUFACTURING			
Barlo	BarloMex	Sub	Other: _____
INSTALLATION			
Barlo	BarloMex	Sub	Other: _____
SCOPE OF WORK			
ITEM A			
CONCEPTUAL DRAWINGS FOR FIELDSTONE WALL SIGNAGE			



ITEM A - CONCEPTUAL DRAWING

SCALE: 3/8"=1'-0"



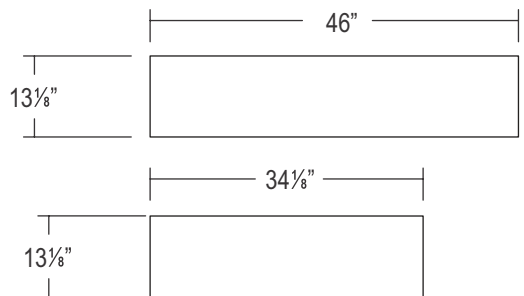
CONDON'S HARDWARE	Ocean State JOB LOT	Bank of America
<i>Anne's MARKET</i>	Derek's Steak and Seafood	CARQUEST AUTO PARTS
MEDWAY Restaurant	verizon wireless	J&L CATERING
BARBER	Nail Perfection	T.C. SCOOPS
	LAUNDROMAT	VACANT
Managed by Diversified Funding, Inc. 617-227-0893 ext. 662 www.DDFI.CC		

FACING ENTRANCE

REAR VIEW

CONDON'S HARDWARE	Ocean State JOB LOT	Bank of America
<i>Anne's MARKET</i>	Derek's Steak and Seafood	CARQUEST AUTO PARTS
MEDWAY Restaurant	verizon wireless	J&L CATERING
BARBER	Nail Perfection	T.C. SCOOPS
	LAUNDROMAT	VACANT
Managed by Diversified Funding, Inc. 617-227-0893 ext. 662 www.DDFI.CC		

TENANT PANEL VISUAL OPENING SIZES



VIEW OF SECOND SIDE FROM PARKING LOT

PROJECT APPROVAL - PRESALE		Job Name: MEDWAY SHOPPING CENTER	
Design:	Date:	Location: 98 Main Street, Medway MA	
Sales:	Date:	Design Specifications Accepted By:	
PROJECT APPROVAL - PROD.		Client:	Drawn By: DJR
Design:	Date:	Landlord:	Sales Rep: MICH
Estimating:	Date:	Date: 5/5/15	
Engineering:	Date:	© COPYRIGHT 2015 THE BARLO GROUP	
Sales:	Date:	THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP. ALL PRODUCTION AND DUPLICATION RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS PRINT IS DESIGNED FOR YOUR PERSONAL USE AND IS NOT TO BE USED OUTSIDE YOUR ORGANIZATION OR EXHIBITED IN ANY FASHION.	
Production:	Date:	Underwriters Laboratories Inc.® UNITED STATES OF AMERICA CANADA MEXICO BRAZIL INDIA CHINA SOUTH AFRICA AUSTRALIA NEW ZEALAND SOUTH AFRICA INDIA CHINA SOUTH AFRICA AUSTRALIA NEW ZEALAND	
Installation:	Date:		

BARLO SIGNS

158 Greeley St., Hudson, NH 03051
(603) 882-2638 Fax (603) 882-7680
For Service: 800-227-5674

File Name: Medway Shopping Center 131212295 6-24

B-13-12-12295
SHEET: 1.0

JOB#:

MANUFACTURING			
Barlo	BarloMex	Sub	Other: _____
INSTALLATION			
Barlo	BarloMex	Sub	Other: _____
SCOPE OF WORK			
ITEM B			
CONCEPTUAL DRAWINGS FOR FIELDSTONE WALL SIGNAGE			

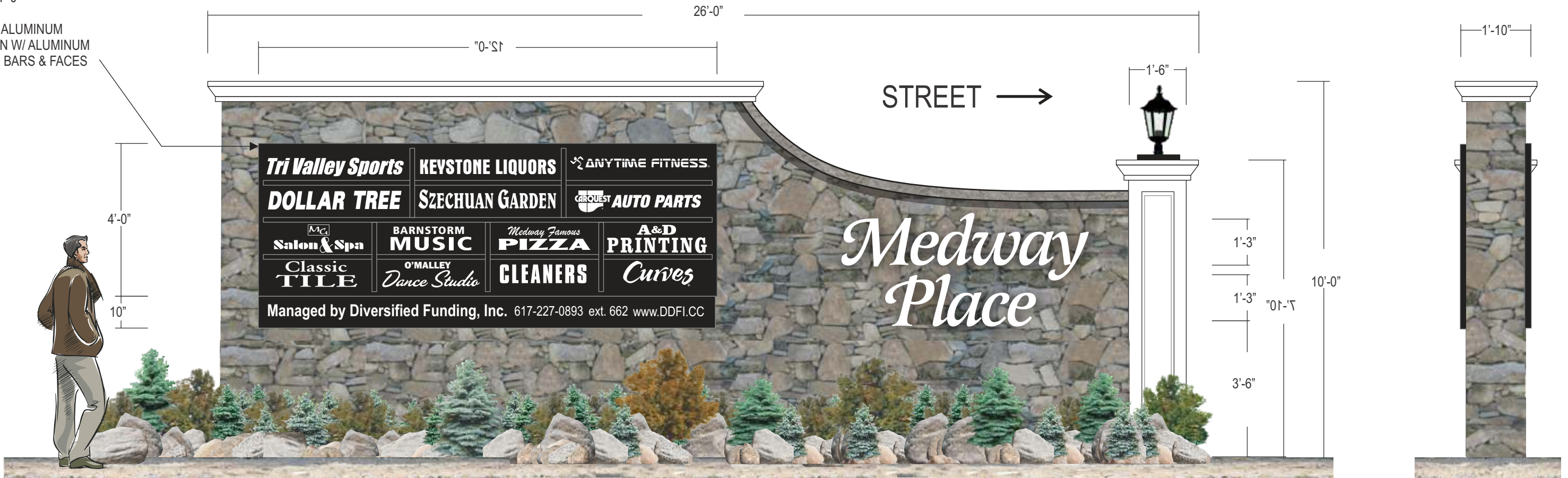
EXACT RADIUS PENDING FIELD SURVEY

PLAN VIEW

ITEM B - CONCEPTUAL DRAWING

SCALE: 3/8"=1'-0"

