

Medway Design Review Committee Meeting
Monday, February 06, 2023
Zoom (Remote) Meeting

Call to Order: – With a quorum present, this remote meeting was called to order by the Chair Mr. Buckley at 7:00 p.m.

Members	Matthew Buckley	Janine Clifford	Tom Gay	Jessica Chabot	Susan Alessandri	Jamie Ahlstedt
Attendance	X	X	X	X	Absent with Notice	X

Pursuant to the provisions of Chapter 107 of the Acts of 2022, an act which extends certain COVID-19 measures adopted during the State of Emergency, and under which public bodies retain the option of holding open meetings and hearings remotely, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021 meeting, Design Review Committee members participated remotely for this meeting. Access via Zoom was provided for public participation. All persons participated remotely in the meeting via Zoom.

Call to Order:

At 7:00 PM Mr. Buckley called the meeting to order and conducted a roll call of members present via Zoom as follows: Matthew Buckley, Janine Clifford, Jess Chabot, Tom Gay, and Jamie Ahlstedt.

Also Present via Zoom:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Brian Donahue, Architect; Paul Tibits, Owner/Applicant - 7 Sanford ST
- Karen Johnson, Charter Realty; Tom Scott, Architect; John Lorden, Site Engineer, Tighe & Bond for Medway Commons
- Karen Mullen, Kevin Lobisser for Milford Regional Hospital Master Signage Plan

Approval of Meeting Minutes:

January 23 2023:

A motion was made by Mr. Buckley to approve the minutes of the 01/23/2023 DRC meeting as submitted, seconded by Ms. Clifford.

Roll Call Vote:

Matt Buckley - Aye

Janine Clifford - Aye

Tom Gay - Aye

Jamie Ahlstedt – Aye

The motion passed.

Project Review – 7 Sanford Street Multi-Family Special Permit Application

Ms. Affleck-Childs provided a brief overview of the project. **See attached documents.** The property is located on the east side of Sanford St. It's an existing building with two residential units and a large barn style structure that is currently used for storage. The PEDB application is for a multi-family special permit and the proposal is to renovate the barn to add 4 residential units. The applicant purchased the property in 2019. There are two existing residential units in the main house that are currently occupied.

Project architect Brian Donahue said the original site plan indicates three parking spaces but there's possibility for adding two more bringing it to a total of five spaces. The existing bituminous area will be re-paved over time. He described the parcel topography. The plan is to re-pave the lower area to provide eight parking spaces adjacent to Mansion St. These spaces will be used for the new proposed units. They propose to replace the existing fence around the site's perimeter with cedar fencing and to add five trees. There is no fencing currently on the Sanford ST side of the property and there's no plan to add any fencing there.

Ms. Clifford suggested a more screened fence/buffer area where the new parking spots are being added on the south side of the property. Applicant agreed to explore that option. New walkways leading into the new units will be created. The first unit on the ground level will be an accessible unit (2-bedroom) with an accessible parking space. A storage unit will be provided for each of the 6 unit. 3 ft. knee walls will be added as part of the proposal and roof replacement is proposed for the new units. Hardiplank clapboard siding with composite shingles and replacement windows are planned. The exterior will be white with black sash and trim. It was suggested to investigate different color schemes for the building. Inside space will be identified for storing individual trash bins and an outside dumpster is not planned at this time. Mr. Buckley asked if the plan includes an outside gathering space. Adding awnings on the doorways was recommended. Ms. Clifford asked if solar panels are being considered for the project. Mr. Donahue said the option will be explored as the project progresses. She also suggested landscape lighting and paying attention to general lighting around the property. The first PEDB public hearing for the project is on Feb 14th. A DRC review memo for the project will be sent to PEDB before the hearing. Mr. Buckley will draft the letter.

Medway Commons Site Plan – Chipotle and Starbucks, 67B and 67C Main Street

Ms. Karen Johnson introduced her team and started the discussion on the topic. **(See Attached documents.)** It was noted that the initial architectural elevations and renderings for the project had been presented to the DRC at its December meeting. Minor changes were made to the design based on the feedback received from the potential tenants. Mr. Scott presented the design changes to the committee. Referring to the design presented last time, he said the existing service door on west elevation of the former McDonald's building will remain without any changes but the electric panels to the right of the door will be replaced by new equipment. These elements will be shielded by landscaping. Ms. Clifford suggested adding some thick fencing for more privacy and visual appeal on the service door side, Ms. Johnson agreed to investigate the option. Ms. Johnson noted that a door to an electrical/ mechanical room needed to service multi-tenants has been added on the south elevation. She added the improvements made to the exterior layout for the second tenant are based on the comments made at the last DRC meeting. Discussion also included the exterior design elements. Shades of gray will be used for façade and roof. Site plan was modified due to the recent design changes. 5' concrete sidewalk is proposed along the west elevation and the remaining area on that side will be landscaped. Existing deciduous trees will be replaced by evergreen/ cedar trees with some hydrangeas and ornamental plants in between. She said the second tenant does not want an outside seating area. The order board for Starbucks will be new and surrounded by landscaping. An accessible route and a seating area is proposed in the adjacent to the drive-thru area for Starbucks.

Proposed street views were shown and discussed with the members. Mr. Buckley asked about the roof ladder on the west elevation. It was mentioned that it's a necessity to provide safe and OSHA compliant access to the roof. The frequency of the access will be regular between the tenant and owner's needs for maintaining the building's HVAC systems including the roof. There was discussion on making some visual and design improvements to prevent the split in the mansard. A

screen/ panel like structure on top of the ladder was suggested to fill the gap between mansards. Ms. Johnson reminded that safety should not be compromised which could potentially occur with the presence of a screen at that location.

Ms. Affleck-Childs suggested adding some supplemental landscaping in the area closer to the proposed dumpster enclosure. Applicant agreed to investigate it. It was suggested the final site plans should include details on the final landscaping and the proposed sitting area. To a question on the status of developing a master signage plan for Medway Commons, Ms. Johnson said they're currently working with the sign designer. Ms. Affleck-Childs mentioned that Ms. Johnson had prepared a narrative outlining how the current design is reflective of the Design Review Guidelines. She said this is being asked of all site plan applications. The PEDB hearing for the special permit will be on Feb 14th. The DRC's review letter to the PEDB will be drafted by Ms. Clifford.

Milford Regional Hospital Medical Facility Master Signage Plan – 86 Holliston Street-

Ms. Mullen and Mr. Lobisser attended the meeting to discuss the agenda item. (**See attached documents.**) The signage plan was updated based on comments received at the last DRC meeting. Ms. Mullen said the proposed pylon sign will be externally illuminated on top with LEDs and extra architectural detail will be built to house the LED lighting. All letters will be in matte finish. It was suggested the "68A Main Street" on the pylon sign will be centered. Front and side view renderings with the architectural feature for LEDs were requested. Ms. Mullen said the landscaping plan around the sign is still being worked on. Visual panel features in the building front have been removed and the signage will be mounted directly to the siding. The remaining decorative panels will be built like louvers. The panels will match the color of the siding. Three light fixtures instead of two were proposed on the building fascia where "Urgent Care Lab & X-Ray" sign will be installed. Ms. Mullen stated the only signage that will be internally illuminated will be at the Ambulance Entrance on the back side (north façade) of the building. Lighting on the remaining signs will be externally illuminated. Additional details on the panels, wayfinding signage, and landscaping plan will be submitted by the applicant and discussed at the next DRC meeting.

OTHER BUSINESS

- **Discussion on collecting and organizing photos and graphics for examples of well design multi-family housing.** Ms. Clifford said she hasn't determined the drop box option but has started gathering photos from websites like Pinterest. She showed the members few multi-family units with various architectural features.
- There was brief discussion on the status of the next Planning and Economic Development Coordinator who will take on Ms. Affleck-Childs' duties after her retirement. It was suggested to have conversations with Ms. Barbara St. Andre and the Town Manager Michael Boynton on the topic.

Motion was made by Mr. Buckley to adjourn the meeting, seconded by Ms. Clifford.

Roll Call Vote:

Matt Buckley - Aye

Janine Clifford - Aye

Tom Gay - Aye

Jamie Ahlstedt - Aye

The motion passed.

The meeting was adjourned at 9:30 p.m.

The next DRC meeting will be held on March 6th, 2023.

Respectfully Submitted,

Sreelatha Allam
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Narrative for 7 Sanford Street / Medway, MA

The subject project is a complete renovation of the existing barn building and connecting link between the barn and the existing two family residence.

The current structure is a vintage two and a half story barn which has been used for storage for the owners current plumbing contractor business. The building is of post and beam construction built at an undetermined time. Other than the occupied 2 family, the existing building is approximately:

- 2,567 sq. ft. lower level basement / garage space
- 2,264 sq. ft. main level area
- 1,620 sq. ft. of loft area attic space

All areas of the barn/connector are unoccupied.

The plan for the structure is to maintain the two residential units contained in the existing "house" and to add four (4) residential units to the existing barn and connector. The plans submitted graphically show the proposed unit layouts.

The exterior of the existing occupied house will receive new and refurbished clapboard siding, new double hung windows and painted trim. The exterior finishes will be coordinated with the renovated barn to tie the property together. All exterior finishes will be freshly painted. The architectural shingle roof on the existing occupied residence is relatively new and will remain.

To accommodate accessibility, two garage bays on the lower (parking) level will be converted to a two bedroom unit with separate entrance and parking.

On the main level above parking grade and in the renovated loft/attic space, there will be 3 additional units (one two bedroom unit and 2-3 bedroom units). To accommodate the living space on the upper level, the roof will be completely removed and a knee wall/ dormers and entire new roof constructed. The site is a sloping topography and the new "average height" will be 33' taking the topography into account.

The project will be entirely reframed at the roof and finished with architectural shingles. All new windows (similar or equal to Anderson 400 series clad units) will be provided for all the renovated space / new entry doors and garage doors will be provided. The new siding will be Hardiplank clapboards and pvc trim as well as a board and batten accent with Hardi sheet goods and pvc trim.

The renovated space will be heated and cooled as well as insulated to meet current energy codes. Interior spaces will receive Energy Star rated appliances and equipment.

THE SITE

The parcel contains .530 acres. It is bordered on all sides by roadways. Sanford Street, John Street, River Street and Mansion Street. The site does contain vegetation limited to a few trees, low shrubs, deteriorated bituminous parking areas and fencing.

Parking

The existing on-site parking (aside from garage spaces) is limited to unmarked paving areas. The existing occupied units have space for 4 vehicles on the “upper-level” parking area accessed from John street. The lower paved area accessed from Sanford Street is not marked for parking spaces and is presently used by the Owner for his plumbing business.

The four new units will be serviced by two garage spaces and eight parking spaces on site. This will require expanding the current undesignated bituminous paving area. The scope of work includes repaving of the lower area and providing 8 striped parking spaces and access roadway “only” from Sanford Street. Coupled with the 2 garage spaces in the lower-level barn, the new designated spaces will total 10.

Coupled with the upper level 4 car parking, the total number of spaces will be 14.

Drainage and Storm water control

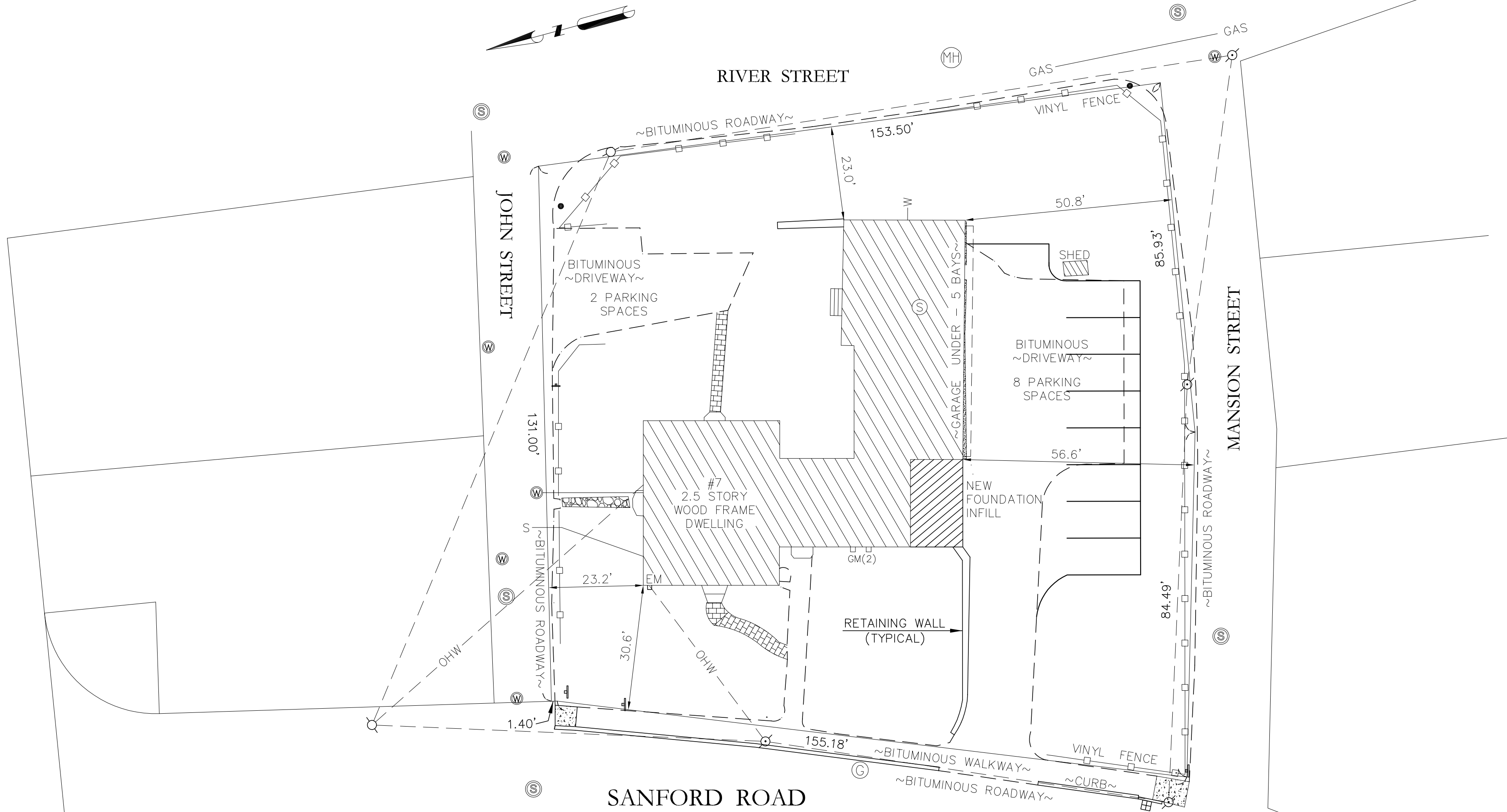
There is currently no storm water control system in place. The civil engineering scope is to capture all water runoff on site, in a below grade system. Gutters and downspouts as well as paved areas will tie into this new control system. A supplement to this narrative will be supplied by engineering firm “Site Engineering Consultants, Inc.”, Sharon, MA. Tony Stella, P.E..

Site improvements and Landscaping

The intent is to NOT add any free-standing site lighting...either pole lights or bollards. The only lighting added will be wall mounted exterior fixtures at door entryways and walkways adjacent to the buildings.

The landscape and site improvement drawing will be forwarded as part of this submission. There will be additional plantings, including trees and shrubs; new loam and seed lawn areas, walkways and fencing.

The aforementioned site improvements and paving areas will be the limit of site scope of work.



NOTES:

ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.

THE UTILITY CONNECTIONS AT THE BUILDING ARE TAKEN FROM THE TOWN OF MEDWAY D.P.W. RECORDS AND ARE APPROXIMATE.

LOT AREA = 23,060 SQ. FT.

CB=CATCH BASIN
EM=ELECTRIC METER
GM=GAS METER
OHW=OVERHEAD WIRES
S=SEWER
W=WATER

LEGEND:

- = BOLLARD
- ⊞ = CATCH BASIN
- Ⓢ = GAS SHUTOFF
- Ⓜ = MANHOLE
- Ⓢ = SEWER MANHOLE
- Ⓢ = SEWER OUTLET
- = SIGN
- Ⓢ = UTILITY POLE
- Ⓢ = WATER SHUTOFF

TOWN OF MEDWAY ZONING
DIMENSIONAL REGULATIONS
ZONE: VILLAGE COMMERCIAL (VC)

LOT AREA: 10,000 S.F.
LOT FRONTAGE: 50'
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 10'

MAX. BUILDING HEIGHT: 40'
MAX. LOT COVERAGE: 80%

OWNER TO VERIFY THE ZONING WITH THE TOWN OF MEDWAY BUILDING DEPARTMENT.

EXISTING LOT COVERAGE = (19.3%) 3,940.4 S.F.

① SITE PLAN
1" = 20'-0"

REVISIONS

DONAHUE Architects, inc.

