



Town of Medway

DESIGN REVIEW COMMITTEE
155 Village Street, Medway MA 02053
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Matthew Buckley, Chair
Julie Fallon, Vice-Chair
Tom Gay, Member
Rachel Walsh, Member
Mary Weafer, Member
Lisa Graves, Member

Approved: 11/30/15

Meeting Minutes: October 26, 2015
Medway Library, Cole Room

Call to Order: – With a quorum, this meeting was called to order by Chairman Buckley at 7:02 p.m.

Attendees:

	9/14/15	10/5/15	10/19/15	10/26/15	11/2/15	11/30/15	12/7/15	12/21/15
Matthew Buckley	X	X	X	X				
Julie Fallon	X	X	X	X				
Tom Gay		X						
Mary Weafer	X		X	X				
Rachel Walsh	X	X	X	X				
Lisa Graves	X		X	X				

The Willows ARCPUD Sign Variance Petition:

Resident and past member of the Planning & Economic Development Board (PEDB) and Design Review Committee (DRC) Karyl Spiller-Walsh joined the meeting. Chairman Buckley reported that the Zoning Board of Appeals (ZBA) Public Hearing relative to the Willows ARCPUD Sign Variance Petition (see attached) is next Wednesday, November 4, 2015. Chairman Buckley is unable to attend but would like a member of the DRC to attend to answer any questions that may come up relative to the DRC’s comment letter. He wants to make sure that the ZBA understands the DRC’s mission. The Committee is hoping to avoid an outcome similar to what happened with the Medway Shopping Plaza’s petition. The Committee reviewed, discussed, and revised the draft comment letter to the ZBA (see attached). Rachel and Lisa said they can attend the Public Hearing next Wednesday. Rachel said she would like to measure the entry sign(s) at the applicant’s facility on Route 9 in Natick. The Committee looked at a picture of the sign at the Natick facility via Google Earth. It appears that the sign at the Natick facility on Route 9 is smaller than what the applicant is proposing for Village Street. The Committee reviewed the pictures that Julie took of Village Street that demonstrate the scenic qualities of the area. Chairman Buckley said he will submit the pictures with the comment letter. Rachel and Lisa will also plan to bring a tape measure

to the ZBA Public Hearing to show how tall the proposed entry walls are. The Committee agreed that it is a bit premature to discuss the signs for the facility when the ARCPUD Special Permit has not been granted. They also discussed the applicant's initial claim that there would be a minimal traffic impact to the area, which is contrary to their current argument. Karyl Spiller-Walsh added that the car trip issue has already been considered and was taken into consideration when the Bylaws were drafted. The Committee pointed out that the applicant chose to file a commercial application in an agricultural, residential zone.

Rachel moved that the DRC accept the comment letter to the ZBA relative to the Willows ARCPUD Sign Variance Petition as amended; Julie second; No discussion; VOTE 5-0-0.

Review of the Willows ARCPUD Revised Plan:

The Committee reviewed and discussed the Willows ARCPUD revised plans. They discussed possible architectural changes that were made to the back of the main building. Ms. Spiller-Walsh said it appears that the roofline is less varied than it was in the previous plans. She also pointed out that the trees that are shown on the plans are mature trees. The trees will be about 6 feet tall at planting, which will have a dramatic impact on the appearance of the facility. The Committee had a lengthy discussion about the slope on the eastern side of the property. Ms. Spiller-Walsh said she believes many of the mature pines on the eastern side of the property will be removed. The Committee also discussed whether buffering needs to be considered for the abutters on Village Street. The Committee discussed the following:

- Requesting an elevation from the abutters' point of view.
- The detention pond behind the pavilion and the need for it to be naturalized. This was not shown in detail on the landscape plan. The Committee discussed the detention pond at Millstone on Winthrop Street, the lack of naturalization, and the negative impact it has on the appearance.
- The importance of the abutters' attendance at the meetings and hearings and advocating for additional buffering.
- The Committee would like the applicant to attend a DRC meeting and further discuss the elevations and landscape plan. Specifically they would like information on the landscape plan for the detention pond, raised roads, and a list of changes, including architecture.

Sign Bylaw Review Task Force:

Julie said she will represent the DRC on the Sign Bylaw Review Task Force.

Pocket Park Discussion:

The Committee discussed the pocket park that is being created on Route 109 at the corner of Mechanic Street and Main Street. Chairman Buckley, who is also a member of the Route 109 Committee, said one of the goals of the project was to create pocket parks along Route 109. He said the Route 109 Committee agreed on this location but never discussed beginning the project. He said he has no details on the park and is frustrated that it went forward without the input of the Route 109 Committee. The Route 109 Committee is meeting this week and he will have more information.

Election of Officers:

Julie moved that the Committee retain the officer roles from FY15 (Matt Buckley-Chairman, Julie Fallon-Vice Chair, and Rachel Walsh-Corresponding Secretary); Chairman Buckley second; No discussion; VOTE 5-0-0.

Schedule:

The Medway Public Library is closed on April 18, 2015 in observation of Patriots Day. The Committee will meet on April 25, 2015 at the Medway Public Library.

Action Items:

- Ms. Affleck-Childs will forward the Committee the petition for variance relative to 122 Main Street when it is filed.
- Committee members should review the DRC webpage and bring feedback and ideas to the next meeting.
- Matt will follow-up with Stephanie Mercandetti on retaining a consultant for the Sign Bylaw Review Task Force.
- Ms. Affleck-Childs will see if the DRC can be added to the December 7, 2015 BOS agenda.
- Ms. Affleck-Childs will invite Jack Mee to November 30, 2015 DRC meeting.
- Ms. Affleck-Childs will forward Chairman Buckley information on the Urban Renewal Plan Steering Committee.

Adjournment:

With no further business before this committee, a motion was made by Chairman Buckley, seconded by Rachel Walsh to adjourn at 9:09 p.m.

Respectfully Submitted,

Michelle Reed