2" DEEP ALUMINUM PAN SIGN W/ ALUMINUM DIVIDER BARS & FACES



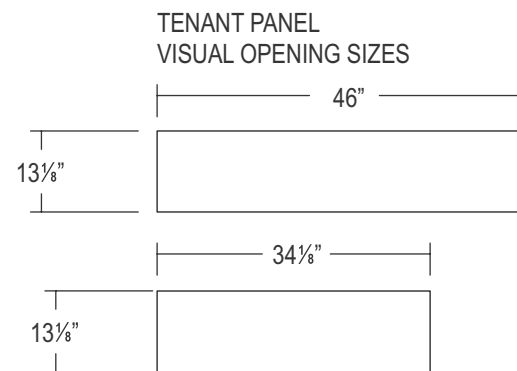
STREET →

FACING ENTRANCE

REAR VIEW



VIEW OF SECOND SIDE FROM PARKING LOT



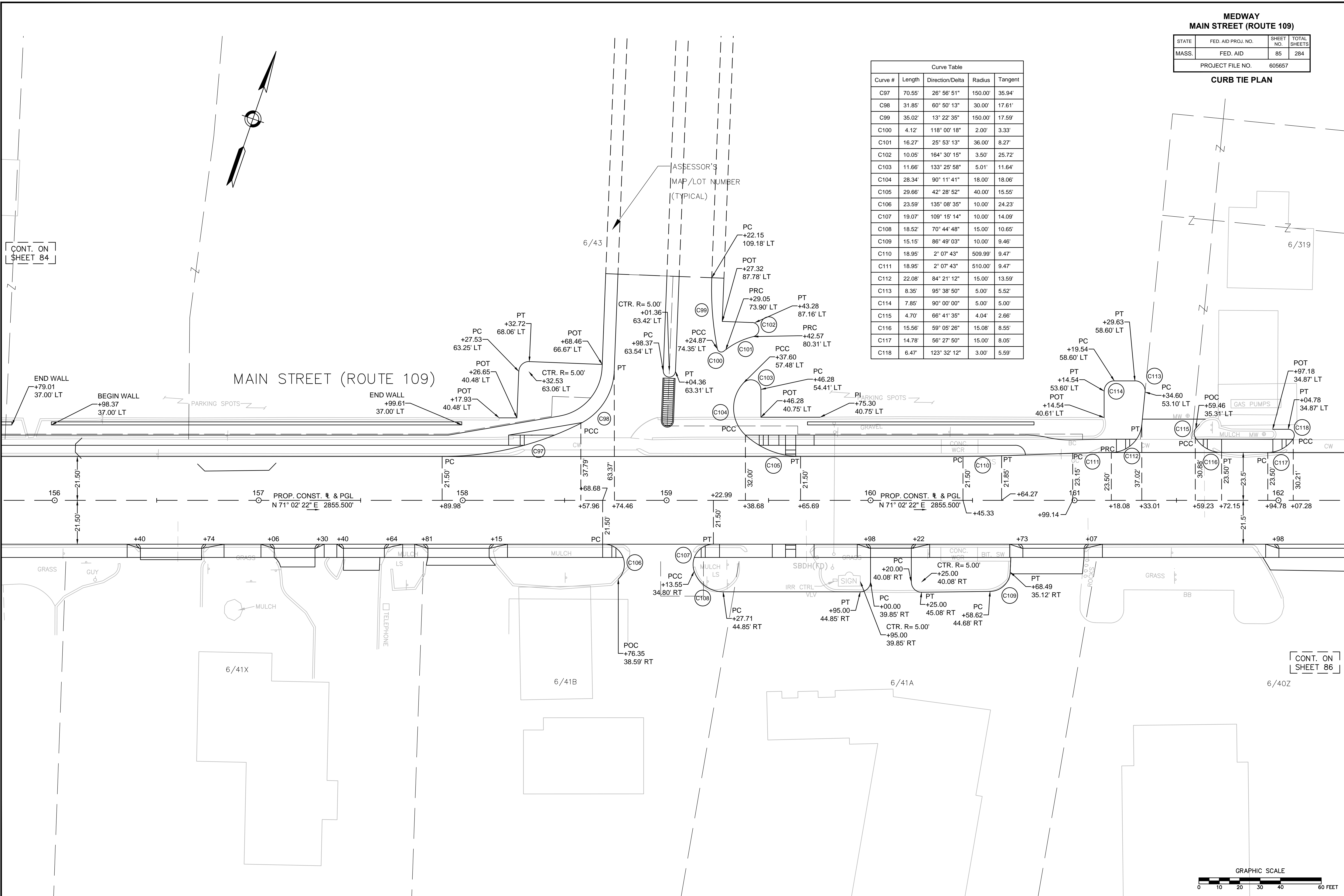
PROJECT APPROVAL - PRESALE		Job Name: MEDWAY SHOPPING CENTER	
Design:	Date:	Location: 98 Main Street, Medway MA	
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Design:	Date:	Landlord:	Sales Rep: MICH
Estimating:	Date:	Date: 5/5/15	
Engineering:	Date:	© COPYRIGHT 2015 THE BARLO GROUP	
Sales:	Date:	THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP. ALL PRODUCTION AND DUPLICATION RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS PRINT IS DESIGNED FOR YOUR PERSONAL USE AND IS NOT TO BE USED OUTSIDE YOUR ORGANIZATION OR EXHIBITED IN ANY FASHION.	
Production:	Date:	Underwriters Laboratories Inc.® ZSS USA NVA	
Installation:	Date:	File Name: Medway Shopping Center 131212295 6-24 B-13-12-12295 SHEET: 1.0	

**MEDWAY
MAIN STREET (ROUTE 109)**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MASS.	FED. AID	85	284
PROJECT FILE NO.		605657	

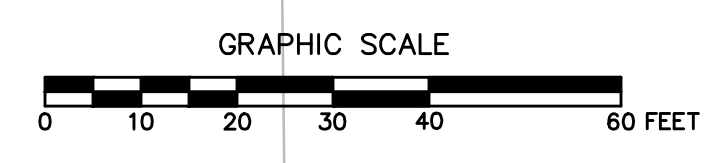
CURB TIE PLAN

Curve #	Length	Direction/Delta	Radius	Tangent
C97	70.55'	26° 56' 51"	150.00'	35.94'
C98	31.85'	60° 50' 13"	30.00'	17.61'
C99	35.02'	13° 22' 35"	150.00'	17.59'
C100	4.12'	118° 00' 18"	2.00'	3.33'
C101	16.27'	25° 53' 13"	36.00'	8.27'
C102	10.05'	164° 30' 15"	3.50'	25.72'
C103	11.66'	133° 25' 58"	5.01'	11.64'
C104	28.34'	90° 11' 41"	18.00'	18.06'
C105	29.66'	42° 28' 52"	40.00'	15.55'
C106	23.59'	135° 08' 35"	10.00'	24.23'
C107	19.07'	109° 15' 14"	10.00'	14.09'
C108	18.52'	70° 44' 48"	15.00'	10.65'
C109	15.15'	86° 49' 03"	10.00'	9.46'
C110	18.95'	2° 07' 43"	509.99'	9.47'
C111	18.95'	2° 07' 43"	510.00'	9.47'
C112	22.08'	84° 21' 12"	15.00'	13.59'
C113	8.35'	95° 38' 50"	5.00'	5.52'
C114	7.85'	90° 00' 00"	5.00'	5.00'
C115	4.70'	66° 41' 35"	4.04'	2.66'
C116	15.56'	59° 05' 26"	15.08'	8.55'
C117	14.78'	56° 27' 50"	15.00'	8.05'
C118	6.47'	123° 32' 12"	3.00'	5.59'



CONT. ON SHEET 84

CONT. ON SHEET 86



DRC Sign Design Review
Planning and Economic Development Office Comments
6-25-15

Business Name: DOLLAR TREE

Sign Location Address: Medway Shopping Center, 106 Main ST

Proposed Signs:

1. One Wall Sign

	Proposed	Allowed by Bylaw
Sign Surface Area	70 sq. ft.	70 sq. ft.
Sign Height	Not applicable	Not applicable
Illumination	Internal	Internal

Comments – White, internally illuminated channel letters, all CAPS, attached to an external raceway affixed to the red mansard type roof.

2. Tenant Panels in Free-Standing Development Sign

	Proposed	Allowed by Bylaw
Sign Surface Area	13.9 sq. ft. per side x 2 = 27.8 sq. ft.	OK as the sign is pre-existing non-conforming
Sign Height	Not applicable	Not applicable
Illumination	Internal	Internal lighting is OK as the sign is pre-existing non-conforming

Comments – White lettering against a bright green background.



**Medway Design Review Committee (DRC)
Application for Sign Design Review**

Medway Location/Address (Where sign will be installed): 106 A Main St
(What is the interior width of the storefront? 70)

Building/Development Name: (if applicable): Medway Shopping Plaza

Medway Zoning District: Commercial E

Applicable Sign Standard Table (from Medway Zoning Bylaw) Table # 5

Applicant Information (Local Medway business establishment where the sign is to be installed)

Business Name: Dollar Tree

Mailing Address: 106 A Main St
Medway Mass

Contact person: Jeremy Waycott Arco Sign Co Inc

Phone: 203 238-1224 Cell Phone 203 537-9113

Email address: Arcojer@AOL.com

Type of Proposed Sign – For definitions, refer to Medway Zoning Bylaw (Section V. R. Sign Regulation).
The Medway Zoning Bylaw is available on-line at: www.townofmedway.org.

Type of Sign	Signs Dimensions	Total Square Footage of Sign Surface Area	Type of Illumination (internal or external or none)	Compliance To be reviewed by Medway Planning Coordinator
Wall/Façade	31" X 27'-1"	70 #	Internal.	OK-
Free-standing Individual Business				
Free-standing Multi-Tenant Development	1'-11" X 7'-3"	13.9 #	Internal	
Awning		X 2		
Projecting		27.8 #		
Directory	1			

Attach the following items to this form. pdf format preferred for application and attachments.
Please email application and documents to drc@townofmedway.org.

1. Manufacturer's scaled COLOR drawing with dimensions and DETAILED specifications for materials and illumination. (You may bring in preliminary sketches of your design concept if you would like assistance in developing your sign design. If this is the case, you should plan to attend a second meeting with the DRC to finalize your sign design.)
2. For a wall sign, a scaled image showing where the sign's position on the building.
3. For any proposed freestanding sign
 Landscaping Plan for the base of the sign
 Plot Plan marked with location of the free-standing sign and distances from street/lot lines.
4. Color photograph(s) of building/location(s) where sign will be installed and existing signs.
5. Color drawing of corporate logo (if applicable).
6. Color photograph of similar/comparable sign on which your sign design is based.
7. A letter or other descriptive or explanatory information you want to provide to the DRC

Does this application pertain to a completely new sign?

Yes No (If NO, please include photos/info of the existing sign you are modifying)

Does this application pertain to a replacement panel for an existing sign structure?

Yes (If yes, please include photos/info of the existing sign) No

If the business is located in a multi-tenant development, is there a Master Sign Plan for the development?

Yes No Don't Know

Does your lease require the property owner's approval of your sign?