21 MCGRATH HIGHWAY, QUINCY, MASS. 02169
Phone: 1-617-479-4122

APARTMENT RENOVATIONS
7 Sanford St, Medway, MA 02053

SITE PLAN

Drawn by: TAS
Date: 10.07.2022
Scale: AS NOTED

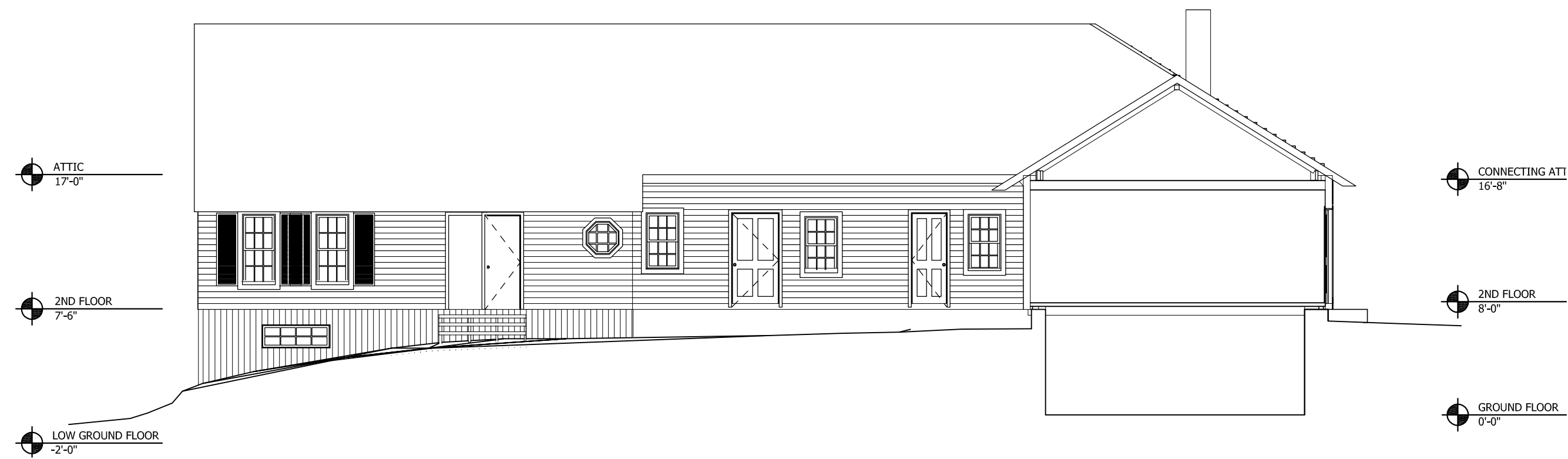


Drawing Number:

SP-1

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PROGRESS SET



⑦ NORTH ELEVATION - EXISTING
1/8" = 1'-0"



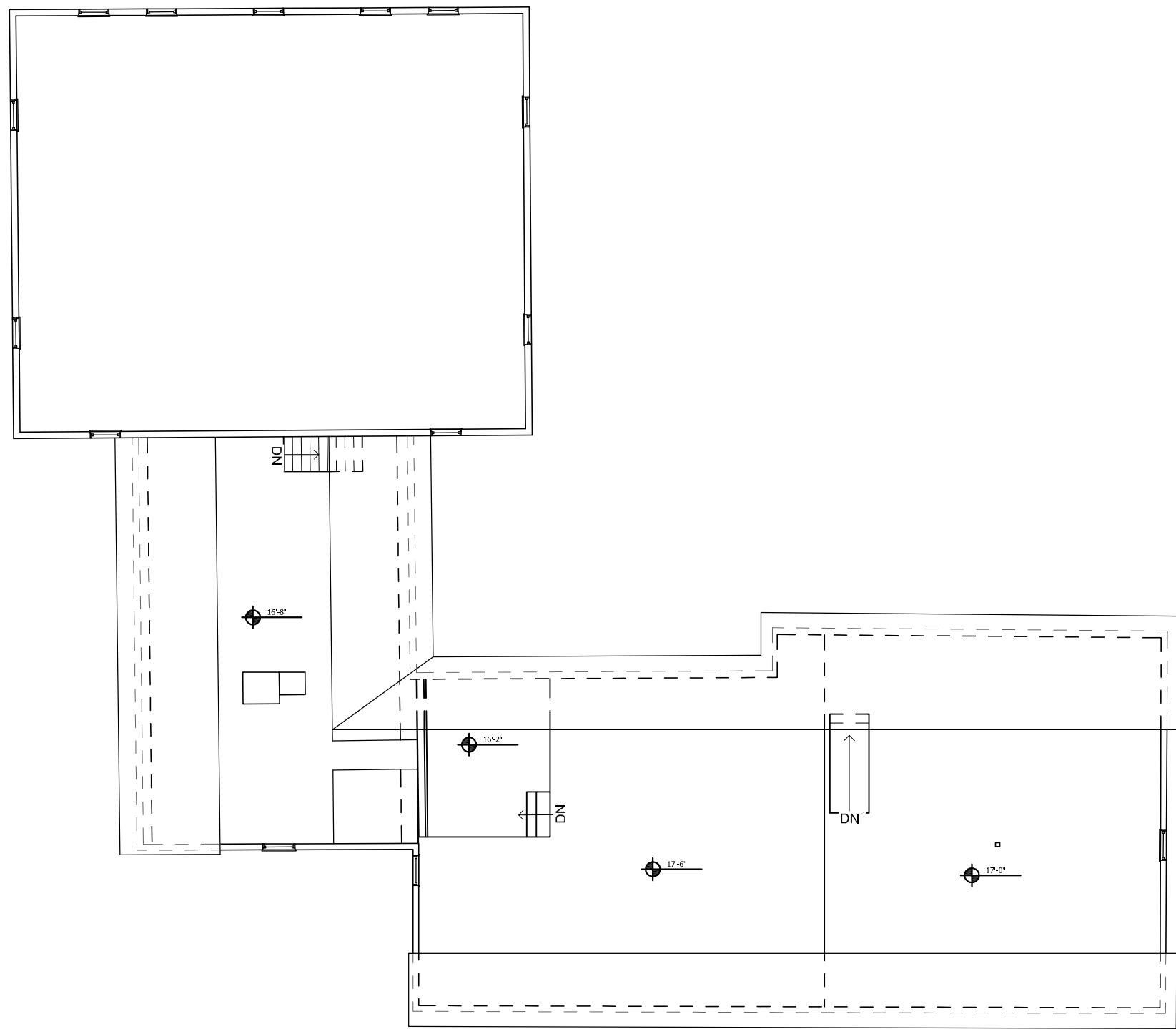
⑥ EAST ELEVATION - EXISTING
1/8" = 1'-0"



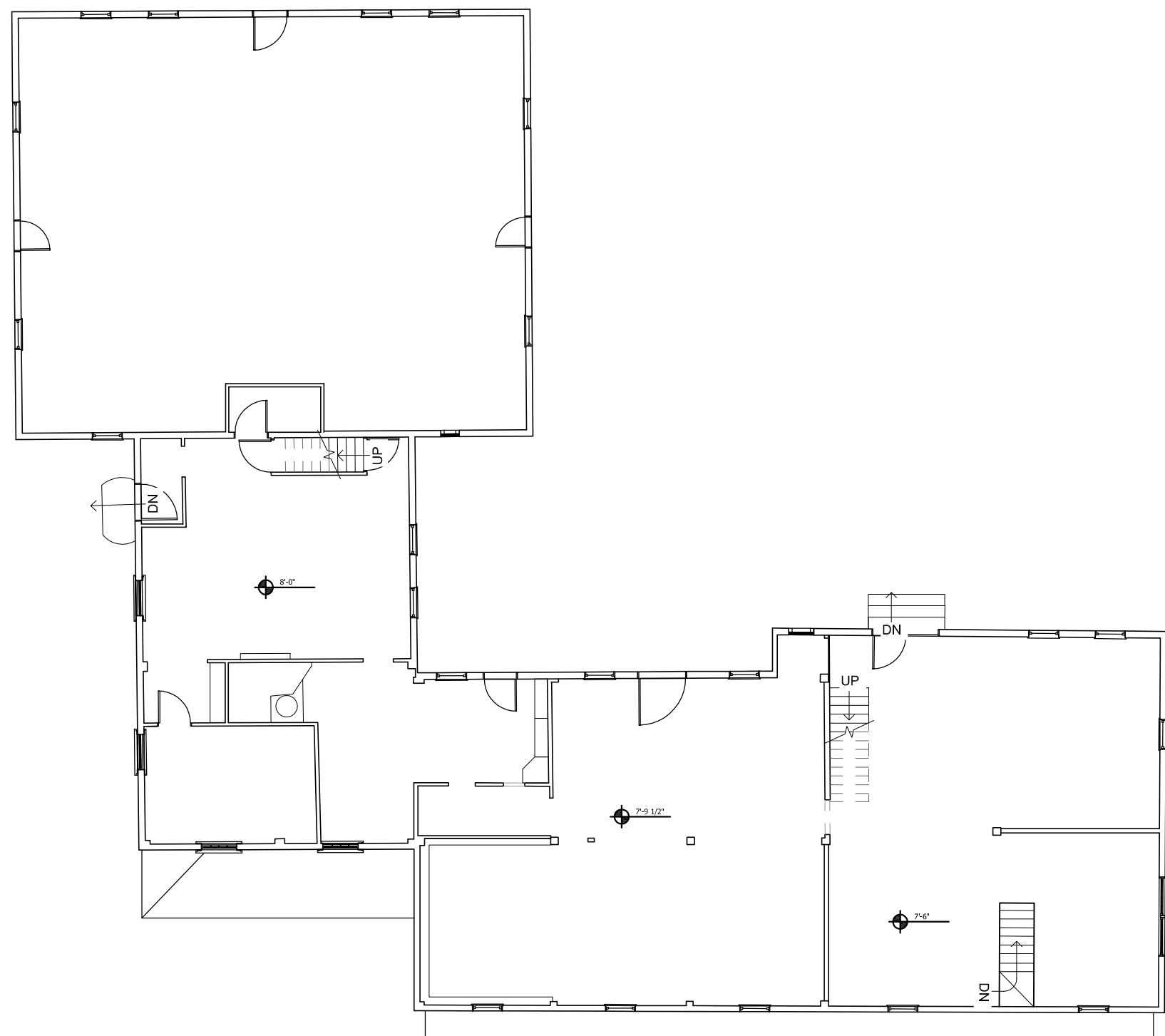
⑤ SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



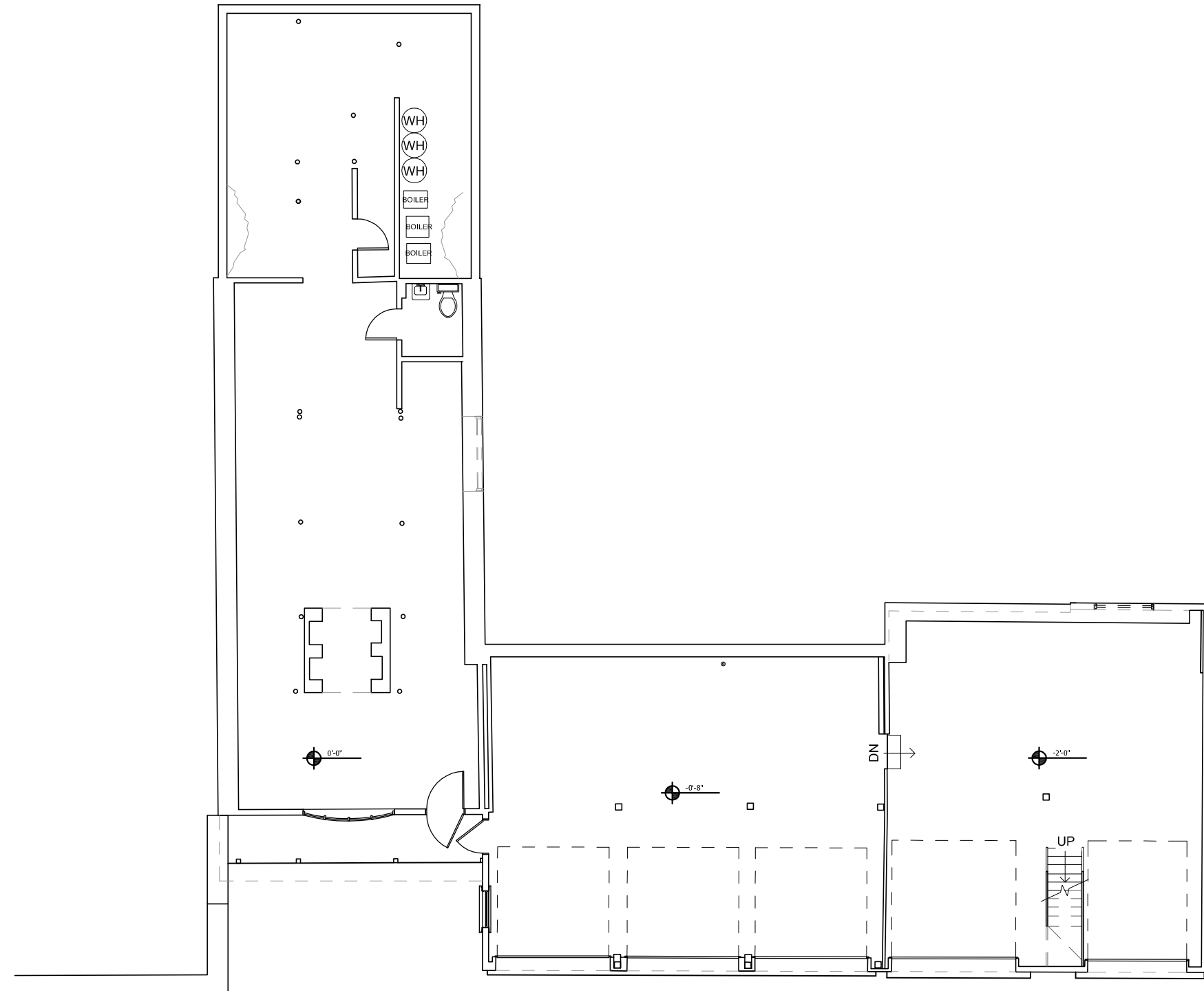
④ WEST ELEVATION - EXISTING
1/8" = 1'-0"



③ THIRD FLOOR PLAN - EXISTING
3/32" = 1'-0"



② SECOND FLOOR PLAN - EXISTING
3/32" = 1'-0"



① FIRST FLOOR PLAN - EXISTING
3/32" = 1'-0"

REVISIONS

DONAHUE Architects inc.

21 MCGRATH HIGHWAY, QUINCY, MASS. 02169
Phone: 1-617-479-4122

MEDWAY APARTMENT EXISTING CONDITIONS

7 STANFORD STREET
MEDWAY, MA 02053

EXISTING ELEVATIONS

Drawn by: TAS
Reviewed by: BD
Date: 1/23/2023
Scale: AS NOTED



A100



① NEW GROUND FLOOR PLAN UNIT 1
1/4" = 1'-0"

REVISIONS	

DONAHUE Architects, inc.
21 MCGRATH HIGHWAY, QUINCY, MASS. 02169
Phone: 1-617-479-4122

APARTMENT RENOVATIONS
7 Sanford St, Medway, MA 02053

LOWER FLOOR PLAN

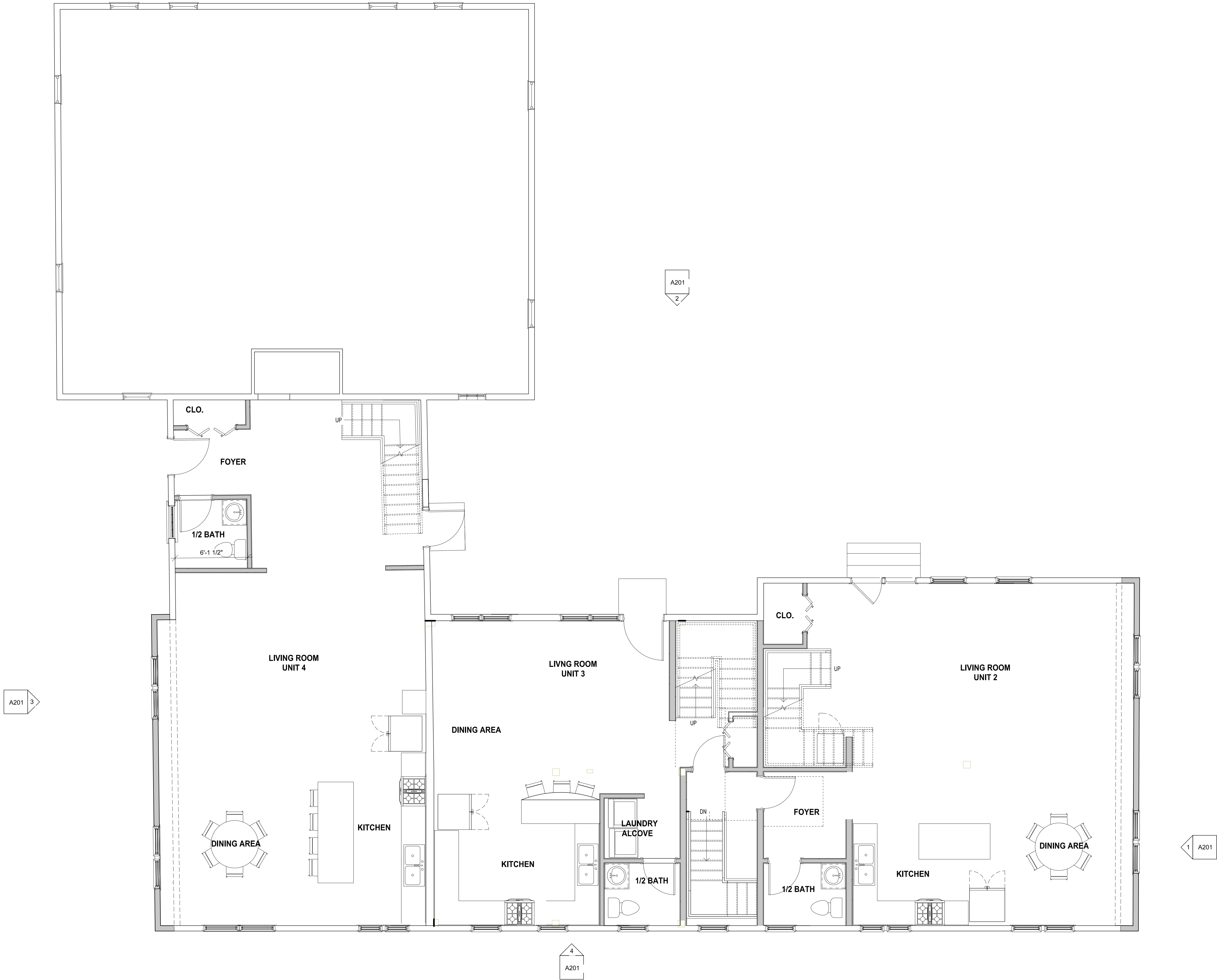
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Scale:	AS NOTED



Drawing Number:

A101

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① NEW LEVEL 2 FLOOR PLAN - UNITS 2,3, & 4
1/4" = 1'-0"

REVISIONS	

DONAHUE Architects, inc.
21 MCGRATH HIGHWAY, QUINCY, MASS. 02169
Phone: 1-617-479-4122

APARTMENT RENOVATIONS
7 Sanford St, Medway, MA 02053
LEVEL 2 FLOOR PLAN

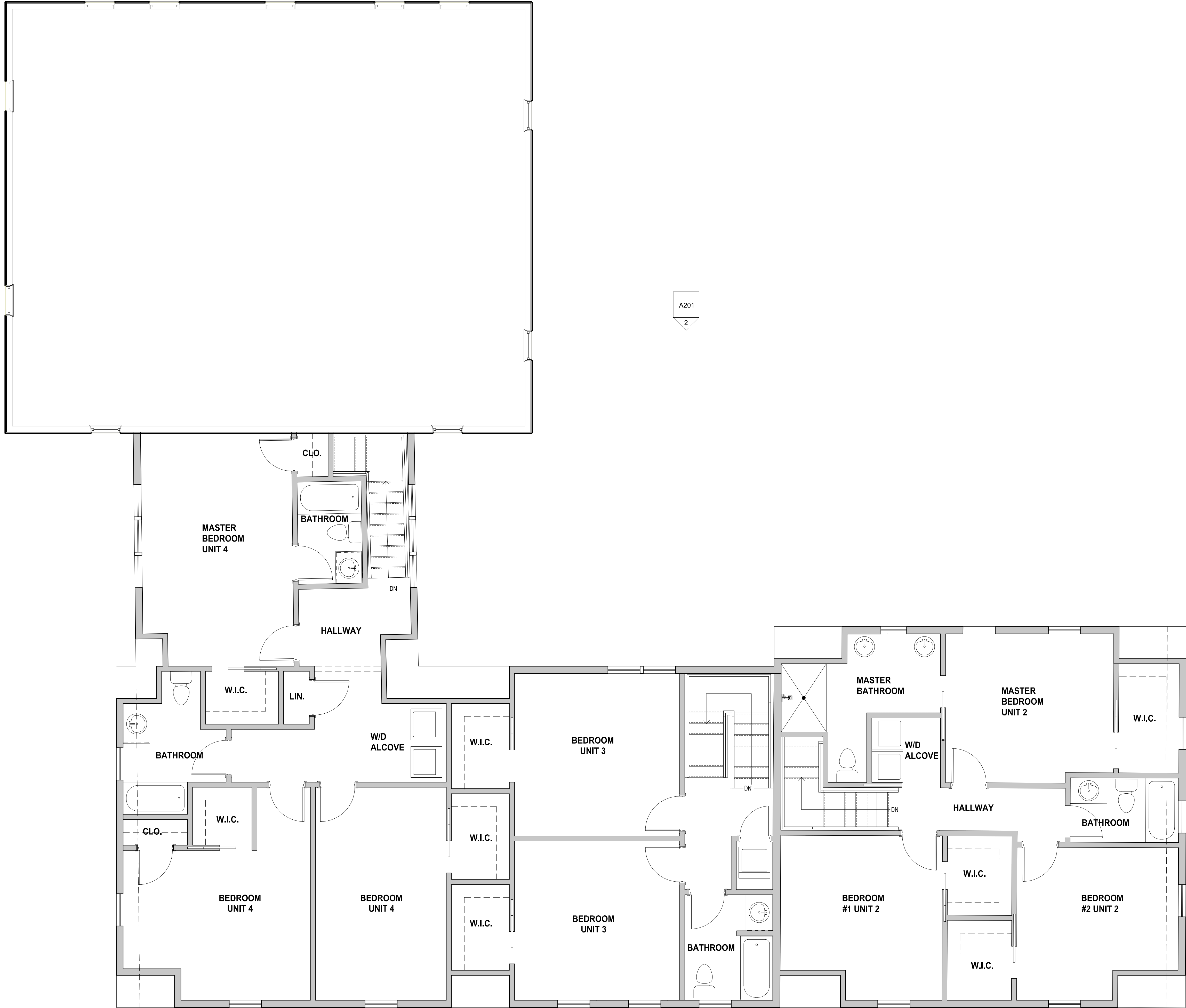
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Date: 10.07.2022
Scale: AS NOTED



Drawing Number:

A102

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① LEVEL 3 NEW FLOOR PLAN UNITS 2,3, & 4
1/4" = 1'-0"

REVISIONS

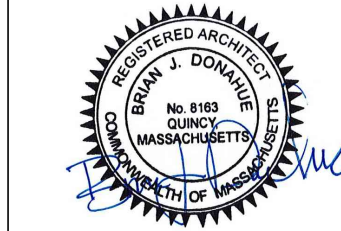
DONAHUE Architects, inc.

