

APPROVED – June 22, 2022

Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street, Medway MA 02053
(508) 533-3291

DRC Meeting Minutes
Monday, May 16, 2022
Zoom (Remote) Meeting

Call to Order: – With a quorum present, this remote meeting was called to order by DRC Chair Mr. Buckley at 7:02 p.m.

A roll call of those present was provided: Matthew Buckley, Jessica Chabot, Tom Gay and Janine Clifford.

Attendees:

	12/20/2021	03/21/2022	04/11/2022	05/02/2022	05/16/2022
Matthew Buckley	X	X	X	X	X
Jessica Chabot	-	X	X	X	X
Tom Gay	X	X	X	X	X
Rachel Walsh	Absent with Notice	Absent with Notice	Absent with Notice	Absent with Notice	Absent with Notice
Dan Connolly	X	Absent with Notice	Absent with Notice	Absent with Notice	Absent with Notice
Janine Clifford	X	X	X	X	X

Also Present via Zoom:

- John Burns, Patrick Burns - The Willows (Salmon senior living community)
- Michael Larkin - 21 High Street and 16 Holliston St. (Property Owner)
- Magee and Frank Murray (15 Holliston St.), Mo Santangelo (16 Holliston St.), Greg and Teresa Bien-Aime (11 Sanderson St.)
- Caren Carew (18 High Street), Scott Hopkins (24 Franklin Street), Liz (???), Paul Santosuosso (2 Franklin Creek Lane), Mohamed (???)
- Crystal Buckley, Jamie Ahlstedt - Prospective DRC members
- Susan Affleck Childs, Medway Planning and Economic Development Coordinator
- Sreelatha Allam, Recording Secretary

Approval of DRC Meeting Minutes

April 11, 2022 DRC Meeting

A motion was made by Mr. Buckley to approve the minutes of 04/11/2022 as amended, seconded by Ms. Chabot

Roll Call Vote:

Matt Buckley- Aye
Tom Gay- Aye
Janine Clifford- Aye
Jessica Chabot- Aye
The motion passed.

May 02, 2022 DRC Meeting

A motion was made by Mr. Buckley to approve the minutes of 05/02/2022 as submitted, seconded by Ms. Chabot.

Roll Call Vote:

Matt Buckley- Aye
Tom Gay- Aye
Janine Clifford- Aye
Jess Chabot- Aye
The motion passed.

Discussion on proposed architectural changes for cottages at The Willows (Salmon senior living community) off Village Street

The proposed revised architecture and floor plans were submitted for DRC review. (See **Attached**) The applicant intends to rework the “cottage” architectural style into townhouse style. Developer John Burns attended the meeting to discuss the project. The original floor plan and architecture for the project were initially approved in 2016. He mentioned the 2016 design did not include adequate egress in the back and some of them were directed into the wetlands. The project received DRC approval for revised cottage architecture and modified floor plans in November 2021. The new revised design presented at this meeting includes 2-bedroom units with smaller footprints. The development is for clientele aged 55 and older. He said the hip roof design will allow for additional space on the second floor. Ms. Chabot commented the dormers over the garage appear large potentially contributing to the tall look of the building. She suggested reducing the scale and adding shutters. Members liked the hip roof design and Mr. Burns said the same style might be used for all the units in the project. Six duplexes and one single unit are under construction with the previously approved design. Overall, 54 units will be built in the project. The land for 27 of them were purchased from Salmon by the applicant in December 2021. The land for the remaining units will be purchased by next June. Mr. Gay commented about three units on the southeast corner that are close to the abutters. He said with the height of the main buildings, sight lines were discussed as an issue when the project was reviewed by the PEDB. He asked if there was an option to reduce the building heights for those three units. Mr. Burns responded that the proposed heights are not different from what was initially approved in November 2021. The ridge height was 34’ in the earlier version. The units have two car garages.

Ms. Affleck-Childs said the entire development that DRC and PEDB worked on was a coordinated design among the buildings. Throughout the ARCPUD decision, the language

references cottage style units. She said the current discussion appears to be moving from cottage style to townhome style and the new version is a significant departure from what was originally approved by the PEDB in 2016. Mr. Burns said the new version includes smaller footprints and is not a complete deviation from the earlier approved version.

There was discussion about replacing the portico with a porch. Ms. Chabot suggested tabling the discussion and continuing the conversation with the architect at the next meeting. Ms. Affleck-Childs suggested the new design should be revisited to provide cottage style units rather than townhome style units. Mr. Gay suggested working on designs that would be a combination of both styles. Ms. Clifford suggested an option that aligns more with cottage style. Mr. Burns agreed to relay DRC feedback with his architect and consider their options.