Yes No Not applicable

Sign Designer/Fabricator/Installer Information

Company Name: Altonco, Blair Signs / Arnco Signs
Mailing Address: PA 5107 Kissel Ave, 1133 South Broad St -
Contact person: Sue Nagle, Jeremy Waycott
Phone: 814 979-3287 Cell Phone: MA 203 238-1228
Email address: SNagle@BlairCompanies.com / Arncojer@AOL.com

Wallingford, CT

Property Owner Information

Company Name: Medway Realty LLC
Mailing Address: 63 Atlantic Ave Boston MA 02110
Contact person: Paul Laperriere
Phone: 508 523-1493 Cell Phone: 617 277-0893
Email address: Plaperriere@dfi.cc

Proposed sign designs are reviewed by the Medway Design Review Committee (DRC).
The business owner and sign designer/fabricator must attend the DRC meeting.
The DRC meets on the first & third Monday night of each month at 7 p.m. - Medway Library, 26 High St
(Agendas are posted at the Town's web page at www.townofmedway.org)

The Application for Sign Design Review and all supporting information must be submitted to the DRC by 12 noon on the Wednesday before a DRC meeting.

Please submit this application form and all attachments as follows:

Email: drc@townofmedway.org PREFERRED!!
Fax: 508-321-4987
Mail: Design Review Committee
c/o Medway Planning office
155 Village Street, Medway, MA 02053
Drop Off: Medway Planning office @ Medway Town Hall, 155 Village Street
Phone: 508-533-3291 (Medway Planning office)

Applicants and sign designers should read Medway's Sign Design Guidelines. Sign designs should be developed in accordance with those Guidelines.

Date Application Received by Medway Planning office: 6-22-2015

Reviewed by Medway Planning Coordinator: _____

DRC Meeting Date: 6-29-2015

Date of DRC Review Letter Submitted to Building Department: _____

DOLLAR TREE

SIGN SURVEY

Site: 106A Main Street
Medway, MA 02053

Date: 04-23-15

Sign Company: Blair Sign Company
5107 Kissell Avenue
Altoona, PA 16601
814-979-8287

Is Engineering Required: TBD

Can the signage be submitted separately or does it have to be submitted with building plans? TBD

Groups who must approve signage:

Landlord
Town of Medway

Zoning:

CI - Commercial District 1

Estimated time to obtain permits: 30-45 Days. Must meet with Design Review Committee first.

Name of individual contacted for sign ordinance: Stephanie: Community and Economic Development Director

Telephone Number: (508) 321-49118

Variance Information: 2-3 month process, low chance of approval

Square Footage Allowed:

If lot is more than 5 acres, allowed building frontage x 1, not to exceed 120 SF.

If lot less than 5 acres, not to exceed 80 SF.

Design Review Committee approval required.

Landlord Restrictions:

TBD

Summary of Recommendations:

Building Sign: Custom 31" White Linear Letters on Raceway

Freestanding Sign: Reface of existing multi-tenant panel

DOLLAR TREE



**DOLLAR
TREE**

Client: Dollar Tree
 Site #: ---
 Address: 106A Main Street
 Medway, MA 02053
 M Number: -----

REVISION INFO

04-23-15	Original Rendering	RSF
04-23-15	Changed frontage to 70, added custom 70 SF sign	RSF

These drawings are not for construction.
 The information contained herein is intended to express design intent only. This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from Blair Companies.

BLAIR COMPANIES
 SIGNS • FIXTURES • LIGHTING

Sign A

Option 1

Sign:	Dollar Tree
Sign Type:	31" Linear Channel Letters on Rcwj
Illumination:	Internally Illuminated with LED
Square Footage:	70



Front Elevation (Allowed)
Scale: NTS



Existing

Landlord Approved: _____

Date: _____

Allowable Square Footage for this Elevation: 70

Actual Square Footage for this Elevation: 70



Client:	Dollar Tree
Site #:	----
Address:	106A Main Street Medway, MA 02053
M Number:	-----

REVISION INFO	04-23-15	Original Rendering	RSF
	04-23-15	Changed frontage to 70, added custom 70 SF sign	RSF

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Sign B

Sign:	Dollar Tree
Sign Type:	Custom Multi-Tenant Panel
Illumination:	Existing Illumination
Square Footage:	13.9



Main Street
Scale: NTS



Existing

Landlord Approved: _____

Date: _____

Allowable Square Footage: 13.9

Actual Square Footage: 13.9



Client: Dollar Tree
 Site #: ----
 Address: 106A Main Street
 Medway, MA 02053
 M Number: ----

REVISION INFO

04-23-15	Original Rendering	RSF
04-23-15	Changed frontage to 70, added custom 70 SF sign	RSF

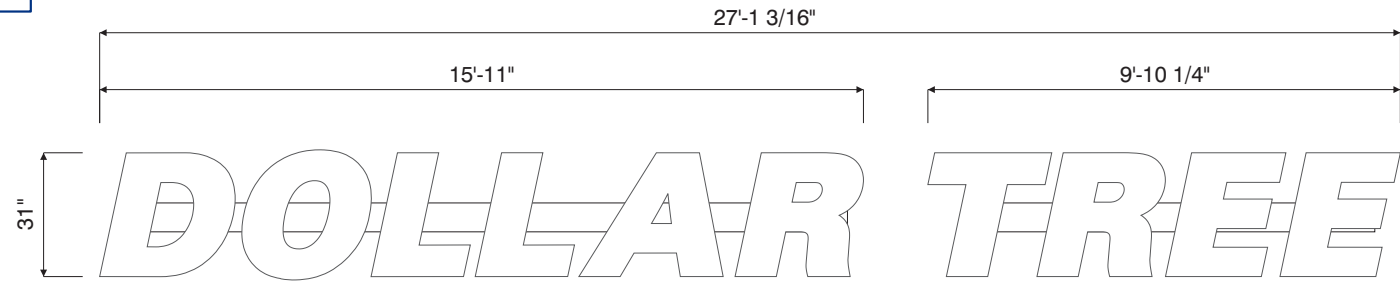
These drawings are not for construction.
 The information contained herein is intended to express design intent only. This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from Blair Companies.



**31" Internally Illuminated Channel Letters
Raceway Mounted**

Landlord Approved: _____

Date: _____



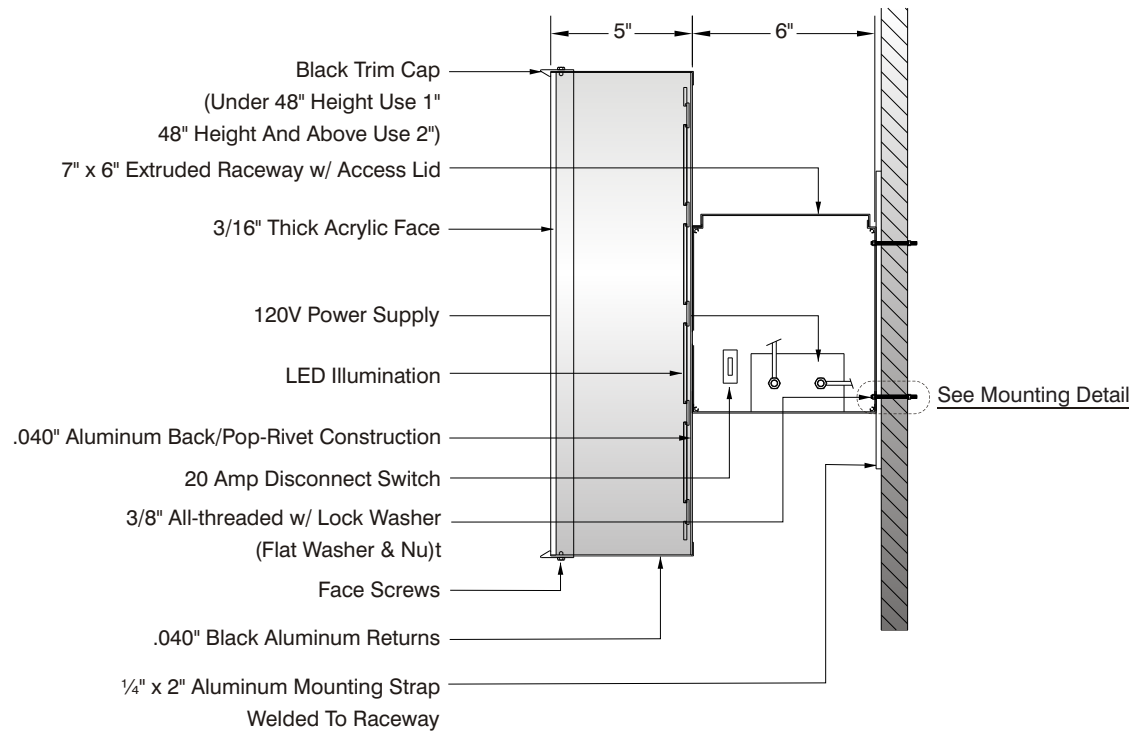
70 Square Feet
Scale: 1/4"=1'

Electrical Note :

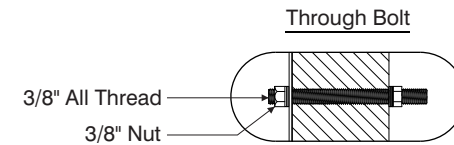
- DOLLAR TREE LED Letters:**
 -(1) 240 watt Power Supply (DOLL)
 -(1) 60 watt Power Supply (A)
 -(1) 60 watt Power Supply (R)
 -(1) 240 watt Power Supply (TREE)
 -(1) 20 amp 120v Circuit Req.