21 MCGOWAN HIGHWAY, QUINCY, MASS. 02169
Phone: 1-617-479-4122

APARTMENT RENOVATIONS
7 Sanford St, Medway, MA 02053

LEVEL 3 FLOOR PLAN

Drawn by: TAS
Date: 10.07.2022
Scale: AS NOTED



Drawing Number:

A103

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PROGRESS SET



① SOUTH ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

REVISIONS

DONAHUE Architects, inc.

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Phone: 1-617-479-4122

APARTMENT RENOVATIONS

7 Sanford St, Medway, MA 02053

SOUTH & NORTH ELEVATIONS

Drawn by: TAS
Date: 10.07.2022
Scale: AS NOTED



Drawing Number:

A200

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③ EAST ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"

REVISIONS

DONAHUE Architects, inc.

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Phone: 1-617-479-4122

APARTMENT RENOVATIONS

7 Sanford St, Medway, MA 02053

EAST & WEST ELEVATIONS

Drawn by:

TAS

Date:

10.07.2022

Scale:

AS NOTED



Drawing Number:

A201

7/14/2022 9:25:21 AM

RENDERED VIEWS



REVISIONS

DONAHUE Architects, inc.

21 MCGRATH HIGHWAY, QUINCY, MASS. 02169
Phone: 1-617-479-4122

APARTMENT RENOVATIONS

7 Sanford St, Medway, MA 02053

RENDERED VIEWS

Drawn by:

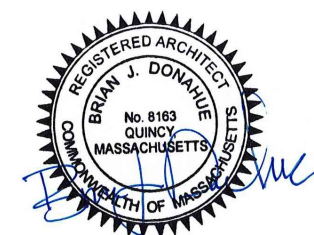
TAS

Date:

10.07.2022

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AS NOTED



Drawing Number:

A202

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Project Narrative

McDonald's Conversion/Starbucks's Site Modifications

Medway Commons

Charter Realty & Development Corp.

Medway Commons is an existing grocery-anchored shopping originally developed by Charter Realty & Development Corp. ("Charter") in 2022. Retail trends have evolved, and the tenant mix here must also evolve. McDonald's restaurant was constructed as part of the original development and operated by a franchisee. McDonald's subsequently operated this location as a corporate store before ultimately deciding to close this location in 2019. Charter now has an opportunity for a reuse of the McDonald's building and proposes to divide the space to accommodate two new tenants. The main tenant space will be occupied by Chipotle and include an app pick-up window. We are in discussions with a second tenant but as of this submission, we do not have an executed lease. As part of this redevelopment, Charter also proposes a reconfiguration of the Starbucks drive-through lane to better address current operating objectives. A right-turn lane is also proposed to facilitate access to the southern portion of the site and minimize internal conflicts adjacent to the open space area.

1) current and proposed uses –

Medway Commons is an existing grocery anchored shopping center with a variety of retail, restaurant and service uses. The proposed use of McDonald's will continue to be restaurant tenants.

2) description of proposed site improvements including paving, stormwater management, landscaping, sidewalks, refuse storage and disposal facilities, site amenities, fencing, lighting, water and sewer service, open space, etc.

The redesign of the Starbucks drive through represents the majority of the site plan modifications. A new dumpster enclosure is proposed at the northwest corner of the McDonald's lot. Additional landscaping will enhance the proposed outdoor seating area for Chipotle. Additional crosswalks and sidewalks are proposed as depicted on the site plan. Please refer to the Stormwater Summary Memo prepared by Tighe & Bond for stormwater management notes.

3) description of proposed building construction, renovation, façade improvements, and/or demolition including the size of the proposed building(s) or additions;

Building size will not change, modifications are described in detail in the attached Statement of Consistency with The Town of Medway Design Review Committee Guidelines.

4) projected water and sewer demand

No changes to current demand.

5) expected number of employees and/or occupants;

12-15 employees for both restaurants.

6) proposed hours of operation;

Expected 10 am- 10 pm operating 7 days per week.

7) existing and proposed means of vehicular and pedestrian access and egress;

No change to current access points, see entry location on plan for proposed 2nd tenant.

8) number of parking spaces required and how this number was determined;

No change to current spaces provided.

9) calculation of proposed lot coverage and impervious surface;

The proposed increase of 1,191 square feet does not change the proposed lot coverage for the entire property of Medway Commons.

10) timetable for project completion;

6 months from construction start which is anticipated to be 2 months following approvals.

11) proposed on and off-site mitigation measures;

This is a proposal to re-tenant existing spaces within an existing shopping center that has operated for the last 18 years without any issues. There are no proposed mitigation measures.

12) list of other required local, state and federal permits and the status of each;

Town Building and health permits.

13) any other information the Applicant believes will assist the Board in reviewing and understanding the site plan application.

Consistency with applicable provisions of Section 10

Below are relevant sections applying only to changes proposed as part of the activity proposed under Minor Site Plan Review.

D. Parking Requirements.

2. Applicability. The parking requirements in Section 7.1.1 shall apply to the Central Business District with the following adjustments:

- a. Off-Street Parking Requirements. In the Central Business District (CB) the minimum number of off-street parking spaces required by use on Table 3 in Section 7.1.1.D. shall be interpreted to be both the minimum and the maximum amount of parking spaces required. A reduction of parking may be allowed by special permit under Section 7.1.1.J. Additional off-street parking spaces shall require a waiver from the PEDB and the applicant shall demonstrate sufficiently that additional parking is necessary.*

THE PROPOSED PLAN PROVIDES FOR NO CHANGE IN THE TOTAL SPACES PROVIDED.

Consistency with applicable provisions of Section 3.4 C.

The request for a special permit is for the app pick-up window in relatively the same location as the McDonald's drive through window and lane.

1. The proposed site is an appropriate location for the proposed use.

THE SITE WAS CONSTRUCTED FOR A DRIVE THOUGH RESTAURANT AND WAS USED AS ONE FOR ALMOST 20 YEARS.

2. Adequate and appropriate facilities will be provided for the operation of the proposed use.

A PICKUP WINDOW WILL BE CONSTRUCTED FOR THE RENOVATED SPACE.

3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians or the environment.

THE DRIVE THROUGH LANE HAS OPERATED AS A HIGHER VOLUME USE FOR ALMOST 20 YEARS WITHOUT INCIDENT.

4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.

THE TRAFFIC STATEMENT PREPARED BY TIGHE & BOND INDICATES A NET DECREASE IN VEHICLE TRIPS FOR THE MORNING PEAK HOUR, WHICH IS ESPECIALLY BENEFICIAL TO OVERALL SITE OPERATIONS.

5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site or operational attributes of the proposed use.

NO CHANGE TO CURRENT OPERATIONS THAT MAY IMPACT ANY ADJOINING PROPERTIES.

6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.

THE LOCATION OF THE APP PICKUP WINDOW IS LOCATED IN THE CENTER OF THE PROPERTY AND THERE ARE NO IMPACTS TO SURROUNDING NEIGHBORHOOD.

7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.

THE USE IS PERMITTED AND DUE TO THE NATURE OF AN APP PICK-UP WINDOW ONLY, THERE IS LESS IMPACT THAN THE PRIOR DRIVE THOUGH USE.

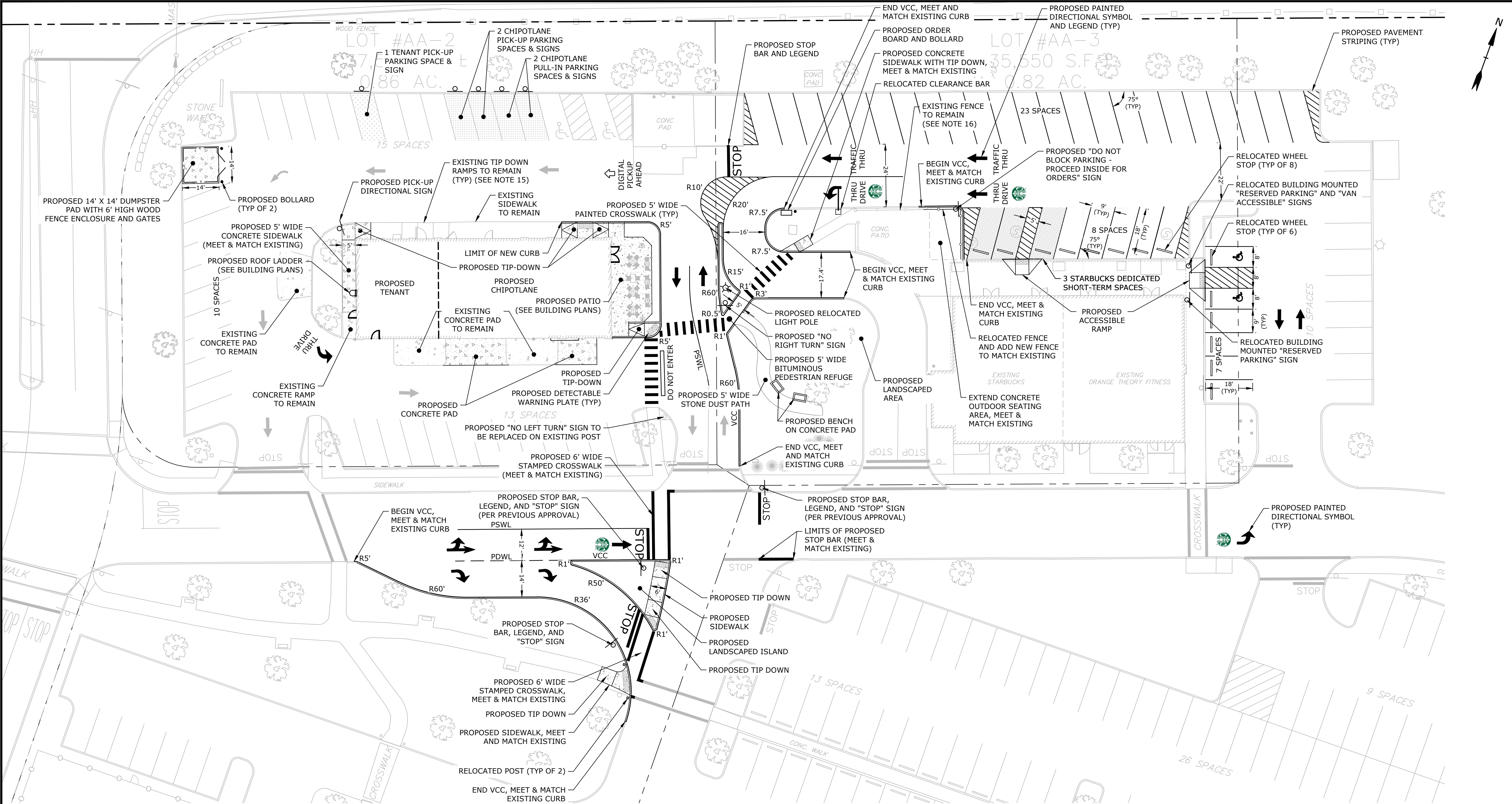
8. The proposed use is consistent with the goals of the Medway Master Plan.

THE USE PROVIDES FOR A REUSE OF AN EXISTING COMMERCIAL BUILDING.

9. The proposed use will not be detrimental to the public good.

THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE PUBLIC GOOD.

Last Saved: 1/31/2023
Plotted On: Jan 31, 2023 9:26am By: JWinston
Tighe & Bond 212 C:\C1026 Charter Realty - Conceptual Sites\Site C1026-023 Medway Commons Starbucks\AutoCAD\Sheet\C1026-018_DSGN.dwg



SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, AND ADA SYMBOLS. PAINT SHALL BE FAST DRYING AND SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
5. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
7. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
8. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", CURRENT EDITION.
9. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO PROVIDE FENCING TO PROTECT THE PUBLIC USING THE PLAZA DURING CONSTRUCTION.
11. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
12. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
13. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
15. TIP DOWN RAMPS TO REMAIN AROUND THE PROPOSED CHIPOTLANE ARE APPROXIMATE.
16. EXISTING FENCE TO REMAIN AROUND THE OUTDOOR SEATING AREA AT STARBUCKS IS APPROXIMATE.
17. WHEEL STOPS TO BE PINNED THROUGH ASPHALT PAVEMENT USING 5/8" DOWELS AND CENTERED IN PARKING SPACE.

WAIVER REQUEST:

- THE FOLLOWING IS A WAIVER REQUEST FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS
1. ARTICLE V SECTION 205-4 - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO NAVD88.

LEGEND

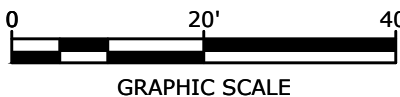
•	PROPOSED BOLLARD		EXISTING CONCRETE
5'R	RADIUS		
TYP	TYPICAL		
VCC	VERTICAL CONCRETE CURB		PROPOSED CONCRETE
	ACCESSIBLE PAVEMENT MARKING		
	PROPOSED SIGN		PROPOSED PAINTED ISLAND
	PROPOSED DASHED WHITE LINE		
	PROPOSED SOLID WHITE LINE		
	PROPOSED PAVEMENT MARKINGS		PROPOSED PAVEMENT
	PROPOSED DETECTABLE WARNING PLATE		
	EXISTING FENCE		
	PROPOSED FENCE		
	PROPOSED EDGE OF PAVEMENT/CURB		

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

MARK	DATE	DESCRIPTION
1	1/31/2023	REVISE PER LEASE PLAN

APPROVAL DATE:
ENDORSEMENT DATE:

Tighe&Bond



MINOR SITE PLAN FOR

Chipotle & Starbucks

Medway Commons
67C Main Street
Medway,
Massachusetts

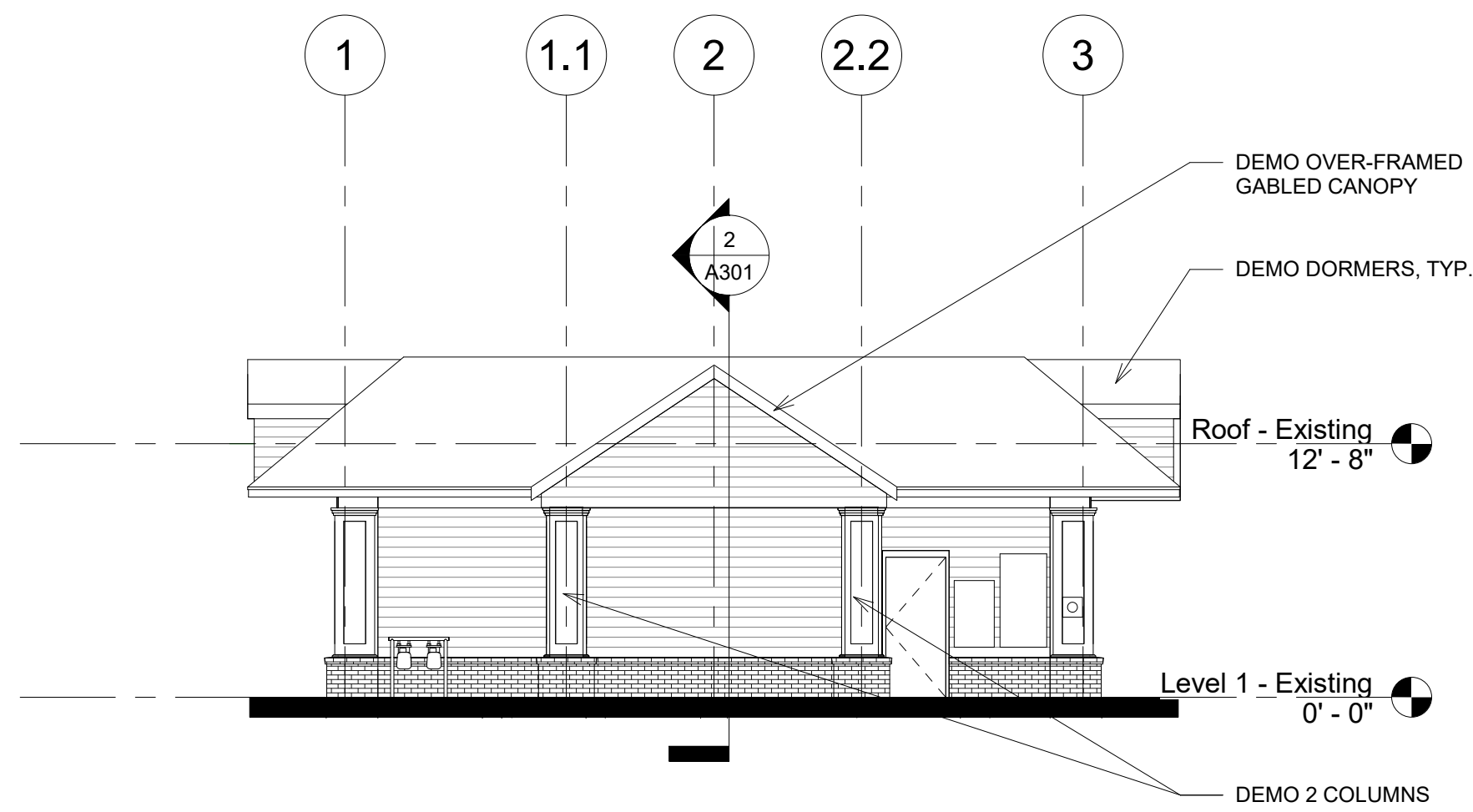
Charter Realty &
Development Corp.