Color Schedule:

- A. Acrylic Face : White #7328
 B. Trim Cap: Black
 C. Metal Letter - Exterior: Black
 D. Metal Letter - Interior: White
 E. LED: White (6500k)
 F. Raceway to Match Background



See Mounting Detail



Mounting Detail

Side View



Client: Dollar Tree
 Site #: ----
 Address: 106A Main Street
 Medway, MA 02053
 M Number: -----

REVISION INFO

04-23-15	Original Rendering	RSF
04-23-15	Changed frontage to 70, added custom 70 SF sign	RSF

These drawings are not for construction.

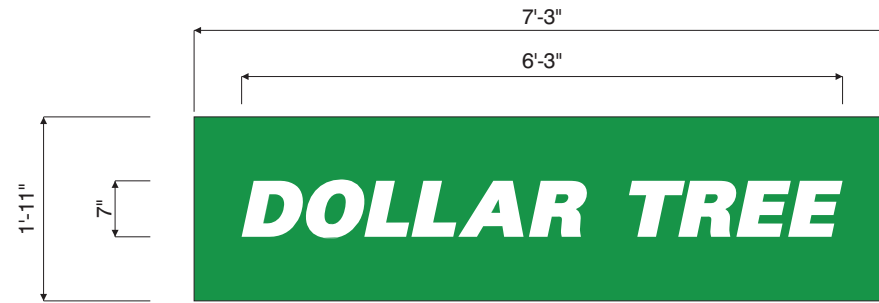
The information contained herein is intended to express design intent only. This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from Blair Companies.



Custom Multi-Tenant Panel
on Existing Ground Sign

Landlord Approved: _____

Date: _____



13.9 Square Feet
Scale: 1/2" = 1'

Color Schedule:

Acrylic Face : White #7328 With Vinyl
Overlay, Arlon #2500-156 Vivid Green

Vinyl to be stencil cut.



Client: Dollar Tree
Site #: ----
Address: 106A Main Street
Medway, MA 02053
M Number: -----

REVISION INFO

04-23-15	Original Rendering	RSF
04-23-15	Changed frontage to 70, added custom 70 SF sign	RSF

These drawings are not for construction.

The information contained herein is intended to express design intent only. This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from Blair Companies.



Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Monday, June 22, 2015 3:20 PM
To: 'Paul R. LaPerriere'
Subject: RE: Dollar Tree 106 A Main St Medway Mass Design Review Committee

Understood. Thanks.

From: Paul R. LaPerriere [mailto:plaperriere@dfi.cc]
Sent: Monday, June 22, 2015 3:21 PM
To: Susan Affleck-Childs
Subject: Re: Dollar Tree 106 A Main St Medway Mass Design Review Committee

For now I must go along with it as it is their colors and we do not have approval for new signage.

Paul R. LaPerriere
Director of Property Management
Diversified Funding Inc.

Sent from my iPhone

On Jun 22, 2015, at 3:10 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Great. We are all on the same page.

We have to review this based on the current free-standing signs.

So you are OK with the white sign as presented and them using the green background for their insert panel on the existing free-standing sign?

Susy

From: Paul LaPerriere [mailto:plaperriere@dfi.cc]
Sent: Monday, June 22, 2015 3:09 PM
To: Susan Affleck-Childs
Subject: RE: Dollar Tree 106 A Main St Medway Mass Design Review Committee

Hi Susy,

The storefront is 70"

I did see the signs. I explained to them that Medway Realty LLC was working with the Design Review Committee to come up with new signage for the property..

I also stated that they needed approval from the Design Review Committee and the Town of Medway for all signage.

Paul R. LaPerriere
Director of Property Management/Commercial Leasing Director
Diversified Funding Incorporated
Phone (617) 227-0893 ext # 662
Fax (617) 227-2995
E-mail plaperriere@dfi.cc

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Monday, June 22, 2015 11:34 AM
To: Paul LaPerriere (plaperriere@dfi.cc)
Subject: FW: Dollar Tree 106 A Main St Medway Mass Design Review Committee

Hi Paul,

FYI, we have received a Design Review application from Dollar Tree for signs for the Medway Plaza Shopping Center.

Can you confirm for me that their storefront frontage is 70'?

Also, are you OK with these signs as presented? They plan for white channel letters for the façade sign but show a bright green background with white letters for the insert panel in the free-standing sign.

Please let me know.

Thanks.

Susy Affleck-Childs

Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator
508-533-3291
155 Village Street
Medway, MA 02053

Town of Medway – A Massachusetts Green Community

Please remember when writing or responding, the Massachusetts Secretary of State has determined that e-mail is a public record.

The information in this e-mail, including attachments, may contain privileged and confidential information intended only for the person(s) identified above. If you are not the intended recipient, you are hereby notified that any dissemination, copying or disclosure of this communication is strictly prohibited. Please discard this e-mail and any attachments and notify the sender immediately.

From: arncojer@aol.com [<mailto:arncojer@aol.com>]
Sent: Monday, June 22, 2015 11:26 AM

To: Susan Affleck-Childs

Subject: Fwd: Dollar Tree 106 A Main St Medway Mass Design Review Committe

Good Morning,

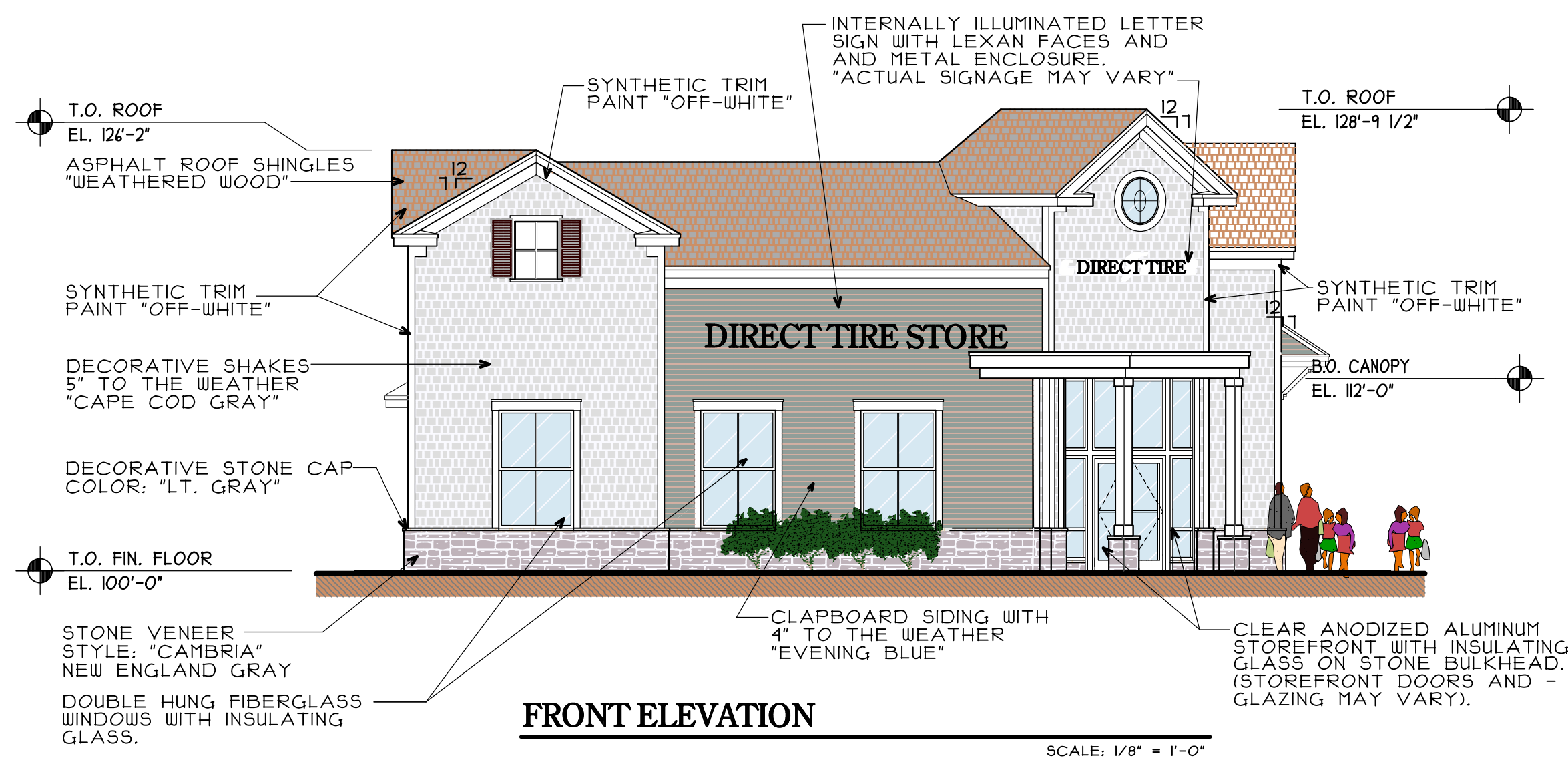
Attached is the DRC application and drawings for the proposed Dollar Tree located at 106a Main St. We are applying for a internally illuminated raceway sign with white faces. Its lit by white led and is 31" x 27'-1" or 70 sq ft. Also, would like to add pylon panels to existing freestanding signs 1'-11" x 7'-3". Please let me know if you have any questions or concerns and when it will make the agenda.

Thank You,

Jeremy Waycott

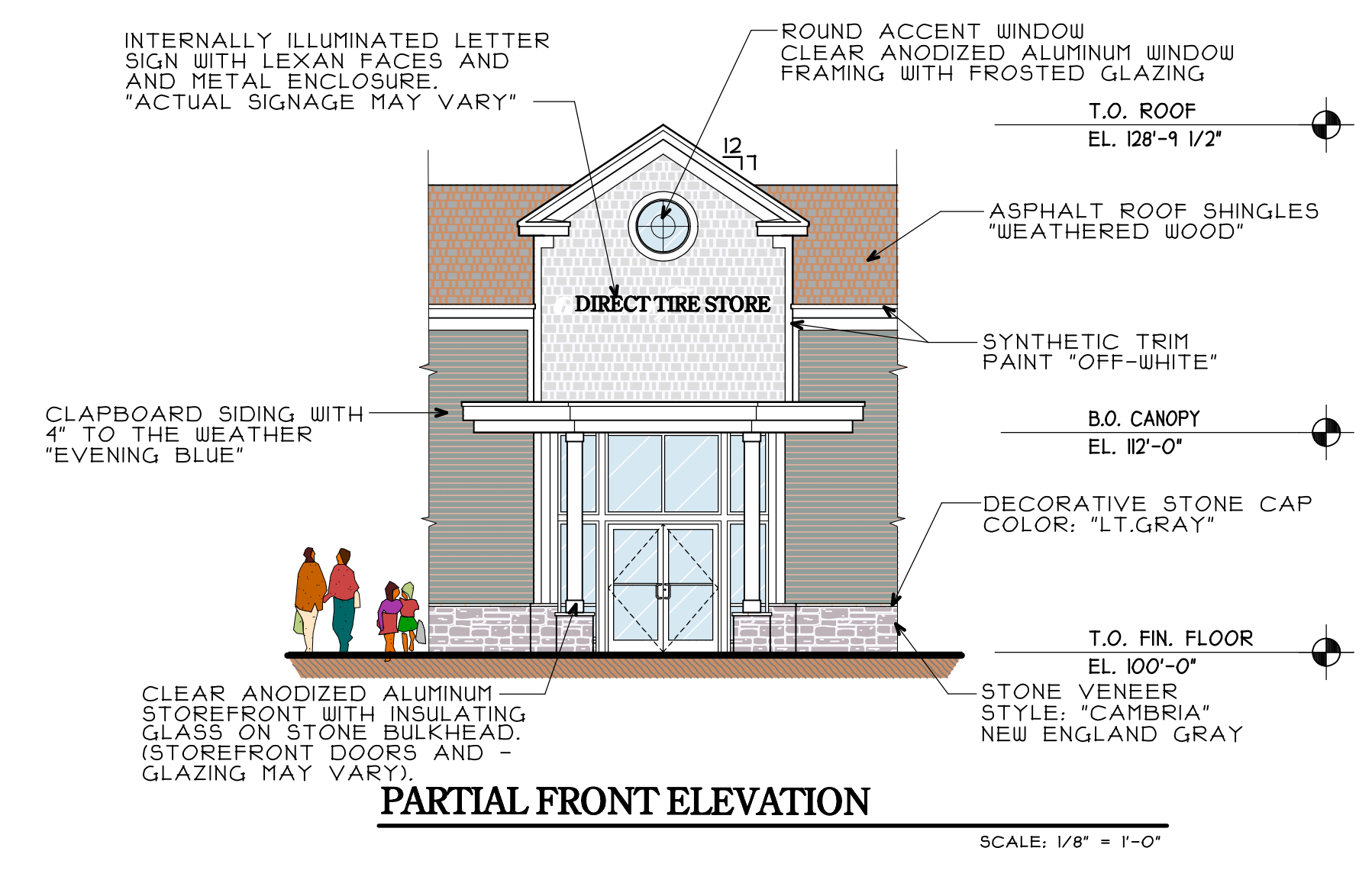
Arnco Sign Co Inc.

(203)238-1224 ext 10



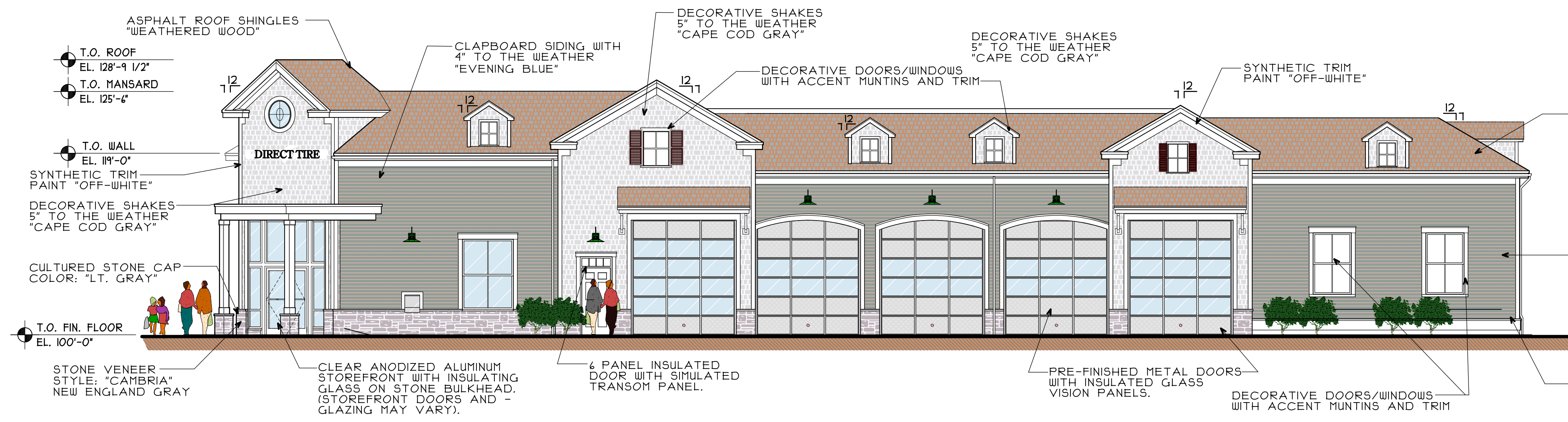
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