MARK	DATE	DESCRIPTION
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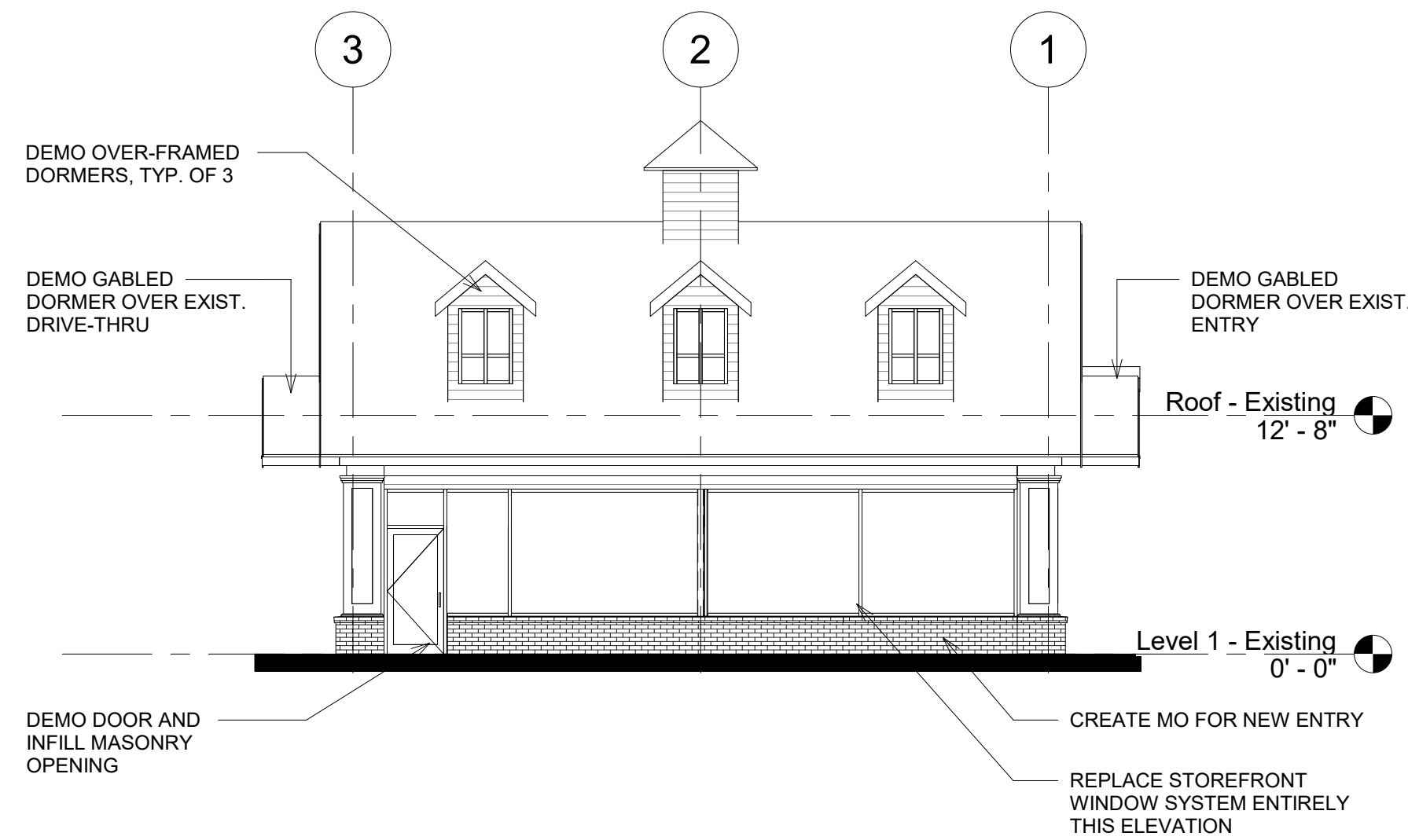
SITE PLAN

SCALE: AS SHOWN

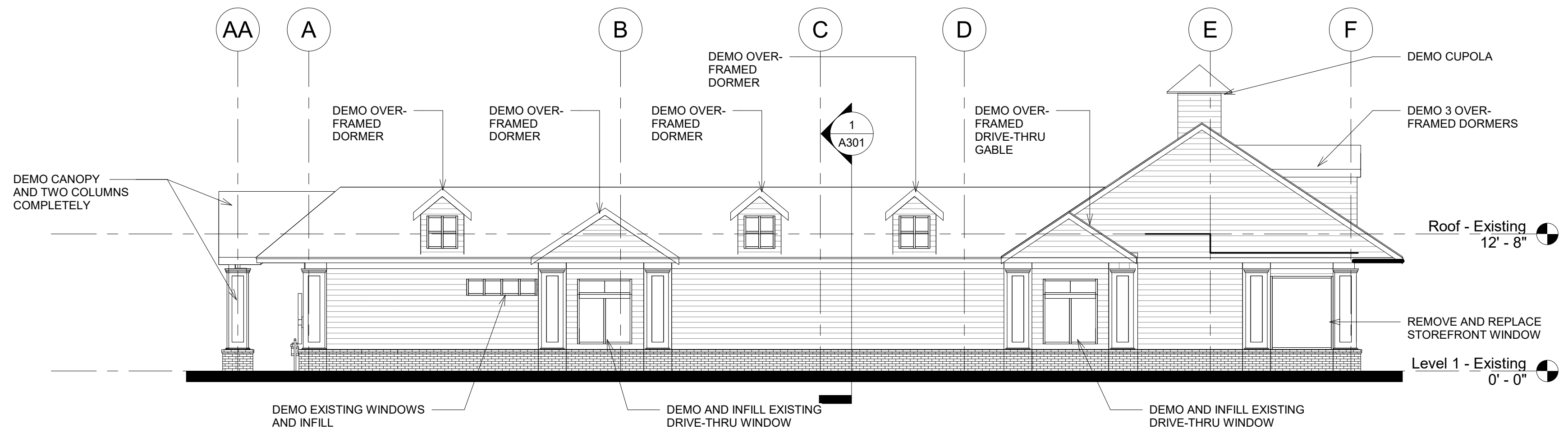
C-102



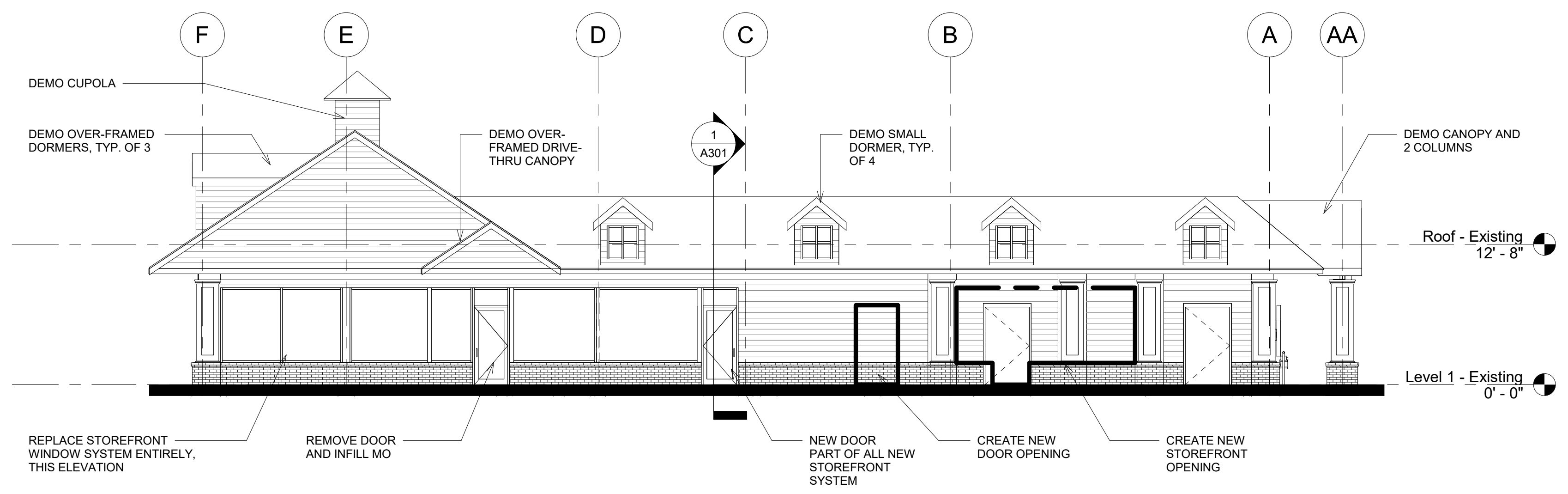
④ Existing/Demo West
1/8" = 1'-0"



③ Existing/Demo East
1/8" = 1'-0"



② Existing/Demo South
1/8" = 1'-0"



① Existing/Demo North
1/8" = 1'-0"

#	Revision Schedule		Date
	Description		

STAMP

Scott Griffin
ARCHITECTS
880 Main Street, Fifth Floor
Waltham, Massachusetts 02451
Phone (781) 893-7400 Fax (781) 893-7350

CHARTER
REALTY & DEVELOPMENT

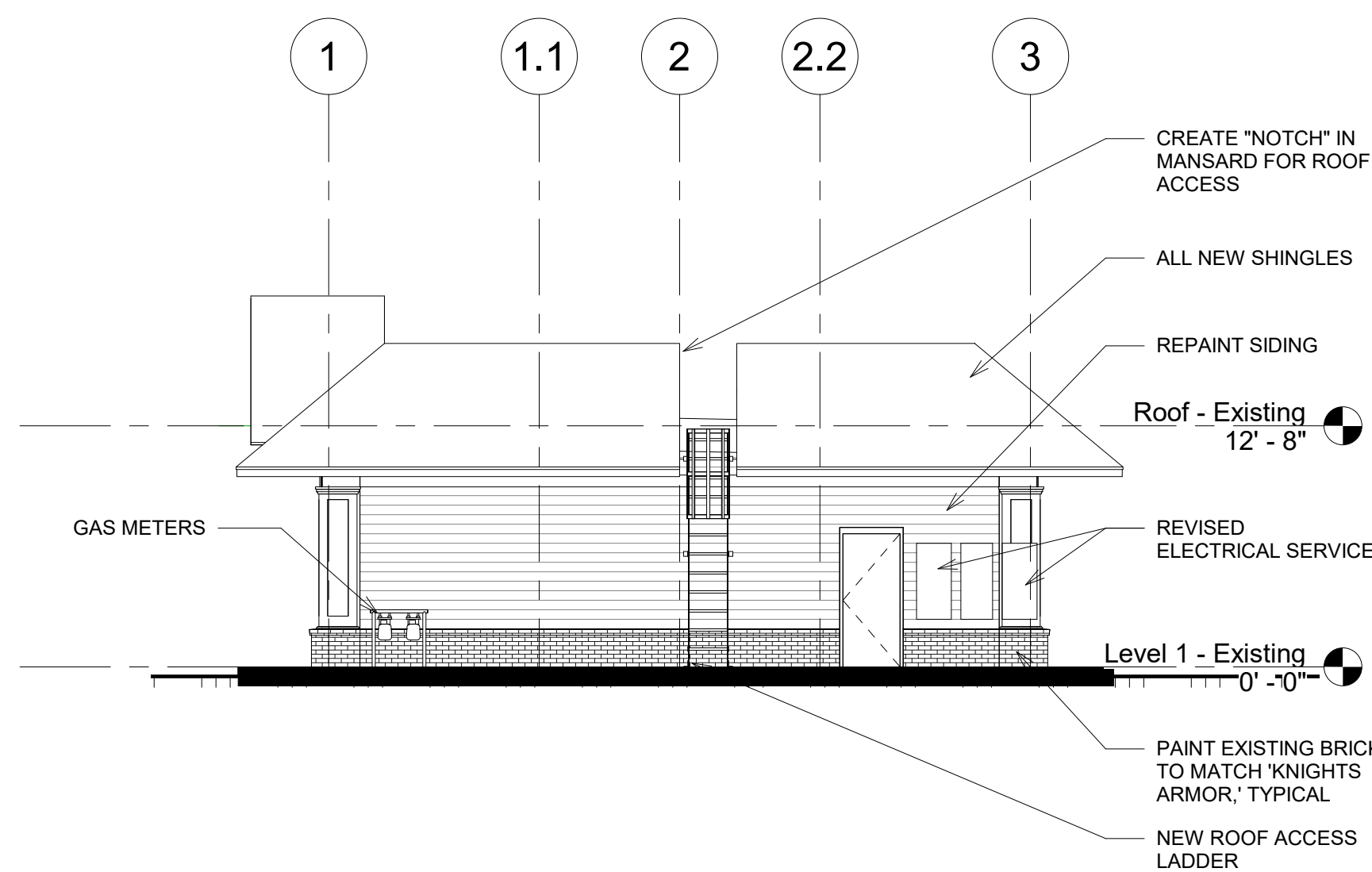
**MACDONALDS
REDEVELOPMENT**

MEDWAY COMMONS
MEDWAY, MA

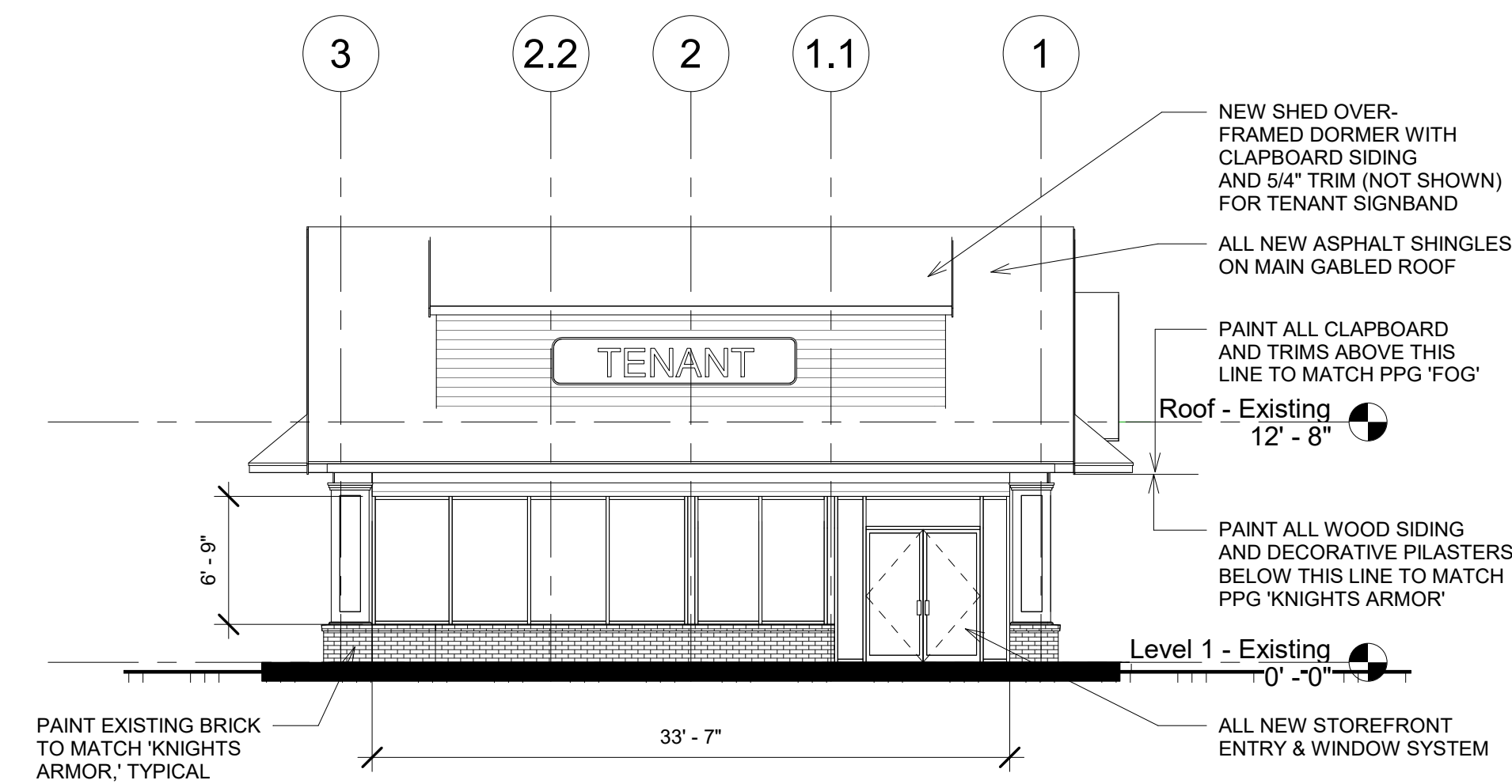
**EXISTING
ELEVATIONS**

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DRAWN BY	JN
CHECKED BY	TS
PROJECT NUMBER	22099.00
SCALE	1/8" = 1'-0"

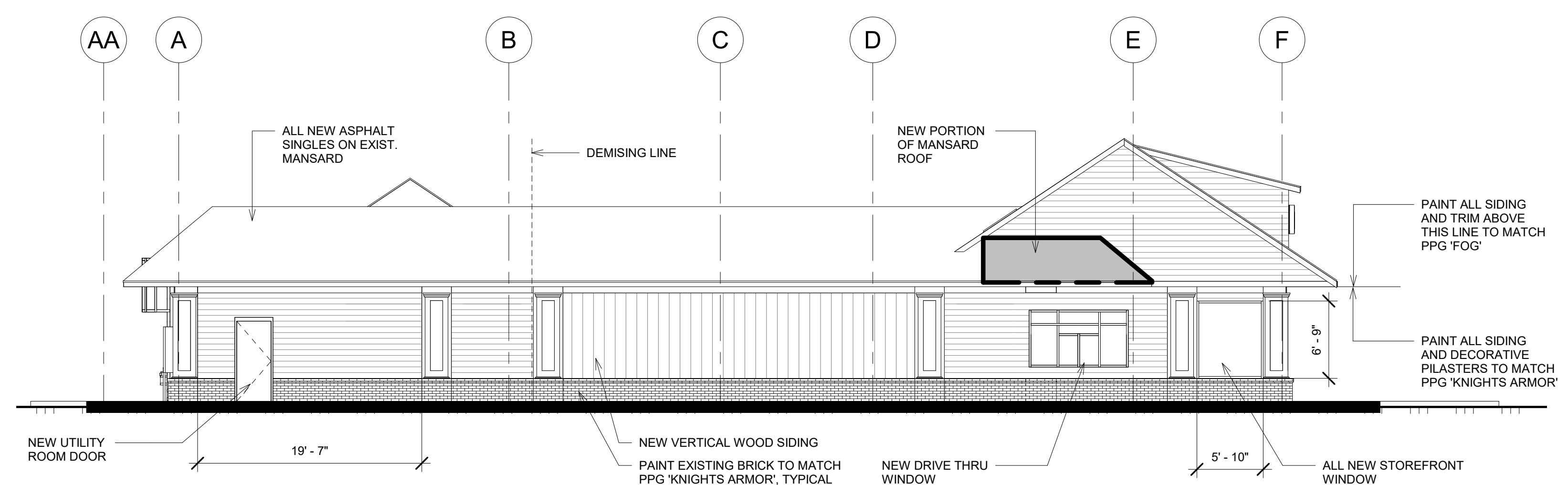
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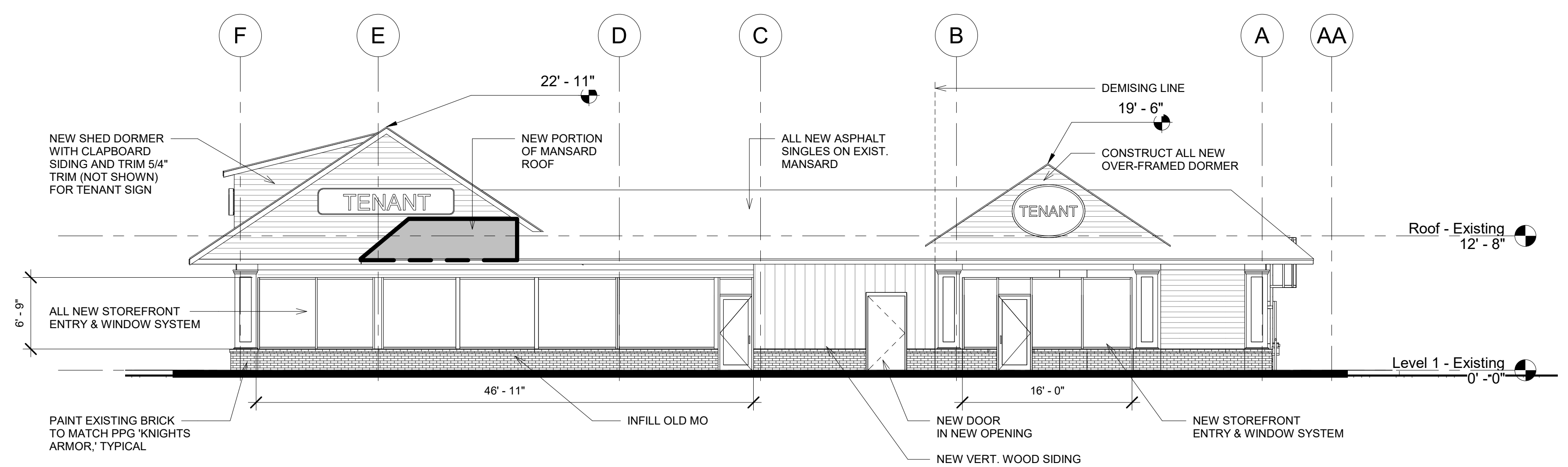
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**MACDONALDS
REDEVELOPMENT**