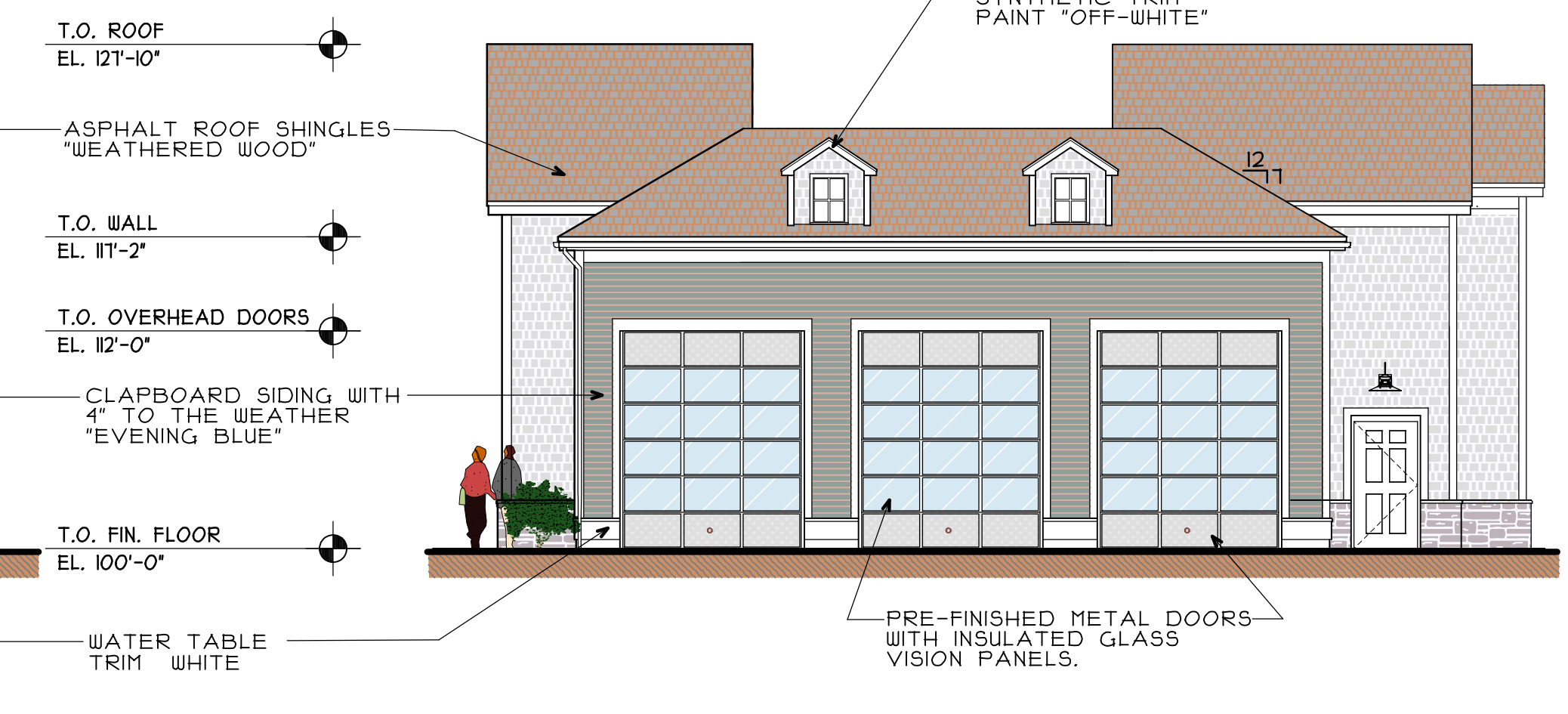
PARTIAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"



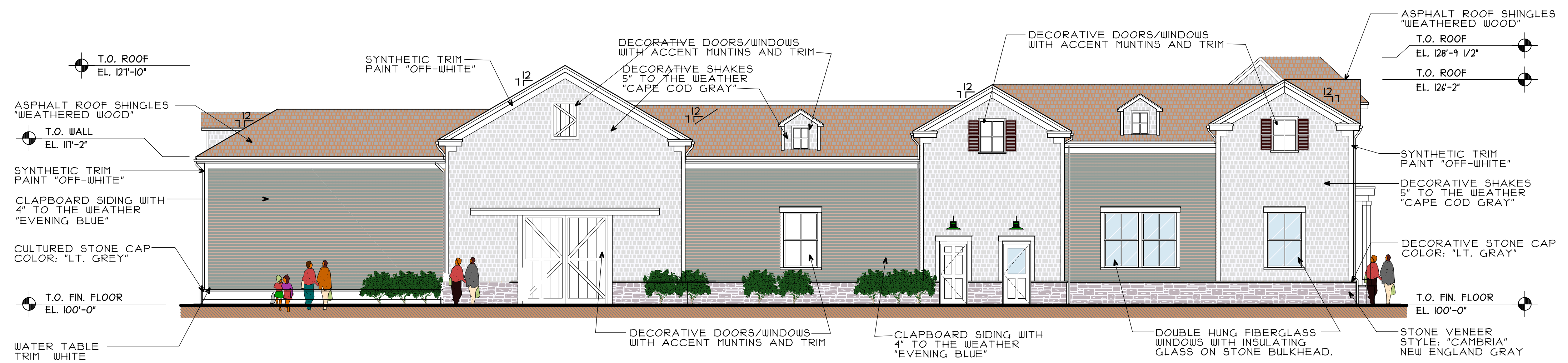
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

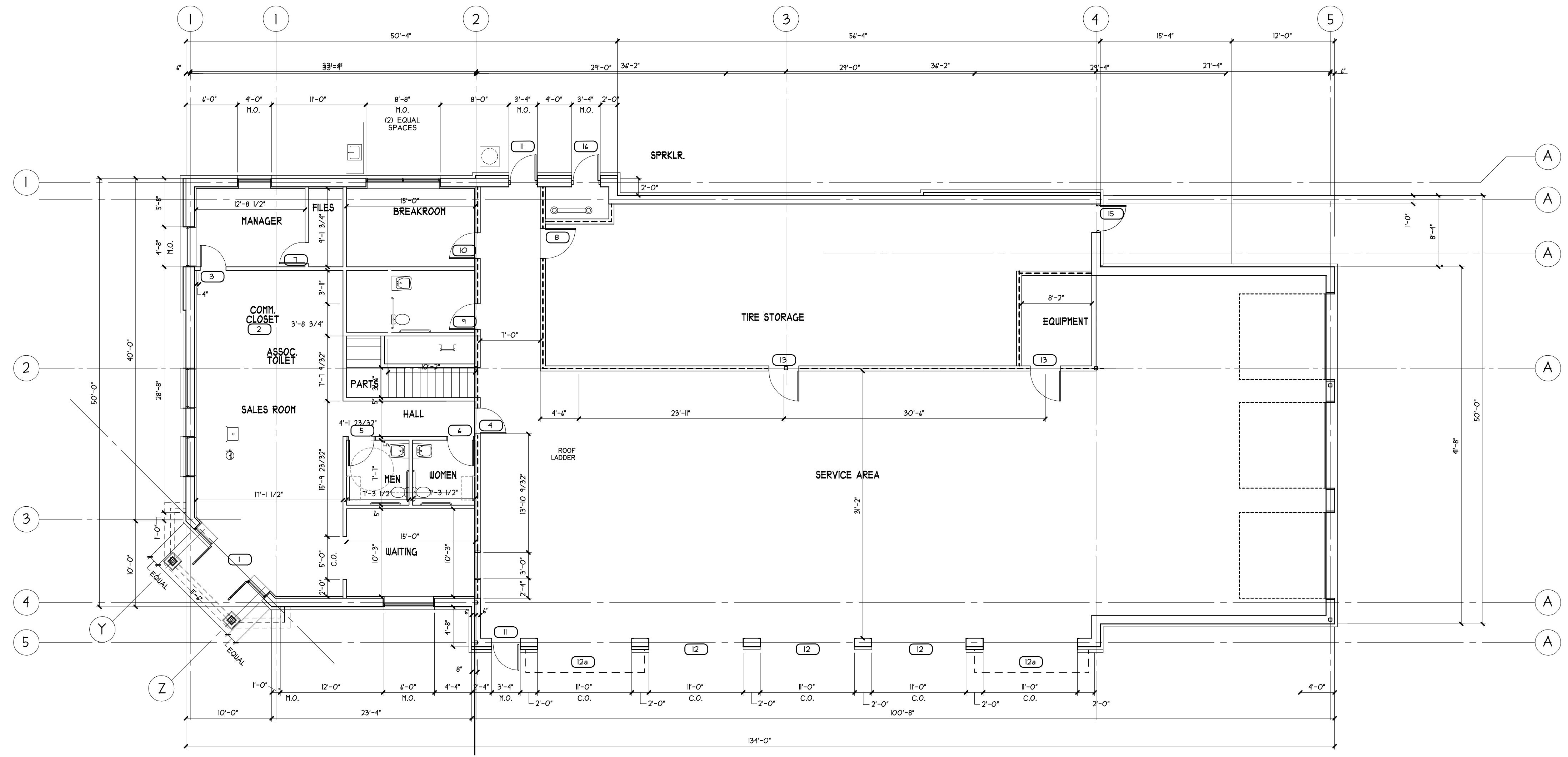


LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	
1	REVISED 4 - 24 - 15
2	
3	
4	
5	
6	
7	

DRAWN BY: B.B.M., P.P.
CHECKED BY: R.L.
DATE DRAWN: 12-31-13
DATE ISSUED:
SCALE: AS NOTED
JOB NUMBER: 13-30
ARCHITECT'S SEAL



I FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

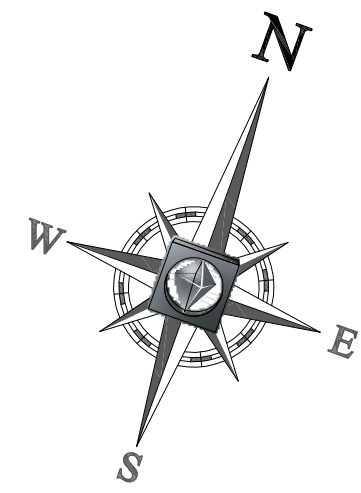
PROPOSED FLOOR PLAN
RETAIL BUILDING "A"
TRI VALLEY COMMONS
MEDWAY, MA

SHEET TITLE
 JOB NAME

REVISIONS	
1	REVISED 4-21-15
2	
3	
4	
5	
6	
7	

DRAWN BY: P.F.
 CHECKED BY: REL
 DATE DRAWN: 1-12-15
 DATE ISSUED: 4-23-15
 SCALE: AS NOTED
 JOB NUMBER: 13-30
 ARCHITECT'S SEAL