MEDWAY COMMONS
MEDWAY, MA

**PROPOSED
ELEVATIONS**

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SCALE	1/8" = 1'-0"

A202



④ WEST ELEVATION
1/8" SCALE



③ EAST ELEVATION
1/8" SCALE



② SOUTH ELEVATION
1/8" SCALE



① NORTH ELEVATION
1/8" SCALE

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REALTY & DEVELOPMENT

MACDONALDS REDEVELOPMENT

MEDWAY COMMONS
MEDWAY, MA

PROPOSED ELEVATIONS COLORED

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**MACDONALDS
REDEVELOPMENT**

MEDWAY COMMONS
MEDWAY, MA

3D PERSPECTIVES

DATE	02/03/2023
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SCALE	

A204

STATEMENT OF CONSISTENCY

THE TOWN OF MEDWAY DESIGN REVIEW COMMITTEE GUIDELINES

PROPOSED REUSE OF FORMER MCDONALD'S MEDWAY COMMONS

D. Architectural Guidelines

The following guidelines outline the architectural design elements that should be viewed as a baseline for well-designed architecture in the Town of Medway.

RE-USE OF THE FORMER MCDONALD'S FOCUSES ON MAINTAINING THE EXISTING BUILDING AND UPDATING VARIOUS BUILDING AND ROOF ELEMENTS TO ACCOMMODATE 2 NEW TENANTS TO MEDWAY COMMONS.

1. Building Massing

Building massing should be designed to reduce the overall perceived scale and provide simple and evocative forms that reinforce both a sense of a New England village and a sense of a human-scaled environment.

a) Strengthen Prominence of Building Entry – *Building massing should reinforce the purpose and readability of the building. For example, building massing should emphasize and highlight the location of the primary building entrance.*

BUILDING MASSING IS ESSENTIALLY THE SAME – NEW STOREFRONT FOR TENANT 1 AND THE ENHANCED SHED ROOF ELEMENT HIGHLIGHT THIS ENTRANCE. A NEW GABLE ELEMENT IS ADDED TO HIGHLIGHT THE ENTRANCE FOR TENANT 2.

b) Visually Reduce Larger Building Scale – *Large building masses should be broken down through variations in roof lines, bays, setbacks, upper-level stepbacks, horizontal or vertical articulation, or other types of architectural detailing as described in Façade Composition and Components. Overall building form should be appropriate to the scale of the building and not become overly complicated.*

EXISTING FAÇADE PILASTERS ARE MAINTAINED IN ORDER TO PROVIDE THE HORIZONTAL ARTICULATION. THE MANSARD ROOF LINE AND PROMINENT GABLES ARE BEING MAINTAINED.

c) Simplify Smaller Buildings – *Smaller building masses should remain simple and not overly complicated.*

THE REMOVAL OF THE EXCESS DORMER ELEMENTS SIMPLIFY THE BUILDING DESIGN WITH CLEANER LINES AND ALLOW A DIFFERENTIATION OF THE TWO TENANT SPACES.

d) Reinforce Corners and Gateways – *Sites located at a prominent corner, intersection, or gateway should have building features and orientation that recognize the corner or gateway and respond to it with a suitable building form. Examples of prominent corner detailing, additional building height, or other building forms that provide a visual anchor.*

THE ADDITION OF THE GABLE FOR TENANT 2 PROVIDES A PROMINENT CORNER FEATURE FOR THIS EXISTING BUILDING.

e) Integrate Historic Structures – *Existing historic structures should be integrated into any new development plan. New buildings and additions should complement and reflect the style of existing older*

structures. Historic buildings should be considered for restoration, sensitive rehabilitation, preservation or adaptive reuse as may be appropriate to the historic structure and nature of its reuse. Refer to the Secretary of the Interior's Standards for Rehabilitation.

NOT APPLICABLE

*f) **Integrate Accessibility Features** – Accessibility ramps, lifts or other access requirements should be integrated into the design of the building entry at the building exterior and interior. Accessibility components should be a purposeful part of the building entry design.*

ACCESSIBLE RAMPS ARE SHOWN AROUND ENTRY LOCATIONS ON THE SITE PLAN.

2. Façade Composition and Components

Composition of building façades should include architectural features and building components that reduce the scale of large building masses, reinforce the character of the building to reflect a New England village style, and provide detail and articulation of the overall building, particularly in areas with pedestrian traffic.

THE EXISTING FAÇADE ELEMENTS THAT ADD DETAIL AND ARTICULATION TO THE FAÇADE WILL BE MAINTAINED.

*a) **Emphasize Façade Rhythm and Patterns** – A building façade should be broken into vertical and horizontal parts that reinforce a rhythm and pattern. Vertically, a building should be seen to have a base, middle and top. Horizontally, the building should be broken down into sections that correspond to and indicate bays of the structural system.*

THE CEDAR SIDING AND BRICK WILL BE MAINTAINED AND ENHANCED WITH VERTICAL SIDING TO PROVIDE VISUAL INTEREST.

*b) **Avoid Long and Blank Façades** – Building façades should be differentiated at intervals typically not less than 50 feet or less by a change in material, a variation in the plane of the wall, decorative components, or functional element such as entryway or portico. Sections of continuous, uninterrupted, or blank building façades typically should not exceed 50 feet.*

WE HAVE MAINTAINED THE DECORATIVE PILASTERS ON THE EXTERIOR OF THE BUILDING TO BREAK UP THE FAÇADE AND PROVIDE VISUAL INTEREST. ON THE LONG ELEVATIONS, NORTH AND SOUTH, WE HAVE ADDED VERTICAL NATURAL CEDAR SIDING TO PROVIDE HUMAN SCALE, AND TO USE THE BEAUTY OF NATURAL WOOD TO HELP DEFINE THE EXTENT OF EACH TENANT SPACE. EACH AREA OF THE FAÇADE THAT IS DEFINED BY A PARTICULAR MATERIAL IS LESS THAN 50-FEET.

*c) **Emphasize Primary Façade Height** – The principal façade should not be less than typically about 20 feet in height with an articulation of the base, middle and top.*

THE EXISTING MANSARD ROOF PEAKS AT 17-FEET. THE EXISTING MAIN GABLE RISES TO OVER 23-FEET, AND A NEW SECONDARY GABLED DORMER RISES TO OVER 19-FEET. THERE IS A 2-FOOT BRICK WALL BASE AROUND THE BUILDING, DECORATIVE PILASTERS, STOREFRONT, AND A VARIETY OF SIDINGS THAT RISE TO THE BOTTOM OF THE SURROUNDING MANSARD AT 10-FEET TO CREATE A BASE, MIDDLE, AND TOP.

*d) **Encourage Neutral Building Identity** – Building design and architectural features should reflect a New England village character and should not overprioritize franchise features or identity. Signage, colors, awnings and other design features should be used to communicate brand and franchise identity. The building form, roof form and façade design should not be overly specific to a franchise or brand.*

THE RE-USE OF THE FORMER MCDONALD'S BUILDING WILL HAVE SIGNAGE TO INDICATE THE FUTURE TENANTS. THE REDESIGN FOCUSES ON UPGRADING THE EXISTING BUILDING AND HIGHLIGHTING THE TWO TENANT NATURE OF THE RE-USE.

*e) **Use Human-scaled Façade Features** – Awnings, canopies or other elements that break-down the overall scale of the building façade and provide protection and visual interest at building entries are*

encouraged. Refer to Sign Regulations and design guidelines for specific sign, material and lighting requirements.

THE VERTICAL AND HORIZONTAL ARTICULATION OF THE BUILDING INVITES PEDESTRIANS TO THE MAIN ENTRY POINTS AND PROVIDES A HUMAN SCALE. THE BUILDING IMPROVEMENTS ENHANCE THIS EXPERIENCE WITH NEW STOREFRONTS AND MATERIAL CHANGES.

*f) **Design Façade for Signage** – The façade design and architectural detailing should provide a purposeful place for signage, if signage is intended to be a part of the façade. An extended parapet, entablature, or sign band should be designed and integrated into the façade layout with appropriate spacing for both the height and width of anticipated signage. Refer to Sign Regulations for specific sign, material and lighting requirements.*

A NEW SHED ROOF DESIGN AND GABLE PROVIDE FOR SCALE APPROPRIATE FAÇADE SIGNAGE.

*g) **Integrate Utilitarian Components into the Façade Design** – All functional, utilitarian, or mechanical components of the building façade should be integrated into the façade or screened so as to be part of the composition of the overall building design. Mechanical vents, service rooms, utilitarian and staging areas, and similar portions of buildings should be hidden to match other materials and colors of the façade. Utilitarian aspects should also be screened by the site and building landscape.*

THE EXISTING MANSARD ROOF CURRENTLY SCREENS ROOFTOP MECHANICAL EQUIPMENT.

3. Building Roof Forms

Building roof form has a significant impact on the character and style of the architecture. Building roof forms should be both authentic to the type of building they are part of and strive to reinforce a sense of New England village character and scale.

THE EXISTING GABLE AND MANSARD ROOF DESIGN WILL BE MAINTAINED AND THE PROPOSED ELEMENTS WILL ALSO CARRY OVER NEW ENGLAND VILLAGE CHARACTER.

*a) **Reinforce New England Village Character** – Traditional steeply-pitched roof forms are encouraged in order to reinforce a New England sense of place and assist in managing snow loads. Roof slopes should be in the range of 8:12 to 12:12 (vertical: horizontal). Roof styles may include gable, hip, half-hip, mansard, gambrel, saltbox, and shed.*

THE EXISTING ROOF LINES WILL BE MAINTAINED AND NEW ARCHITECTURAL ELEMENTS INCORPORATE THE GABLE AND SHED ROOF STYLES.

*b) **Reinforce a Human-scale to Buildings** – Large uninterrupted roof forms should be avoided and articulated with roof gables, dormers, chimneys or other roof forms that provide variety and interest to the overall building form.*

WITH THE EXCEPTION OF THE EXISTING MANSARD ROOF ALONG THE SOUTH ELEVATION, THE ROOF IS GENERALLY BROKEN UP INTO ELEMENTS THAT ARE LESS THAN 50-FEET IN LENGTH, TO PRESENT A HUMAN SCALE, PROVIDE VISUAL INTEREST, AND TO ACCENT ACTIVATED PORTIONS OF THE FAÇADE AND ENTRIES. A 73-FOOT LONG STRETCH OF SIMPLE ROOF ALONG THE SOUTH ELEVATION IS ACCENTUATED BY VARIATIONS IN THE FAÇADE BELOW. THE DESIGN TEAM FELT THAT ACCENTUATING THE ROOFLINE ALONG THIS PORTION OF THE BUILDING WITH DECORATIVE ROOF ELEMENTS WOULD BE INAPPROPRIATE, SINCE THE DRIVE LANE FOR THE DRIVE-THROUGH IS A SINGLE BUILDING ELEMENT THAT SHOULD ONLY BE ENHANCED BY VARIATIONS IN ROOF AS A PUNCTUATION AT THE DRIVE-THROUGH WINDOW AND AT THE MAIN GABLED ROOF, WHICH MARKS THE DINING ROOM.

*c) **Integrate and Screen Utilities** – Mechanical equipment on rooftops should be screened from visibility of pedestrians standing at grade on surrounding walkways by means of walls, decorative grilles, or roof parapets. Screening features should be a part of the building composition and design and use materials*

that complement the overall roof and façade design. Other utilities, such as solar panels should be integrated into the design of the roof.

THE EXISTING ROOF LINES PROVIDE ADEQUATE SCREENING FOR MECHANICAL EQUIPMENT.

4. Building Lighting

Building lighting should be used to highlight and emphasize functional and decorative aspects of the building massing and facades. Building lighting should be energy efficient and designed to be minimized and focused on key components of the building. Lighting design must comply with the lighting requirements of the Zoning Bylaw.

*a) **Define Hierarchy of Lighting** – Building entries should be a primary focus of building lighting to reinforce safety, security and convenience for access to the building. Lighting to highlight building features, key architectural elements, accents or*

THE BUILDING PERIMETER WILL BE DOWNLIT FROM LIGHT FIXTURES IN THE MANSARD SOFFIT.

THESE WILL ILLUMINATE THE WALKWAY, HIGHLIGHT ENTRANCES AND EXITS, AND PROVIDE SECURITY LIGHTING ALL AROUND THE BUILDING. THE DINING PATIO AT THE EAST END OF THE BUILDING WILL BE HIGHLIGHTED WITH FREE-STANDING PATIO LIGHT FIXTURES. SIGN PORTIONS OF THE FAÇADE WILL BE ILLUMINATED.

Town of Medway

Design Review Committee

February 6, 2023

Re-use of the Former McDonald's
Charter Realty & Development Corp.



Existing Conditions - Photos

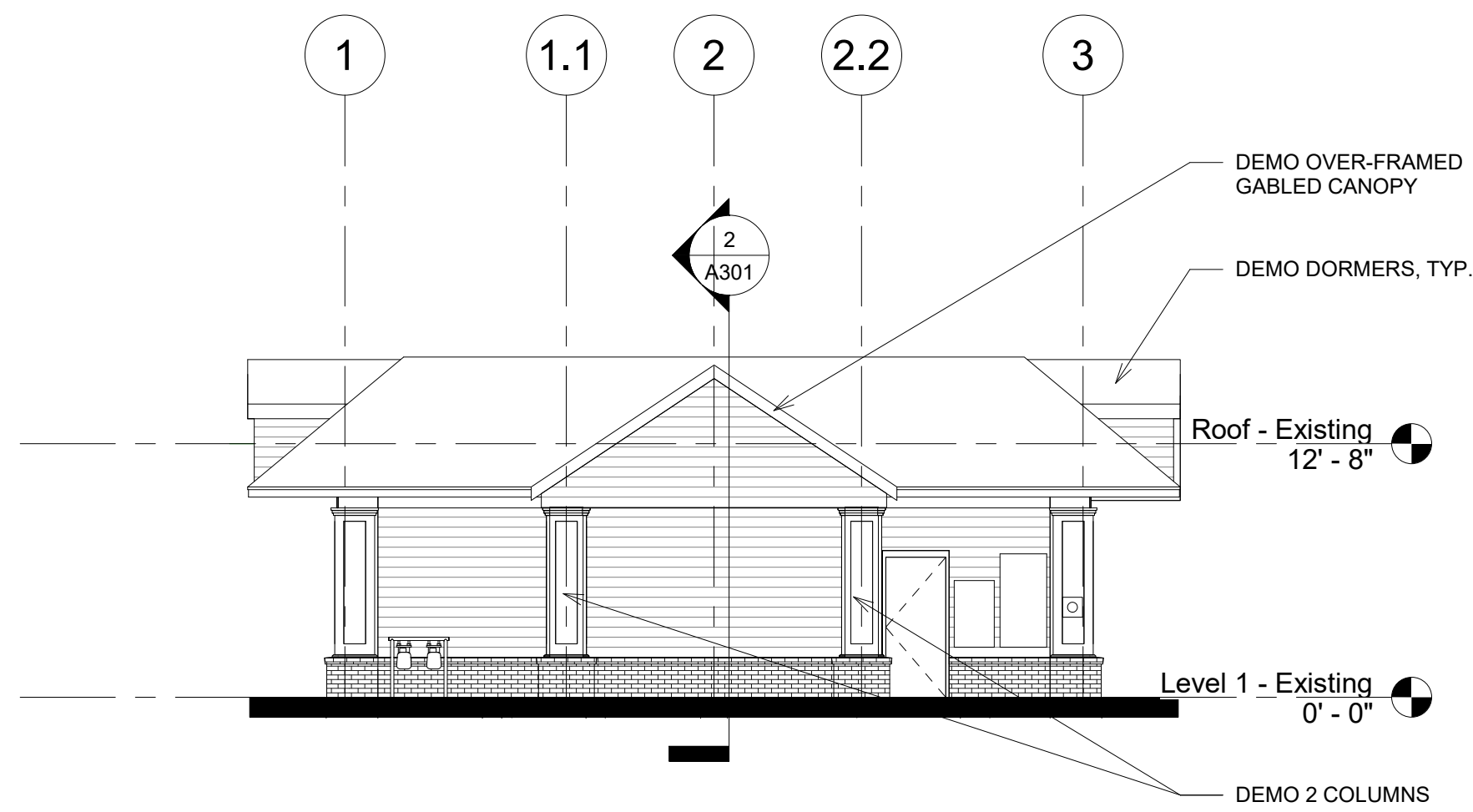
Karen Johnson, AICP Vice President, Development Charter Realty & Development Corp.