ENGINEER'S SEAL



ZONING ANALYSIS TABLE			
ZONING DISTRICT	COMMERCIAL 1 (SHOPPING CENTER USE - ZBA SPECIAL PERMIT) (VEHICLE REPAIR USE - ZBA SPECIAL PERMIT) (RETAIL USE - 8X18'8")		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	±197,831 SF	NO CHANGE (1)
MINIMUM FRONTAGE	100-FT	482.47-FT	NO CHANGE
MAX. BUILDING COVERAGE	30%	N/A	±8.3%
MIN. FRONT SETBACK	50-FT	N/A	±63.0-FT
MIN. SIDE SETBACK	25-FT	N/A	±28.1-FT
MIN. REAR SETBACK	25-FT	N/A	±234.3-FT
MAX. BUILDING HEIGHT	40-FT	N/A	< 40-FT
PARKING SPACES	53	N/A	68
PARKING CRITERIA (9x18)	-RETAIL SPACE = 6,912 SF @ 1 SPACE/300 SF = 22.6 -RETAIL SPACE = 3,500 SF @ 1 SPACE/300 SF = 11.4 -VEHICLE REPAIR = 1,500 SF & 7 BAYS @ 1 SPACE/300 SF AND 2 SPACE/BAY = 19		
ACCESSIBLE PARKING SPACES	3	N/A	3
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE-8'x18' W/ 8' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 26 TO 60 = 2 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES= 1 1/8 SPACES		

(1) LOT MAY BE SUBDIVIDED INTO TWO LOTS IN FUTURE. LOT A: ±63,711 SF. LOT B: ±133,925 SF.

PLANNING BOARD WAIVERS REQUESTED

204.5.C.3.....EXISTING LANDSCAPE INVENTORY
 205.6.G.3.a.....10' X 20' PARKING STALLS DIMENSION REQUIREMENT
 205.6.G.3.b.....WHEEL STOPS IN ALL PARKING STALLS BORDERING SIDEWALKS
 205.9.F.....TREE REPLACEMENT REQUIREMENT

REVISIONS			
REV	DATE	COMMENT	BY
1	04/27/15	PEER REVIEW COMMENTS	NEM
2	05/07/15	CON-COM SUBMITTAL	NEM
3	05/13/15	DRC COMMENTS	NEM
4	06/09/15	REV PER CON-COM & DRC COMMENTS	NEM
5	06/16/15	PLANNING BOARD ENDORSEMENT	EGD
6	06/24/15	REVISIONS PER DIRECT TIRE	EGD
7			
8			
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10			
11			
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13			
14			
15			

PRELIMINARY

PROJECT No.: W141182
 DRAWN BY: CFB/IBP
 CHECKED BY: JAB/JAK
 DATE: 10/20/15
 SCALE: AS NOTED
 CAD I.D.: W141182S56

SITE DEVELOPMENT PLANS FOR THURKEN MEDWAY LLC

LOCATION OF SITE
 72 MAIN STREET
 TOWN OF MEDWAY
 NORFOLK COUNTY
 MASSACHUSETTS

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
www.BohlerEngineering.com

J.A. KUCICH

PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 41530
 CONNECTICUT LICENSE No. 26177
 RHODE ISLAND LICENSE No. 9616
 MAINE LICENSE No. 1255

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **4**
 OF 16

REV 6 - 09/24/2015

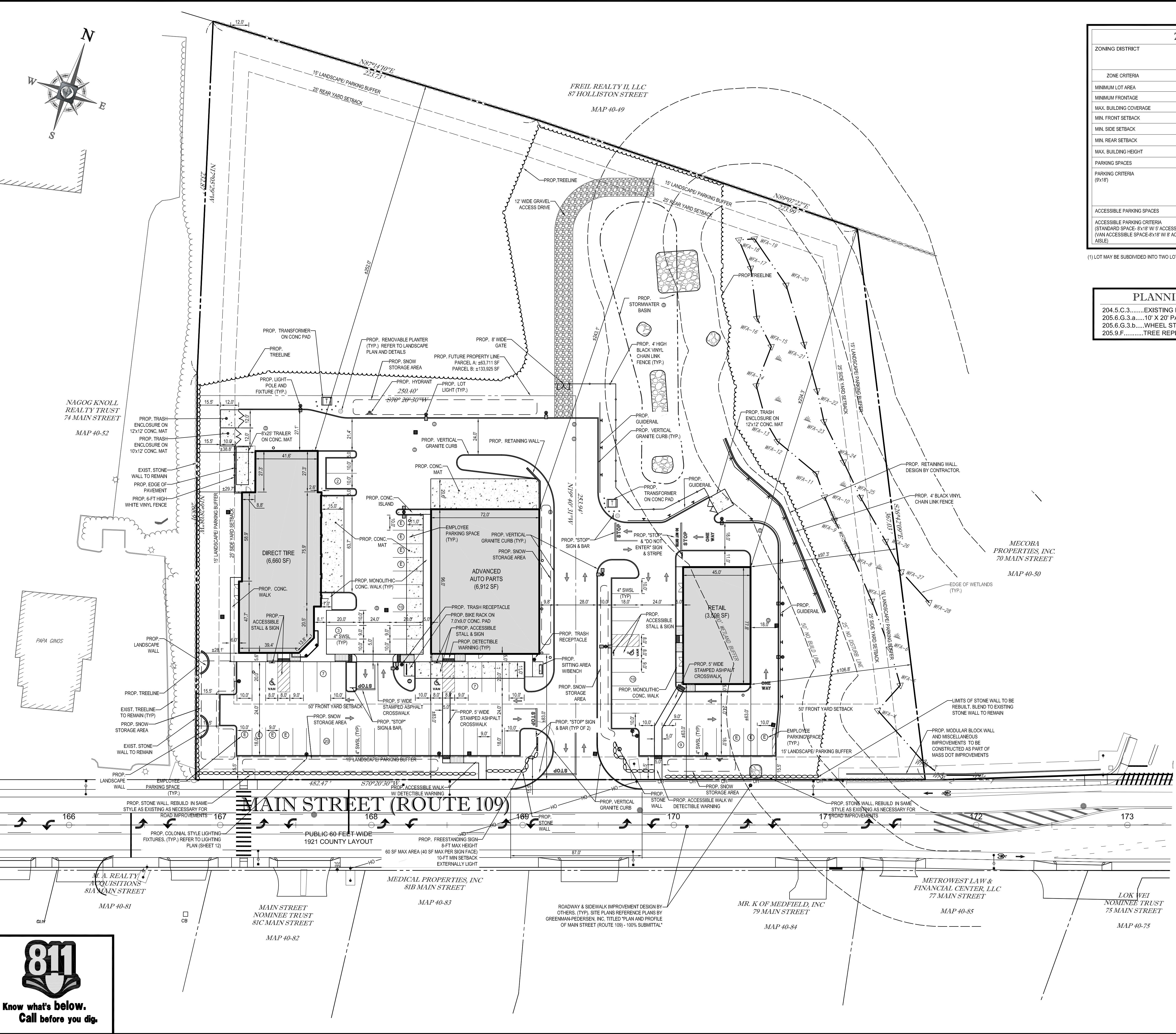
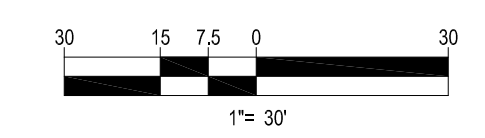
APPROVED DATE: _____
 MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

SIGNATURE DATE: _____
 BEING A MAJORITY

LARGE ROCKS FOUND DURING CONSTRUCTION WILL BE USED AS LANDSCAPE FEATURES

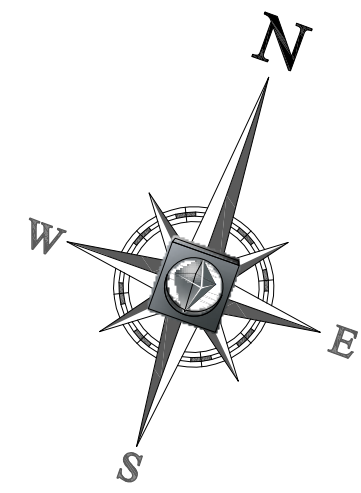
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR NOTES



P:\1\W141182\DWG\W141182S05.dwg, 04-Sep-15 08:20:14, 4:26:00 PM, ead\adw, Xport3D10-1.pcd, User34, 10, 89898987





LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE					
ARA	9	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG COLUMBIAN RED MAPLE	2 1/2-3" CAL.	8-B
AROG	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	9" CAL.	8-B
TCG	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2-3" CAL.	8-B
OB	4	QUERCUS BOREALIS	NORTHERN RED OAK	2 1/2-3" CAL.	8-B
OC	4	QUERCUS COCCINEA	SCARLET OAK	2 1/2-3" CAL.	8-B
OP	4	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	8-B
EVERGREEN TREE					
PIAB	2	PICEA ABIES	NORWAY SPRUCE	18-20"	8-B
PS	6	PINUS STROBUS	EASTERN WHITE PINE	12-14"	8-B
PSF	4	PINUS STROBUS 'FASTIGIATA'	COLUMNAR EASTERN WHITE PINE	18-20"	8-B
EVERGREEN SHRUB					
BMWG	20	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18-24"	#3 CAN
IGS	85	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	#5 CAN
JHBI	73	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRED.	#3 CAN
RM	12	RHODOCODENDRON MAXIMILI 'ROSEBAY'	ROSEBAY RHODOCODENDRON	3-4" HEIGHT	8-B
TOE	9	TILIA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORSVITAE	12" HEIGHT	8-B
DECIDUOUS SHRUB					
AAB	4	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	3-4"	8-B
PFG	32	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	18-24"	#3 CAN
RENL	17	RHODOCODENDRON X EXBURY HYB. 'NORTHERN LIGHTS'	'NORTHERN LIGHTS' AZALEA	30-36"	#5 CAN
SBAW	28	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"	#3 CAN
8T					
PERENNIAL					
PA	7	PENNISETUM ALOPECUROIDES	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

TOWN OF MEDWAY LANDSCAPE REQUIREMENTS

SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
205-8 TREES AND LANDSCAPING	3) PERIMETER LANDSCAPING - PERIMETER LANDSCAPING SHALL BE PROVIDED AROUND ALL PARKING LOTS. C. PARKING AREAS - AT LEAST 1 DECIDUOUS TREE OF MIN. OF 2 1/2" CAL. SHALL BE PROVIDED FOR EVERY 6 PARKING SPACES. ONLY TREES PROVIDING SHADE TO THE PARKING AREA SHALL BE COUNTED AS MEETING THIS REQUIREMENT. 68 SPACES / 8-11.5 TREES	YES	YES
V. G (5) (C)	F. TREE REPLACEMENT - THE TOTAL DIA. OF ALL TREES OVER 10" IN DIA. THAT ARE REMOVED FROM THE SITE SHALL BE REPLACED WITH TREES THAT EQUAL THE TOTAL BREAST HEIGHT DIA. OF THE REMOVED TREES. THE REPLACEMENT TREES MAY BE PLACED ON OR OFF SITE AS RECOMMENDED BY THE PLANNING BOARD. A MINIMUM OF 15% OF THE SITE SHALL FUNCTION AS LANDSCAPED AND/OR PUBLIC SPACE.	11 TREES	11 TREES SEEKING WAIVER # OF TREES T.B.D.
		15%	TOTAL SITE AREA=197,631 SF TOTAL LANDSCAPED AREA=46,297 SF OR 23.4%

REVISIONS

REV	DATE	COMMENT	BY
1	04/27/15	PEER REVIEW COMMENTS	NEM
2	05/07/15	CON-COM SUBMITTAL	NEM
3	05/13/15	DRC COMMENTS	NEM
4	06/09/15	REV PER CON-COM & DRC COMMENTS	NEM
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14			
15			

PRELIMINARY

PROJECT No.: W141182
 DRAWN BY: CFB/BBP
 CHECKED BY: JAB/JAK
 DATE: 10/20/15
 SCALE: AS NOTED
 CAD I.D.: W141182S56

SITE DEVELOPMENT PLANS
 FOR
THURKEN MEDWAY LLC
 LOCATION OF SITE
 72 MAIN STREET
 TOWN OF MEDWAY
 NORFOLK COUNTY
 MASSACHUSETTS

BOHLER ENGINEERING
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 Fax: (508) 480-9080
www.BohlerEngineering.com

M.J. MRVA
 REGISTERED
 LANDSCAPE ARCHITECT
 MASSACHUSETTS No. 1217
 RHODE ISLAND No. 419

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
10
 OF 16
 REV 6 - 09/24/2015

APPROVED DATE: _____
 MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD
 SIGNATURE DATE: _____
 BEING A MAJORITY

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

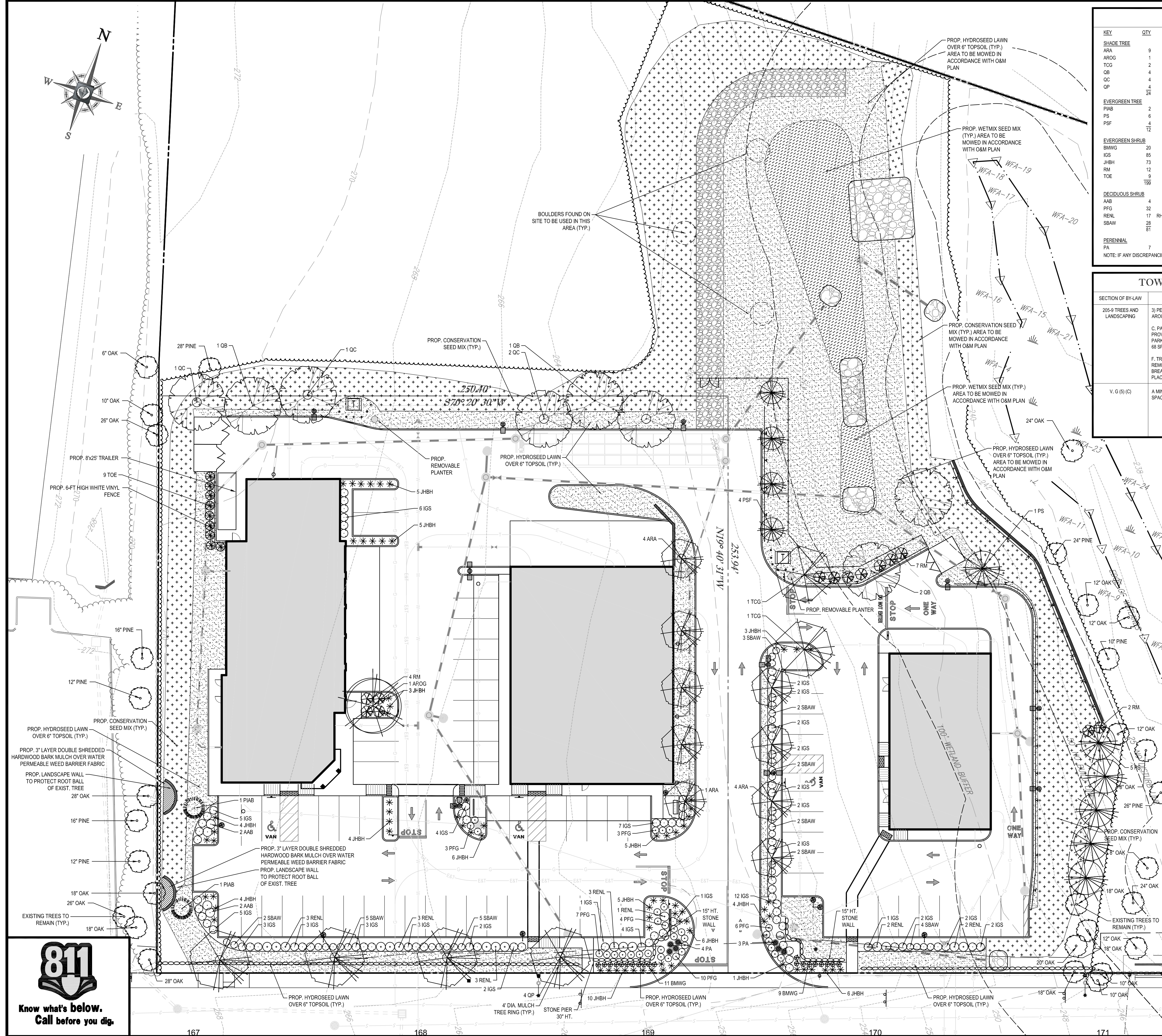
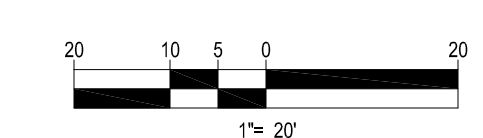
- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE OF ALL PAVED, TRAVEL SURFACES ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

LARGE ROCKS FOUND DURING CONSTRUCTION WILL BE USED AS LANDSCAPE FEATURES

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



P:\141182\DWG\W141182S56.dwg, 10/20/15, 10:26:00 AM, edaburke_xxxx05101.dwg, User:edab, 1:0, 09/09/2015