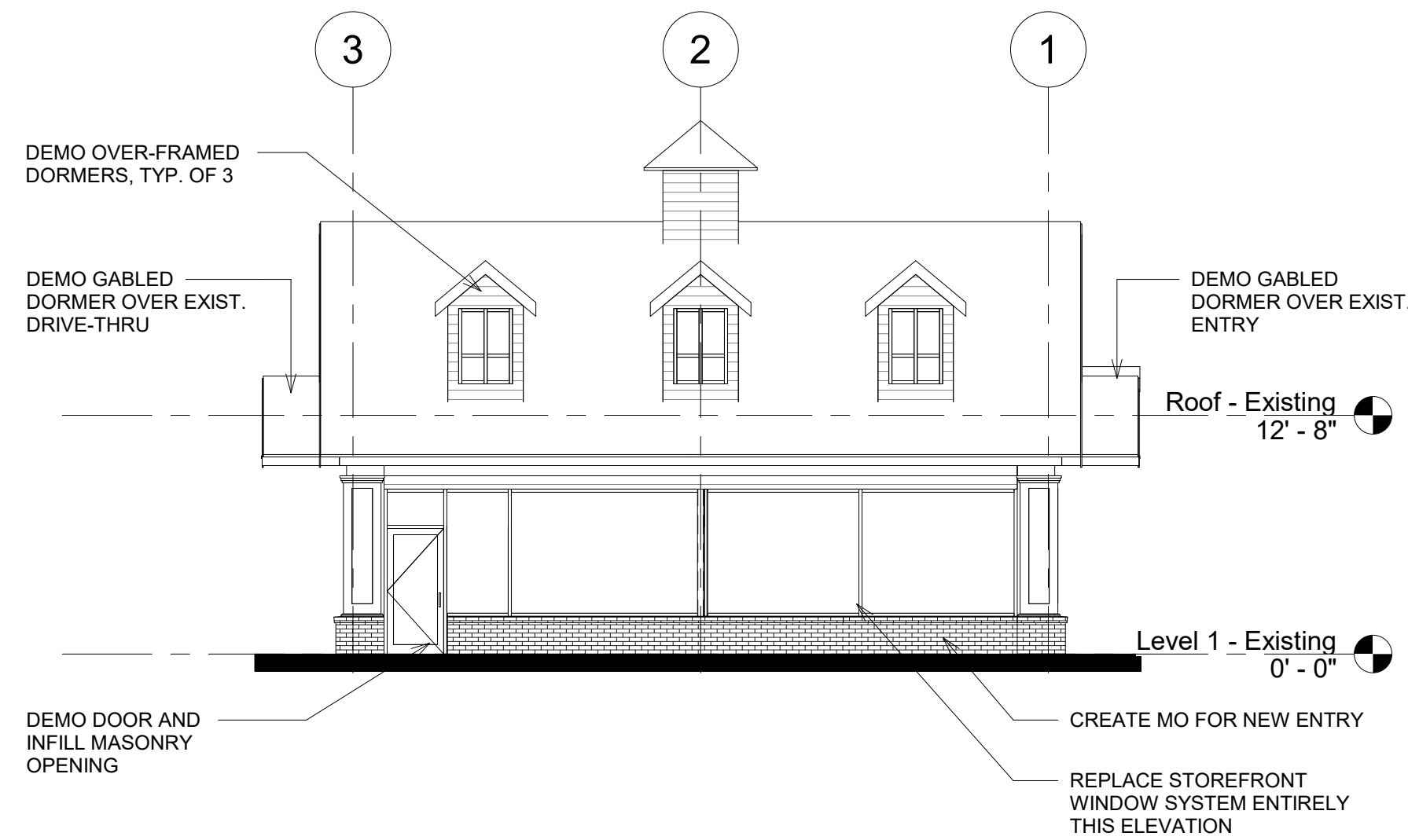


Proposed Elevations

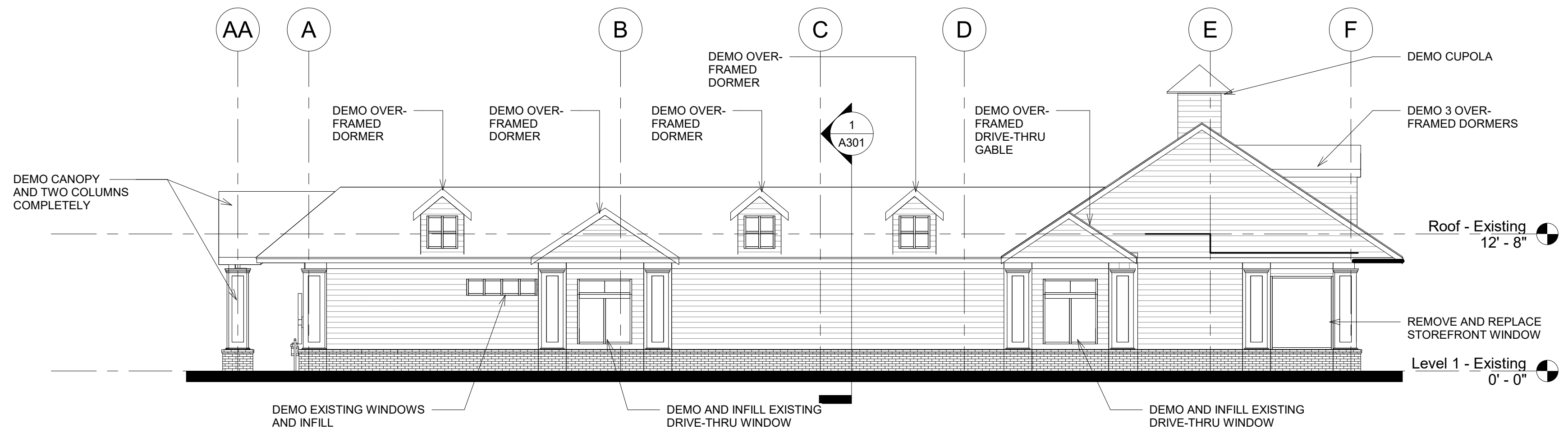
Thomas P. Scott, AIA Principal - Scott Griffen Architects, Ltd.



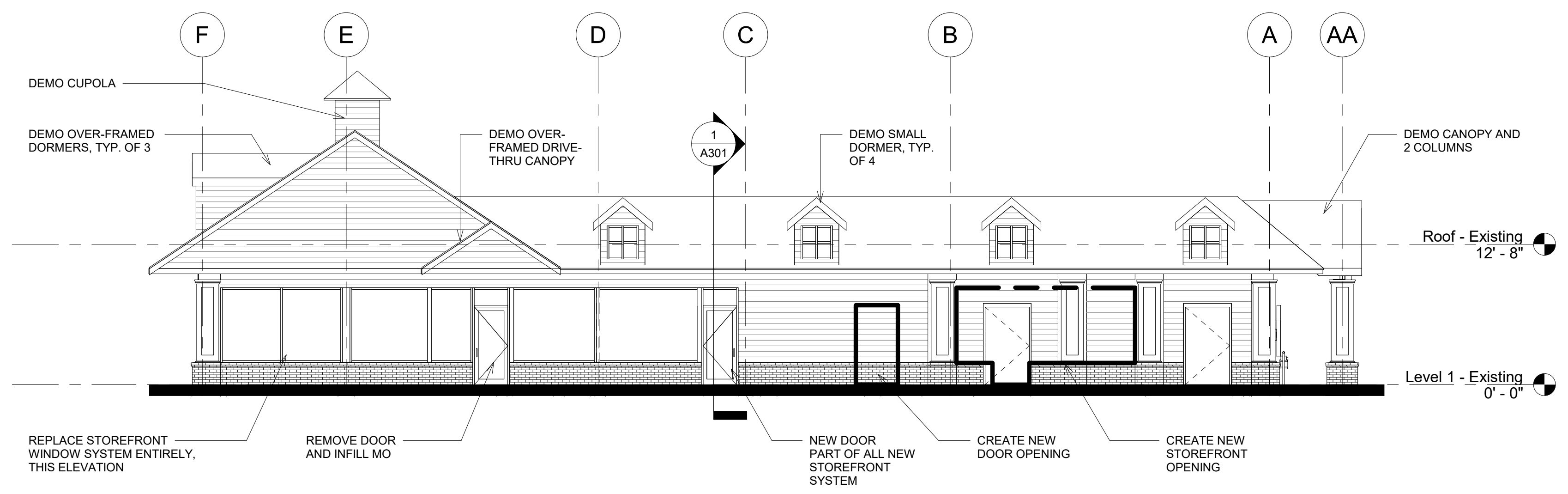
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① Existing/Demo North
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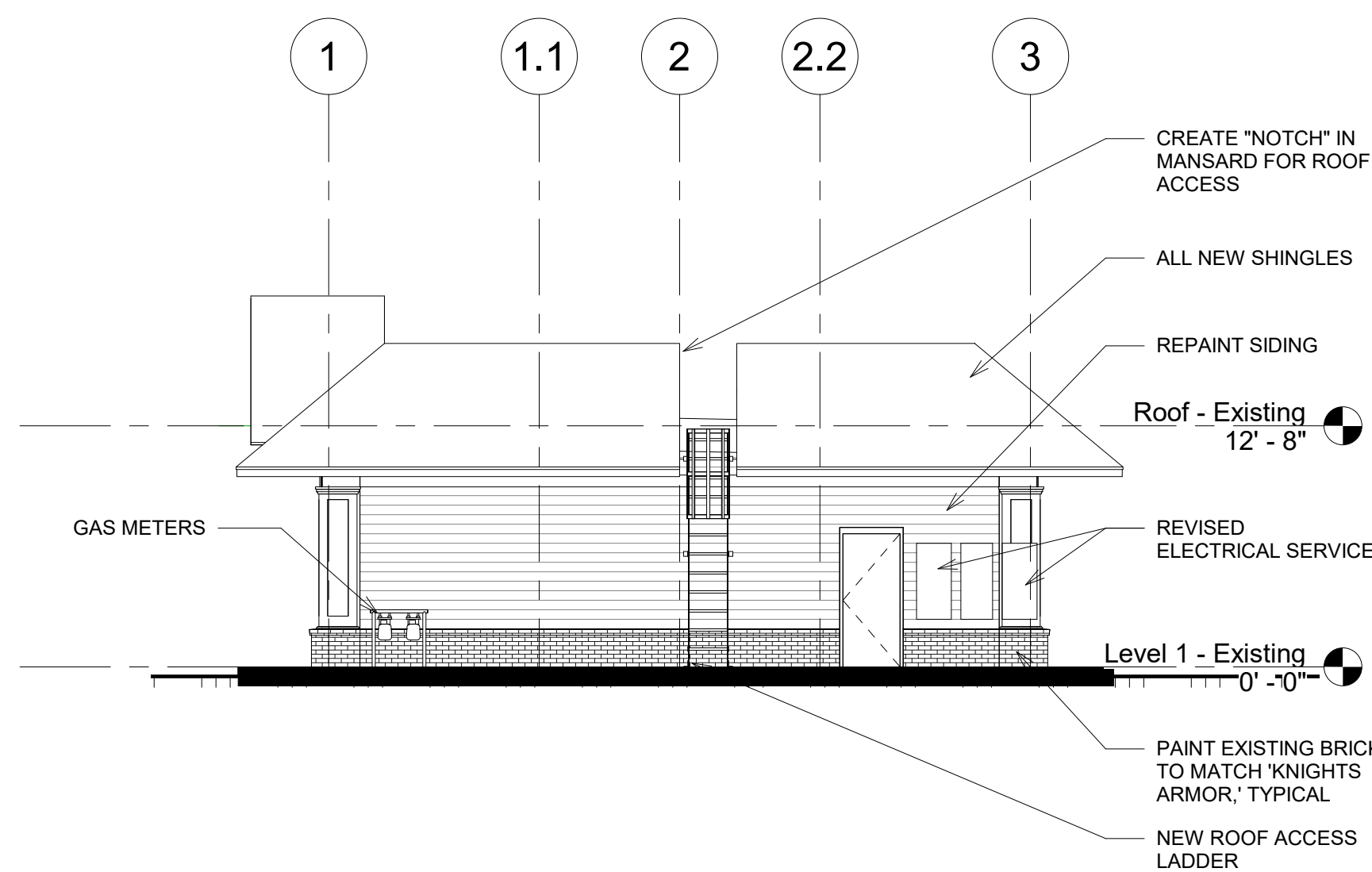
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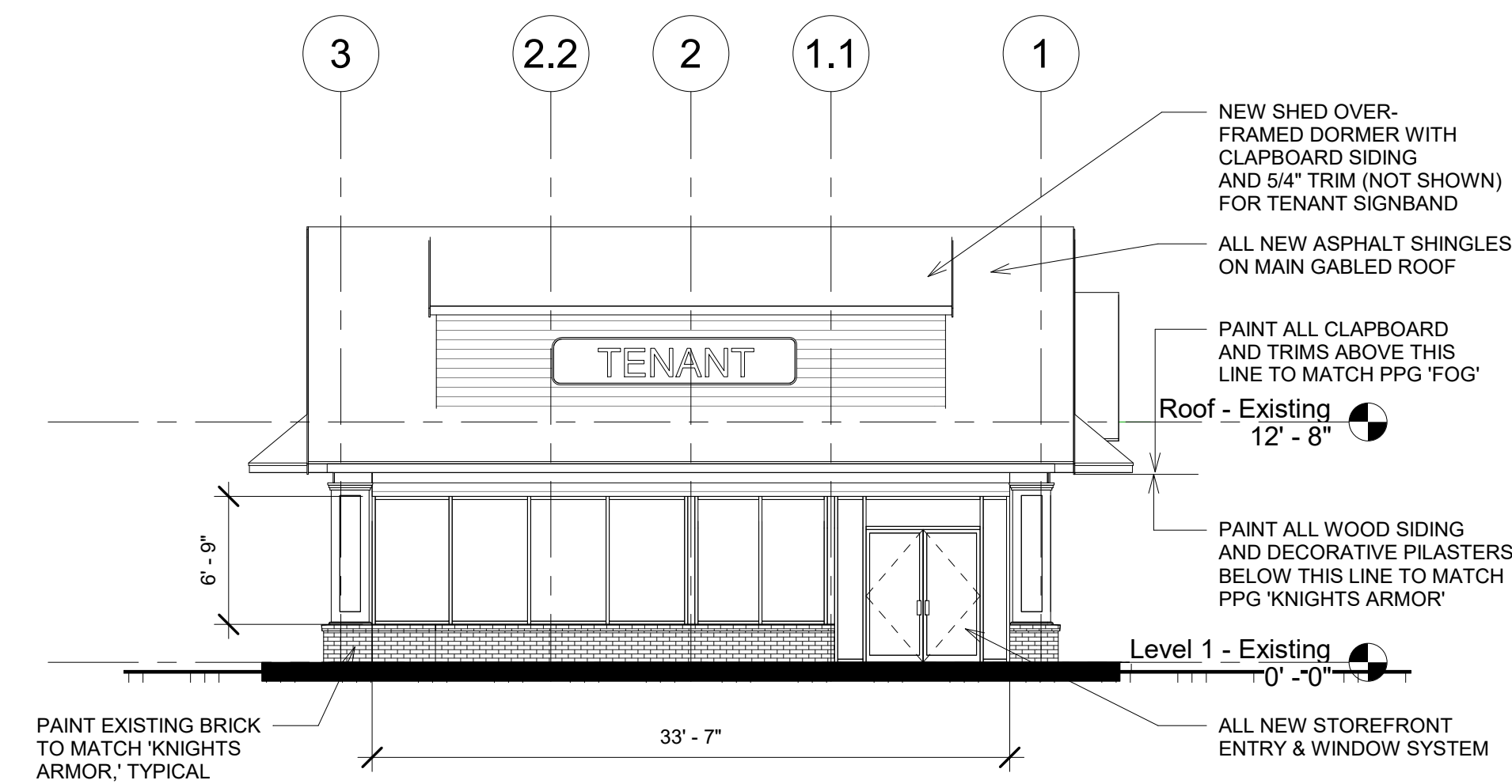
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CHECKED BY	TS
PROJECT NUMBER	22099.00
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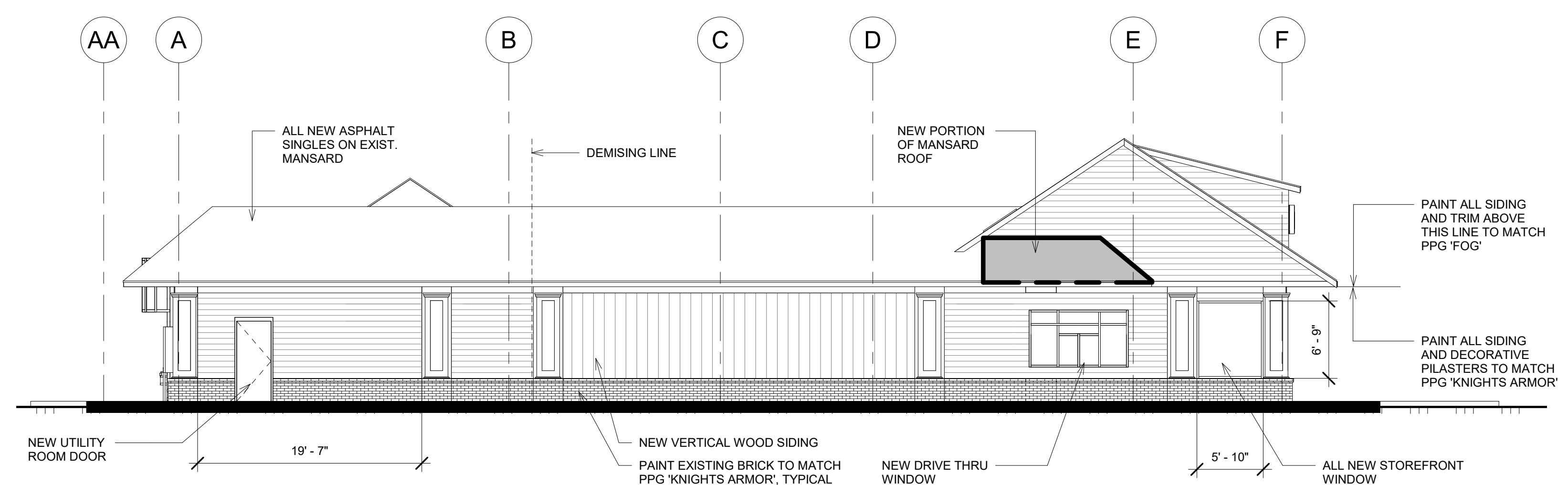
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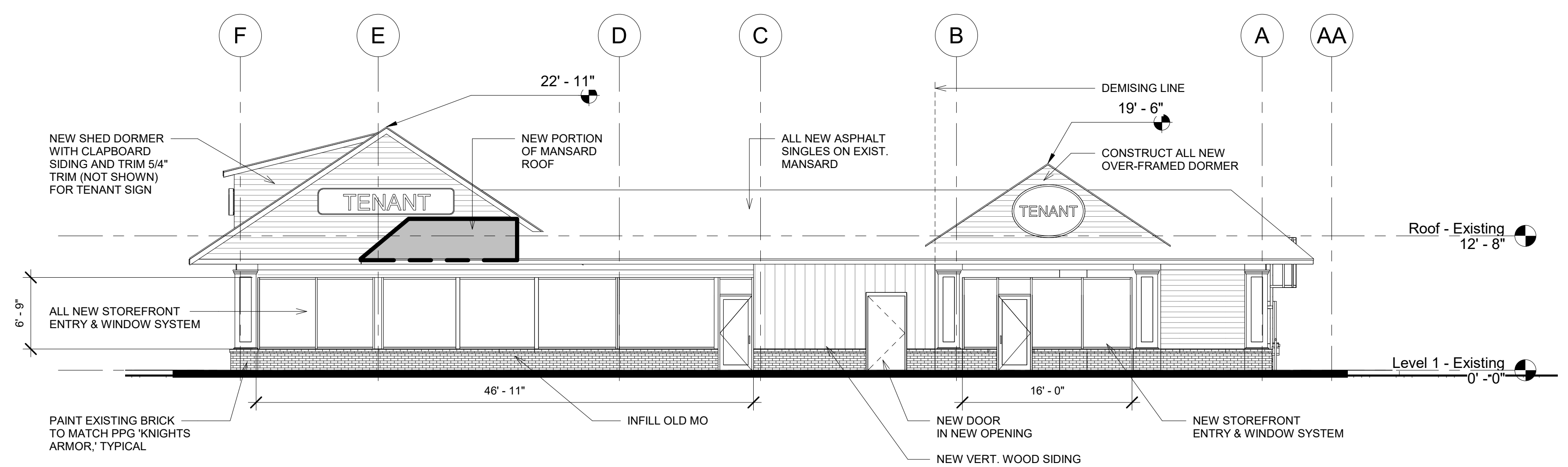
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A202



④ WEST ELEVATION
1/8" SCALE



③ EAST ELEVATION
1/8" SCALE



② SOUTH ELEVATION
1/8" SCALE



① NORTH ELEVATION
1/8" SCALE

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MEDWAY, MA

3D PERSPECTIVES

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A204

Consistency with DRC Guidelines

D. Architectural Guidelines

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BUILDING MASSING IS ESSENTIALLY THE SAME – NEW STOREFRONT FOR TENANT 1 AND THE ENHANCED SHED ROOF ELEMENT HIGHLIGHT THIS ENTRANCE. A NEW GABLE ELEMENT IS ADDED TO HIGHLIGHT THE ENTRANCE FOR TENANT 2.

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THE REMOVAL OF THE EXCESS DORMER ELEMENTS SIMPLIFY THE BUILDING DESIGN WITH CLEANER LINES AND ALLOW A DIFFERENTIATION OF THE TWO TENANT SPACES.

d) **Reinforce Corners and Gateways** – Sites located at a prominent corner, intersection, or gateway should have building features and orientation that recognize the corner or gateway and respond to it with a suitable building form. Examples of prominent corner detailing, additional building height, or other building forms that provide a visual anchor.

THE ADDITION OF THE GABLE FOR TENANT 2 PROVIDES A PROMINENT CORNER FEATURE FOR THIS EXISTING BUILDING.

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b) **Avoid Long and Blank Façades** – Building façades should be differentiated at intervals typically not less than 50 feet or less by a change in material, a variation in the plane of the wall, decorative components, or functional element such as entryway or portico. Sections of continuous, uninterrupted, or blank building façades typically should not exceed 50 feet.

WE HAVE MAINTAINED THE DECORATIVE PILASTERS ON THE EXTERIOR OF THE BUILDING TO BREAK UP THE FAÇADE AND PROVIDE VISUAL INTEREST. ON THE LONG ELEVATIONS, NORTH AND SOUTH, WE HAVE ADDED VERTICAL NATURAL CEDAR SIDING TO PROVIDE HUMAN SCALE, AND TO USE THE BEAUTY OF NATURAL WOOD TO HELP DEFINE THE EXTENT OF EACH TENANT SPACE. EACH AREA OF THE FAÇADE THAT IS DEFINED BY A PARTICULAR MATERIAL IS LESS THAN 50-FEET.

c) **Emphasize Primary Façade Height** – The principal façade should not be less than typically about 20 feet in height with an articulation of the base, middle and top.

THE EXISTING MANSARD ROOF PEAKS AT 17-FEET. THE EXISTING MAIN GABLE RISES TO OVER 23-FEET, AND A NEW SECONDARY GABLED DORMER RISES TO OVER 19-FEET. THERE IS A 2-FOOT BRICK WALL BASE AROUND THE BUILDING, DECORATIVE PILASTERS, STOREFRONT, AND A VARIETY OF SIDINGS THAT RISE TO THE BOTTOM OF THE SURROUNDING MANSARD AT 10-FEET TO CREATE A BASE, MIDDLE, AND TOP.

d) **Encourage Neutral Building Identity** – Building design and architectural features should reflect a New England village character and should not overprioritize franchise features or identity. Signage, colors, awnings and other design features should be used to communicate brand and franchise identity. The building form, roof form and façade design should not be overly specific to a franchise or brand.

THE RE-USE OF THE FORMER MCDONALD'S BUILDING WILL HAVE SIGNAGE TO INDICATE THE FUTURE TENANTS. THE REDESIGN FOCUSES ON UPGRADING THE EXISTING BUILDING AND HIGHLIGHTING THE TWO TENANT NATURE OF THE RE-USE.

e) **Use Human-scaled Façade Features** – Awnings, canopies or other elements that break-down the overall scale of the building façade and provide protection and visual interest at building entries are encouraged. Refer to Sign Regulations and design guidelines for specific sign, material and lighting requirements.

THE VERTICAL AND HORIZONTAL ARTICULATION OF THE BUILDING INVITES PEDESTRIANS TO THE MAIN ENTRY POINTS AND PROVIDE A HUMAN SCALE. THE BUILDING IMPROVEMENTS ENHANCE THIS EXPERIENCE WITH NEW STOREFRONTS AND MATERIAL CHANGES.

f) **Design Façade for Signage** – The façade design and architectural detailing should provide a purposeful place for signage, if signage is intended to be a part of the façade. An extended parapet, entablature, or sign band should be designed and integrated into the façade layout with appropriate spacing for both the height and width of anticipated signage. Refer to Sign Regulations for specific sign, material and lighting requirements.

A NEW SHED ROOF DESIGN AND GABLE PROVIDE FOR SCALE APPROPRIATE FAÇADE SIGNAGE.

g) **Integrate Utilitarian Components into the Façade Design** – All functional, utilitarian, or mechanical components of the building façade should be integrated into the façade or screened so as to be part of the composition of the overall building design. Mechanical vents, service rooms, utilitarian and staging areas, and similar portions of buildings should be hidden to match other materials and colors of the façade. Utilitarian aspects should also be screened by the site and building landscape.

THE EXISTING MANSARD ROOF CURRENTLY SCREENS ROOFTOP MECHANICAL EQUIPMENT.

3. Building Roof Forms

Building roof form has a significant impact on the character and style of the architecture. Building roof forms should be both authentic to the type of building they are part of and strive to reinforce a sense of New England village character and scale.

THE EXISTING GABLE AND MANSARD ROOF DESIGN WILL BE MAINTAINED AND PROPOSED ELEMENTS WILL ALSO CARRY OVER NEW ENGLAND VILLAGE CHARACTER.

a) **Reinforce New England Village Character** – Traditional steeply-pitched roof forms are encouraged in order to reinforce a New England sense of place and assist in managing snow loads. Roof slopes should be in the range of 8:12 to 12:12 (vertical: horizontal). Roof styles may include gable, hip, half-hip, mansard, gambrel, saltbox, and shed.

THE EXISTING ROOF LINES WILL BE MAINTAINED AND NEW ARCHITECTURAL ELEMENTS INCORPORATE THE GABLE AND SHED ROOF STYLES.

b) **Reinforce a Human-scale to Buildings** – Large uninterrupted roof forms should be avoided and articulated with roof gables, dormers, chimneys or other roof forms that provide variety and interest to the overall building form.

THE ROOF IS GENERALLY BROKEN UP INTO ELEMENTS THAT ARE LESS THAN 50-FEET IN LENGTH, TO PRESENT A HUMAN SCALE, PROVIDE VISUAL INTEREST, AND TO ACCENT ACTIVATED PORTIONS OF THE FAÇADE AND ENTRIES. THE SIMPLE ROOF LINE ALONG THE SOUTH ELEVATION IS ACCENTUATED BY VARIATIONS IN THE FAÇADE BELOW. THE DESIGN TEAM FELT THAT ACCENTUATING THE ROOFLINE ALONG THIS PORTION OF THE BUILDING WITH DECORATIVE ROOF ELEMENTS WOULD BE INAPPROPRIATE, SINCE THE DRIVE LANE FOR THE DRIVE-THROUGH IS A SINGLE BUILDING ELEMENT THAT SHOULD ONLY BE ENHANCED BY VARIATIONS IN ROOF AS A PUNCTUATION AT THE PICK-UP WINDOW AND AT THE MAIN GABLED ROOF.

c) **Integrate and Screen Utilities** – Mechanical equipment on rooftops should be screened from visibility of pedestrians standing at grade on surrounding walkways by means of walls, decorative grilles, or roof parapets. Screening features should be a part of the building composition and design and use materials that complement the overall roof and façade design. Other utilities, such as solar panels should be integrated into the design of the roof.

THE EXISTING ROOF LINES PROVIDE ADEQUATE SCREENING FOR MECHANICAL EQUIPMENT.

4. Building Lighting

Building lighting should be used to highlight and emphasize functional and decorative aspects of the building massing and facades. Building lighting should be energy efficient and designed to be minimized and focused on key components of the building. Lighting design must comply with the lighting requirements of the Zoning Bylaw.

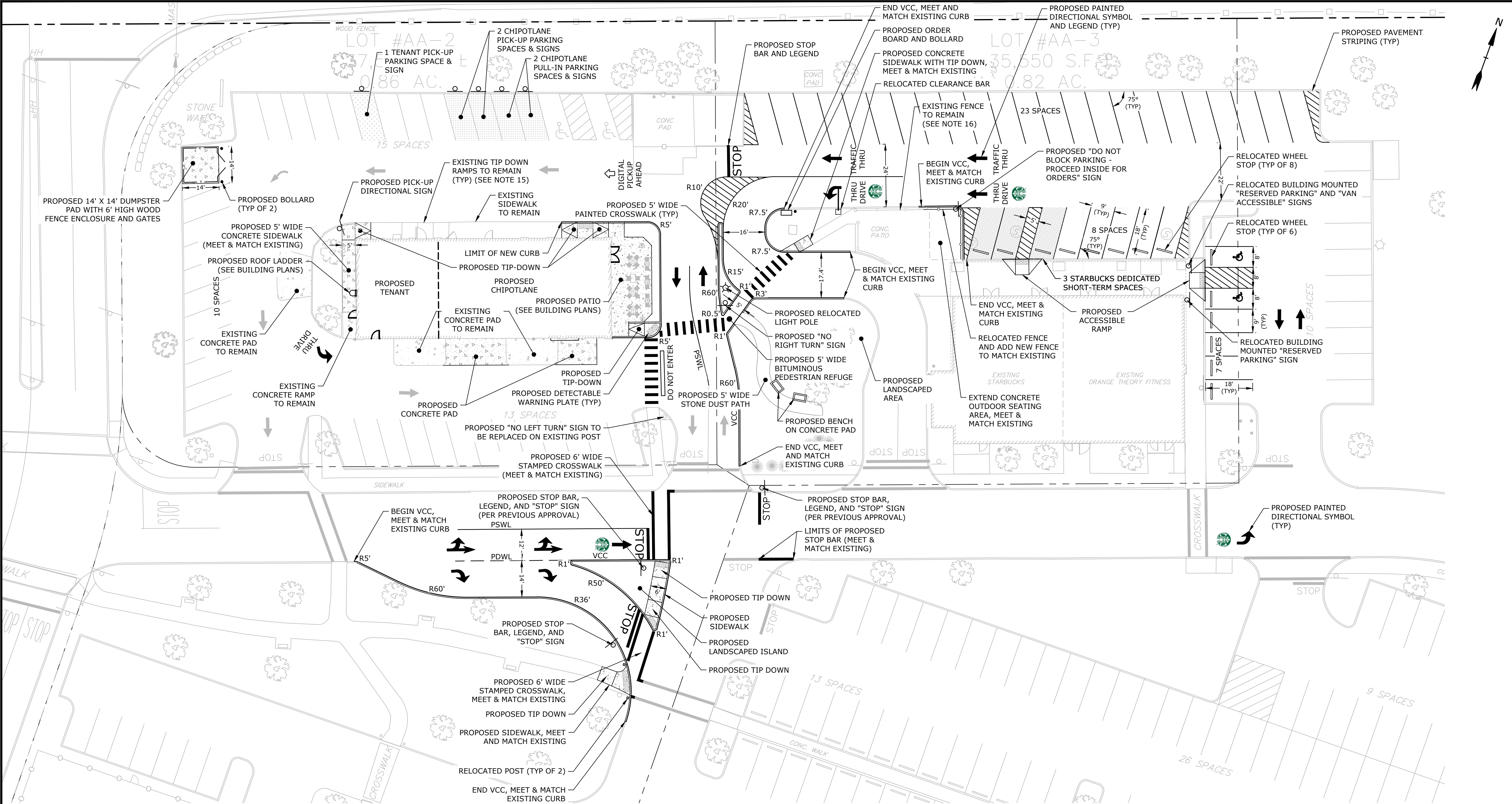
a) **Define Hierarchy of Lighting** – Building entries should be a primary focus of building lighting to reinforce safety, security and convenience for access to the building. Lighting to highlight building features, key architectural elements, accents or

THE BUILDING PERIMETER WILL BE DOWNLIT FROM LIGHT FIXTURES IN THE MANSARD SOFFIT. THESE WILL ILLUMINATE THE WALKWAY, HIGHLIGHT ENTRANCES AND EXITS, AND PROVIDE SECURITY LIGHTING ALL AROUND THE BUILDING. THE DINING PATIO AT THE EAST END OF THE BUILDING WILL BE HIGHLIGHTED WITH FREE-STANDING PATIO LIGHT FIXTURES. SIGN PORTIONS OF THE FAÇADE WILL BE ILLUMINATED.

Site Plan Modifications

John Lorden, PE Project Manager II - Tighe & Bond

Last Saved: 1/31/2023
Plotted On: Jan 31, 2023 9:26am By: JWinston
Tighe & Bond 212 C:\C1026-023 Medway Commons Starbucks\AutoCAD\Sheet\C1026-018_DSGN.dwg



SITE NOTES:

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, AND ADA SYMBOLS. PAINT SHALL BE FAST DRYING AND SHALL MEET THE REQUIREMENTS OF AASHTO M249. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F".
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, ADA SYMBOLS, SIGNS AND SIGN POSTS.
4. THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES.
5. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES & SPECIFICATIONS.
7. CONTRACTOR TO SUBMIT AS-BUILT PLANS IN DIGITAL FORMAT (.DWG AND .PDF FILES) ON DISK TO THE OWNER AND ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL BE PREPARED AND CERTIFIED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR.
8. ALL WORK SHALL CONFORM TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND WITH THE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", CURRENT EDITION.
9. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
10. CONTRACTOR TO PROVIDE FENCING TO PROTECT THE PUBLIC USING THE PLAZA DURING CONSTRUCTION.
11. CENTERLINES SHALL BE FOUR (4) INCH WIDE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
12. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
13. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING.
14. COORDINATE ALL WORK ADJACENT TO BUILDING WITH BUILDING CONTRACTOR.
15. TIP DOWN RAMPS TO REMAIN AROUND THE PROPOSED CHIPOTLANE ARE APPROXIMATE.
16. EXISTING FENCE TO REMAIN AROUND THE OUTDOOR SEATING AREA AT STARBUCKS IS APPROXIMATE.
17. WHEEL STOPS TO BE PINNED THROUGH ASPHALT PAVEMENT USING 5/8" DOWELS AND CENTERED IN PARKING SPACE.

WAIVER REQUEST:

- THE FOLLOWING IS A WAIVER REQUEST FROM THE TOWN OF MEDWAY'S SITE PLAN RULES AND REGULATIONS
1. ARTICLE V SECTION 205-4 - ALL EXISTING AND PROPOSED ELEVATIONS SHALL REFER TO NAVD88.

LEGEND

•	PROPOSED BOLLARD		EXISTING CONCRETE
5'R	RADIUS		
TYP	TYPICAL		
VCC	VERTICAL CONCRETE CURB		PROPOSED CONCRETE
	ACCESSIBLE PAVEMENT MARKING		
	PROPOSED SIGN		PROPOSED PAINTED ISLAND
	PROPOSED DASHED WHITE LINE		
	PROPOSED SOLID WHITE LINE		
	PROPOSED PAVEMENT MARKINGS		PROPOSED PAVEMENT
	PROPOSED DETECTABLE WARNING PLATE		
	EXISTING FENCE		
	PROPOSED FENCE		
	PROPOSED EDGE OF PAVEMENT/CURB		

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

1	1/31/2023	REVISE PER LEASE PLAN
MARK	DATE	DESCRIPTION
PROJECT NO:	C1026-023	
DATE:	DECEMBER 22, 2022	
FILE:	C1026-018_DSGN.DWG	
DRAWN BY:	JRW	
CHECKED:	JPL	
APPROVED:		

APPROVAL DATE:
ENDORSEMENT DATE:

SITE PLAN

SCALE: AS SHOWN

C-102

Tighe&Bond

MINOR SITE PLAN FOR
Chipotle & Starbucks
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty &
Development Corp.

Last Saved: 2/9/2023 3:41:45pm
Plotted On: 2/9/2023 3:41:45pm
Printed On: 2/9/2023 3:41:45pm
User: jll@wired.com
Title: 67C Main Street, Medway Commons Starbucks Landscaping
Drawing: 67C Main Street, Medway Commons Starbucks Landscaping
Sheet: C-1026-018_DSGN.dwg



MINOR SITE PLAN FOR
Chipotle & Starbucks
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty &
Development Corp.

APPROVED BY: TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD		
APPROVAL DATE:		
ENDORSEMENT DATE:		

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
- ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
- PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
- PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
- THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
- NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
- ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
- THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.
- LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
- SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
- PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
- PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
- TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES'.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
- EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
- UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
- PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
- VEGETATION WITHIN THE AREA OF THE CROSSWALK SHALL BE MAINTAINED SO THE CROSSWALK IS AS VISIBLE AS POSSIBLE.

PLANT SCHEDULE				
CODE		COMMON NAME	SIZE	REMARKS
TREES				
BP	BETULA PAPPYRIFERA 'OASIS'	OASIS PAPER BIRCH	8'-10' MULTI	B & B
JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL RED CEDAR	6'-7' HT	B & B
PG	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B & B
SHRUBS				
BBH	BUDDLEIA 'BLUE HEAVEN'	BLUE HEAVEN BUTTERFLY BUSH	3 GAL.	CONT.
HBS	HYDRANGEA 'BLOOMSTRUCK'	BLOOM STRUCK HYDRANGEA	5 GAL.	CONT.
POL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	5 GAL.	CONT.
TMG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	2'-2.5'	B & B
PERENNIALS				
HSD	HEMEROCALIS 'STELLA D'ORO'	STELLA D'ORO DAY LILY	1 GAL.	CONT.
PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONT.
RFG	RUBRICKIA FULGIDA 'GOLDSTORM'	BLACKEYE SUSAN	1 GAL.	CONT.

LEGEND

B & B BALLED AND BURLAPPED

CONT. CONTAINER

● EVERGREEN SHRUB

○ SHRUB

○ PERENNIAL

○ DECIDUOUS TREE

 PROPOSED MULCH

 PROPOSED STONE DUST

0 20' 40'
GRAPHIC SCALE

Proposed View from Entrance



Proposed View from Route 109



Signage Summary (proposed)

Milford Regional in Medway
86 Holliston Street
Medway, MA

1/31/23

Sign Location	Signage/Letter Dimensions		Total Square Footage of Sign Panel (where applies)	Type	Illumination
Pylon Sign	45"x96" overall sign face DOUBLE FACED SIGN	= 60 SF	30"X239" = 49.75 SF	Double sided cabinet mounted on columns w/ decorative bases	External illumination
Building Front					
Main Entrance Portico	50"x127" overall	= 44 SF		Dimensional acrylic painted stud mounted letters	External illumination by decorative barn lights
Right of Entrance "Physician Offices"	17"x167" overall	= 19.71 SF		Box is solid painted PVC plastic with white cut vinyl lettering	
Left Additon "Urgent Care/Lab & X-Ray"	38"x183" overall	= 48.29 SF			
Building Left Side					
Secondary Entrance Portico	24"x38" box, 30"x96" letters	= 26.33 SF		Dimensional acrylic painted stud mounted letters	External illumination by decorative barn lights
Urgent Care/Lab & X-Ray				Box is solid painted PVC plastic with white cut vinyl lettering	
Building Rear					
Ambulance Entrance	11"x165" overall	= 12.6 SF		Raceway mounted channel letters	Internal illumination by LEDs

Pylon Sign (proposed)

Milford Regional in Medway
68A Main Street
Medway, MA

VERSION 1/26/23

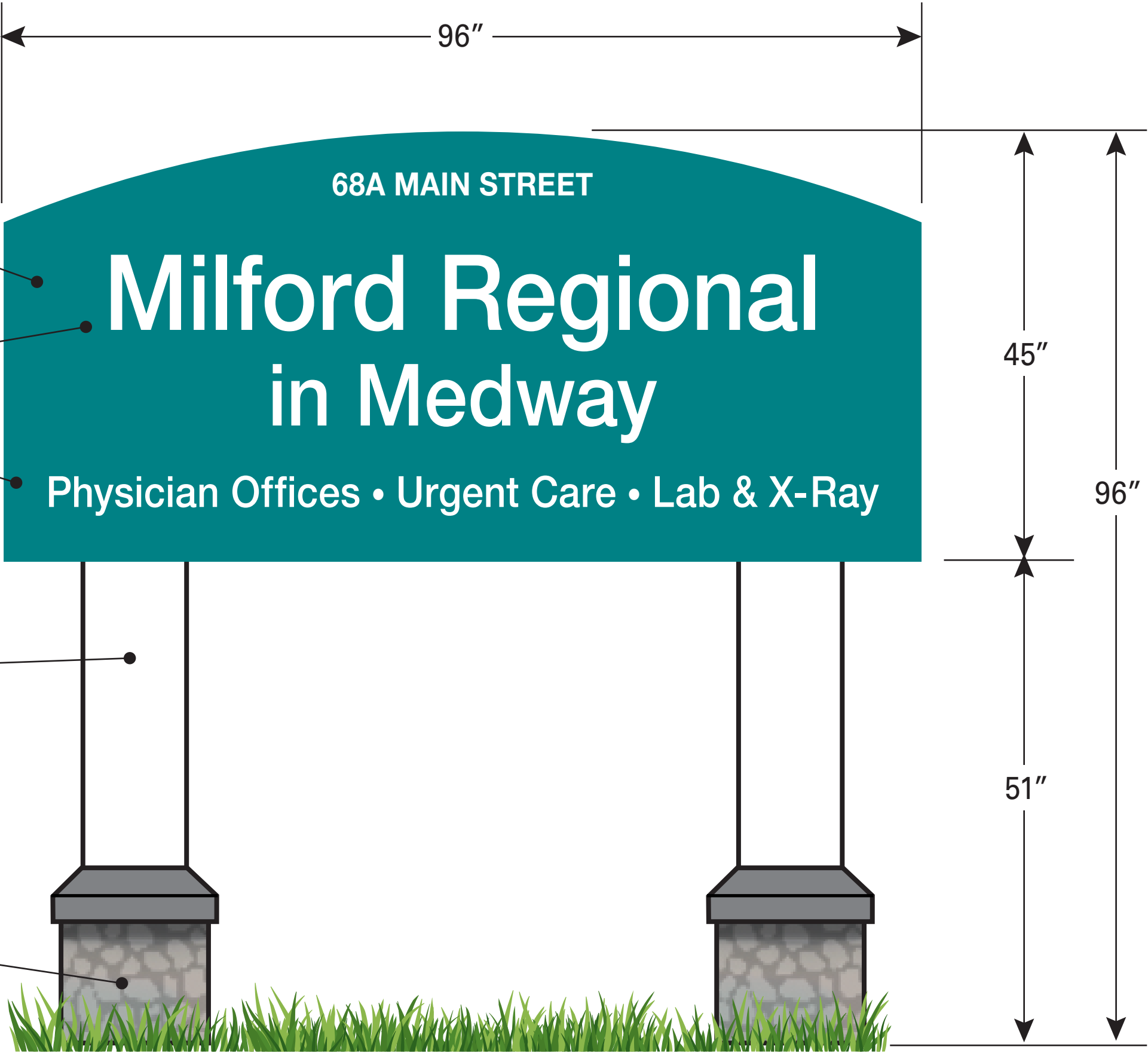
Two-sided sign cabinet is painted the branded teal (PMS 322). Illumination is exterior (TBD).

Main text is white, dimensional lettering (1.5" deep approx.) mounted flush to sign face.

All smaller text is white vinyl or dimensional lettering (.5" deep approx.) mounted flush to sign face.

White columns.

Column bases and skirting are stonework to mimic the base of the building fascia.



Fascia Signage (proposed)

Milford Regional in Medway
68A Main Street
Medway, MA

VERSION 1/26/23

MAIN ENTRANCE PORTICO

Physician group logo is fabricated as dimensional lettering mounted flush on building fascia as shown. Text is painted the corporate brand teal PMS 322. Illumination is supplied by overhead decorative barn lights.

BUILDING FRONT



Fascia Signage (proposed)

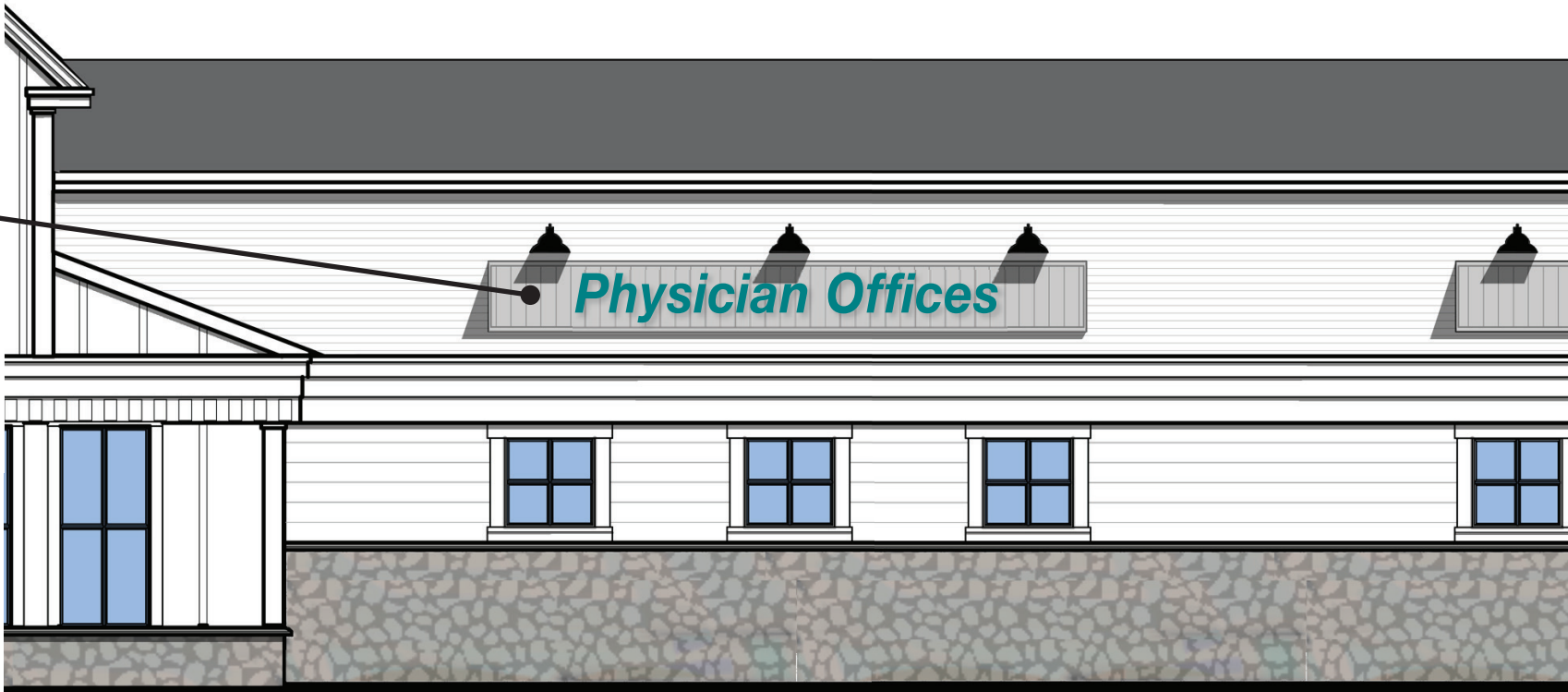
Milford Regional in Medway
68A Main Street
Medway, MA

VERSION 1/26/23

BUILDING FASCIA - RIGHT OF ENTRANCE

Physician Offices text is fabricated as dimensional lettering mounted flush on fake louver panel.
Font to match that of the corporate logo.
Text is painted the corporate brand teal PMS 322.
Illumination is supplied by overhead decorative barn lights.

BUILDING FRONT



Fascia Signage (proposed)

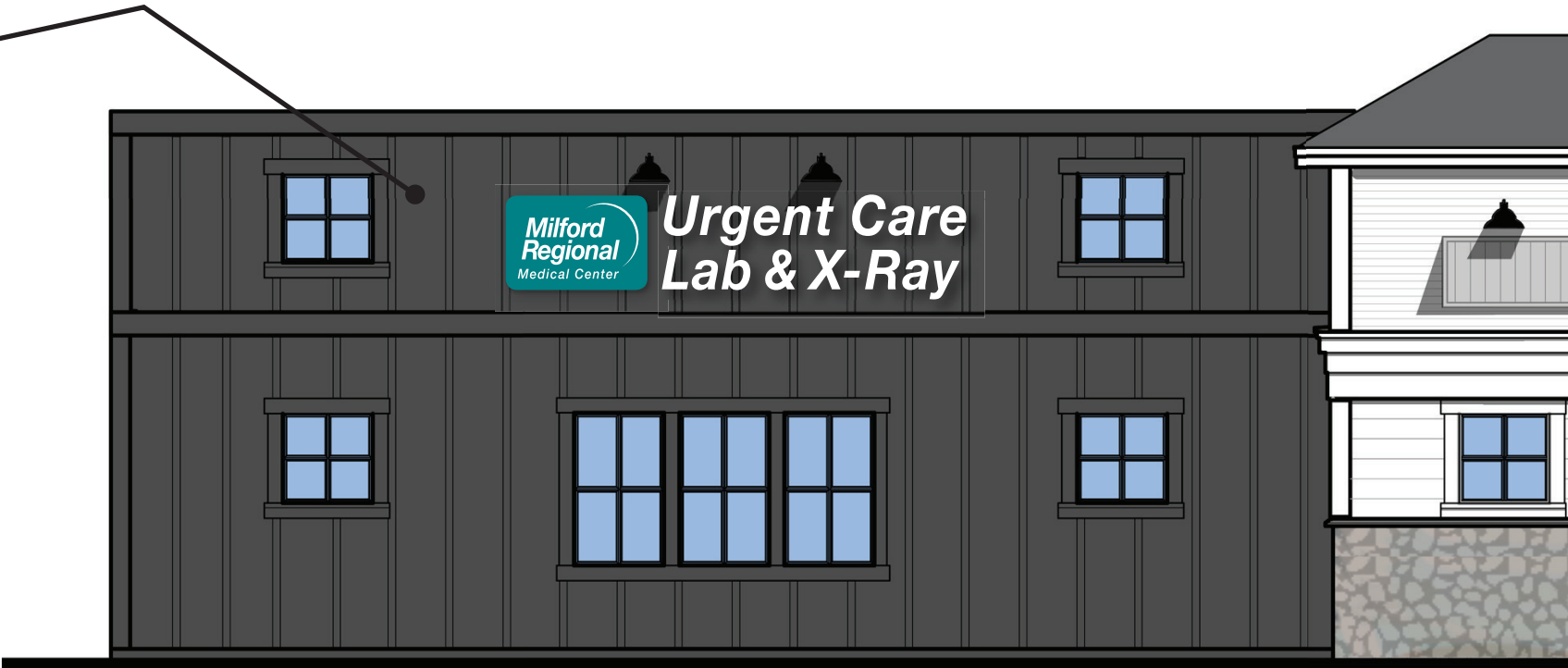
Milford Regional in Medway
68A Main Street
Medway, MA

VERSION 1/26/23

BUILDING FASCIA - STEPPED-BACK WING

Combination Lab, X-Ray and Urgent Care text is fabricated as dimensional lettering mounted flush on building fascia. Font to match that of the corporate logo. Text is painted white to contrast building color and is same size as “Physician Offices.” Illumination is supplied by overhead decorative barn lights.

Medical Center logo is white vinyl on a teal sign panel mounted directly on building fascia.



BUILDING FRONT



Fascia Signage (proposed)

Milford Regional in Medway
68A Main Street
Medway, MA

VERSION 1/26/23

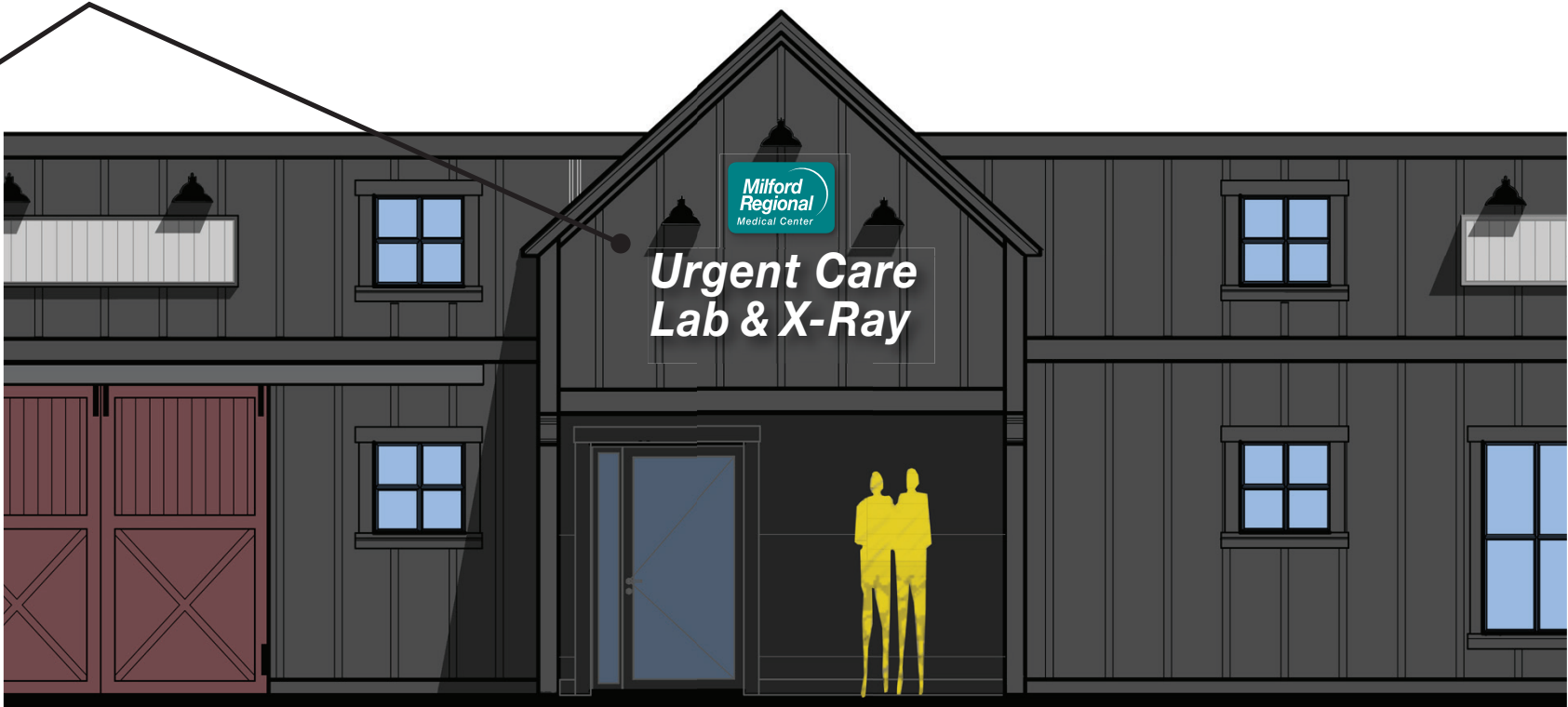
**BUILDING FASCIA -
SECONDARY ENTRANCE PORTICO**

Text is fabricated as dimensional lettering
mounted flush on building fascia. Text is painted
white to contrast building color.

Medical Center logo is white vinyl on a teal sign
panel mounted directly on building fascia.

Illumination for all is supplied by overhead
decorative barn lights.

BUILDING LEFT SIDE

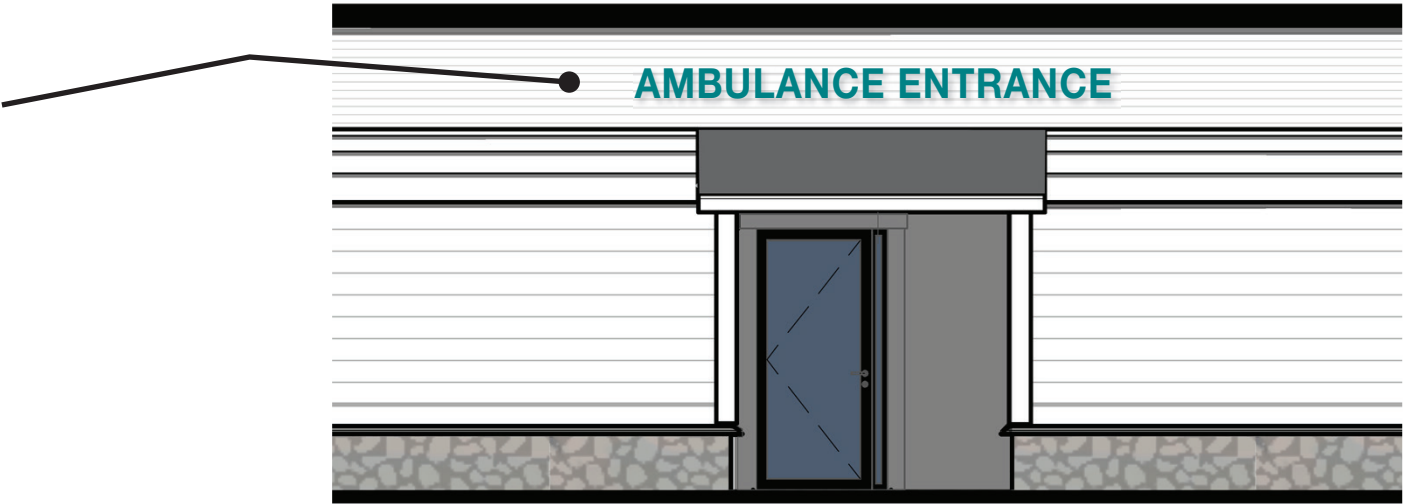


Fascia Signage (proposed)

Milford Regional in Medway
68A Main Street
Medway, MA

VERSION 1/26/23

BUILDING FASCIA - AMBULANCE ENTRANCE
Channel lettering raceway mounted on building fascia and centered above entrance shed roof. Faces and returns are teal PMS 322, raceway is painted to match building. Letters are interior illuminated.



BUILDING REAR