Informal, pre-application design discussion re: forthcoming application for a multi-family residential development special permit at 16 Holliston Street

This is an informal pre-application meeting. The developer intends to apply to the PEDB for a multi-family special permit to add one triplex (3-unit building) to the site with access off Sanderson Street. Mr. Larkin (property owner) described the project. The property is a 36,000 sq. ft. parcel with an existing single-family home that was built in 1852. There is no conservation land on the property. The development would include three 2-bedroom condominiums with first floor garages plus additional parking spaces for each unit. The building is being proposed to be located at the rear of the lot. **See Attached site plan.** The entrance to the new units will be through Sanderson St. Mr. Larkin showed photos of neighborhood houses and said the proposed units will be designed to preserve and promote the existing styles. The height of the buildings will be 40' including the ridge with an overall width of approximately 69' in total (23' wide for each unit). A comment was made on the design of the back of the building that will be visible from Holliston St. Mr. Gay suggested the applicant should work towards providing a better architectural feature to make it look more appealing aesthetically. Ms. Clifford made some suggestions on front façade architecture. Members commented about the modest deck size (8'x8'). Ms. Chabot said the proposed units are significantly taller than the existing homes in the neighborhood. She said the design appears very garage heavy at the bottom and needs to be revisited. A suggestion was made to play around with garage sizes and #'s at each unit level. Ms. Clifford talked about mansard roof style and suggested using it for aesthetics and functionality. Removing of the peaks in the proposed design was also discussed. To a question, Mr. Larkin said the entrance to the development will be adequate for emergency vehicle movements.

Mr. and Mrs. Murray from 15 Holliston Street spoke about the project. She expressed concerns about their driveway getting congested with the proposed project. Question was if a new driveway beyond the existing house will be built from Holliston Street to access the units or if there will be a walkway to and from Holliston St. Mr. Larkin clarified that no changes will be made on the Holliston St side. All vehicular entries/exits to the units will be through Sanderson

St. Ms. Murray asked for the project narrative and Ms. Affleck-Childs will share that with her. Abutters Greg and Teresa Bien-Aime of 11 Sanderson St talked about the existing condition of Sanderson Street with its cul-de-sac look and feel with the property owners using the roadway without any other traffic. They expressed concern that the proposed project will change that dynamic. The project will disturb the three houses around it with the new traffic pattern.

As next steps, Mr. Larkin will relay DRC feedback to his architect.

Informal, pre-application design discussion re: forthcoming application for a multi-family residential development special permit at 21 High Street

Ms. Affleck-Childs provided the opening comments on the topic. This is also an informal pre-application meeting. It is a follow-up to other discussions DRC had with this developer (Michael and Patrick Larkin). The developer intends to apply to the PEDB for a multi-family special permit. They are proposing 2 options for the site. (**See Attached.**) This site is near the Medway Library. Mr. Michael Larkin attended the meeting to discuss the project. He appeared before the PEDB in March 2022 to discuss three development options. He said the PEDB preferred townhouse style development. Parcel is over 3.5 acres with an existing 1880's house that will be rehabilitated. The Historic Commission approved demolition of the garage portion of the structure. Mr. Larkin showed the pictures of neighborhood homes to understand the existing house styles.

One proposal is to build 21 units arranged as 4 five-plex buildings. Each unit would have 3 bedrooms and 1.5 bathrooms. A total of 44 parking spaces will be provided without any covered garage spaces. It's a horseshoe layout with wetlands and conservation land in the back.

Mr. Larking showed the second proposal that still maintains the horseshoe layout with a total of 16 units – one triplex, and six duplexes plus the existing house. Each new unit will be 1100 - 1500 sq ft (approx.) in size. This proposal includes 32 parking spaces. The intent is to preserve the existing neighborhood look.

To a question, the following information was provided.

The bylaw for this district allows the maximum possible by special permit (no guarantee):

- Apartment Style Units: up to 12 units per whole acre. For this project it will be 36 units
- Townhouse Style Units: up to 8 units per whole acre. For this project it will be 24 units

DRC Members expressed preference for duplex style units. A comment was made about leaving bigger porch areas where residents can sit and socialize with their neighbors. To a question, Mr. Larkin said the site design proposes individual trash systems for each unit. Ms. Chabot commented on the unsightly volume of receptacles outside the units for trash pickup. Suggestion

was made to consider a large trash area for all units combined. For each unit, an outdoor accessible storage unit was suggested so items like bikes, snow shovels, etc. could be stored. Mr. Larkin was open to the idea. He will also investigate the option of providing additional parking for visitors.

There was discussion about rearranging some units so some would face High Street. Putting one of the duplex units at the parcel center facing High St was discussed. With this approach, the remaining units will have more space for placement. A common area for residents will be developed around the 100' buffer zone. Ms. Carew asked if the project will be handled as a condo complex putting restrictions on the residents. Mr. Larkin said the idea is for a management company to take the lead on day-to-day activities. Members commented the five plex units appear bulky considering the nature of the neighborhood. Ms. Affleck-Childs provided the reasoning for the triplex in the project. The project was applied under multi-family housing bylaw which enquires at least one building with three units in it. Question was asked about the next steps for the project and Ms. Affleck-Childs explained.

OTHER BUSINESS

Potential DRC members

Jamie Ahlstadt: Lives in Medway and is interested in joining the committee. She's a graphic designer and offered to assist the committee in member capacity. Ms. Affleck-Childs briefly talked about the projects that come before DRC and the process from design review to approvals. She asked Ms. Ahlstadt to reach out to her with any questions.

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

Roll Call Vote:

Matt Buckley- Aye

Janine Clifford- Aye

Tom Gay- Aye

Jessica Chabot-Aye

The motion passed.

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

The next DRC meeting will be held on 06-06-2022.

Respectfully Submitted,

Sreelatha Allam

Recording Secretary

Reviewed and edited by,

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

3/24/16 ORIGINAL APPROVED PROJECT COVERAGE INFORMATION:

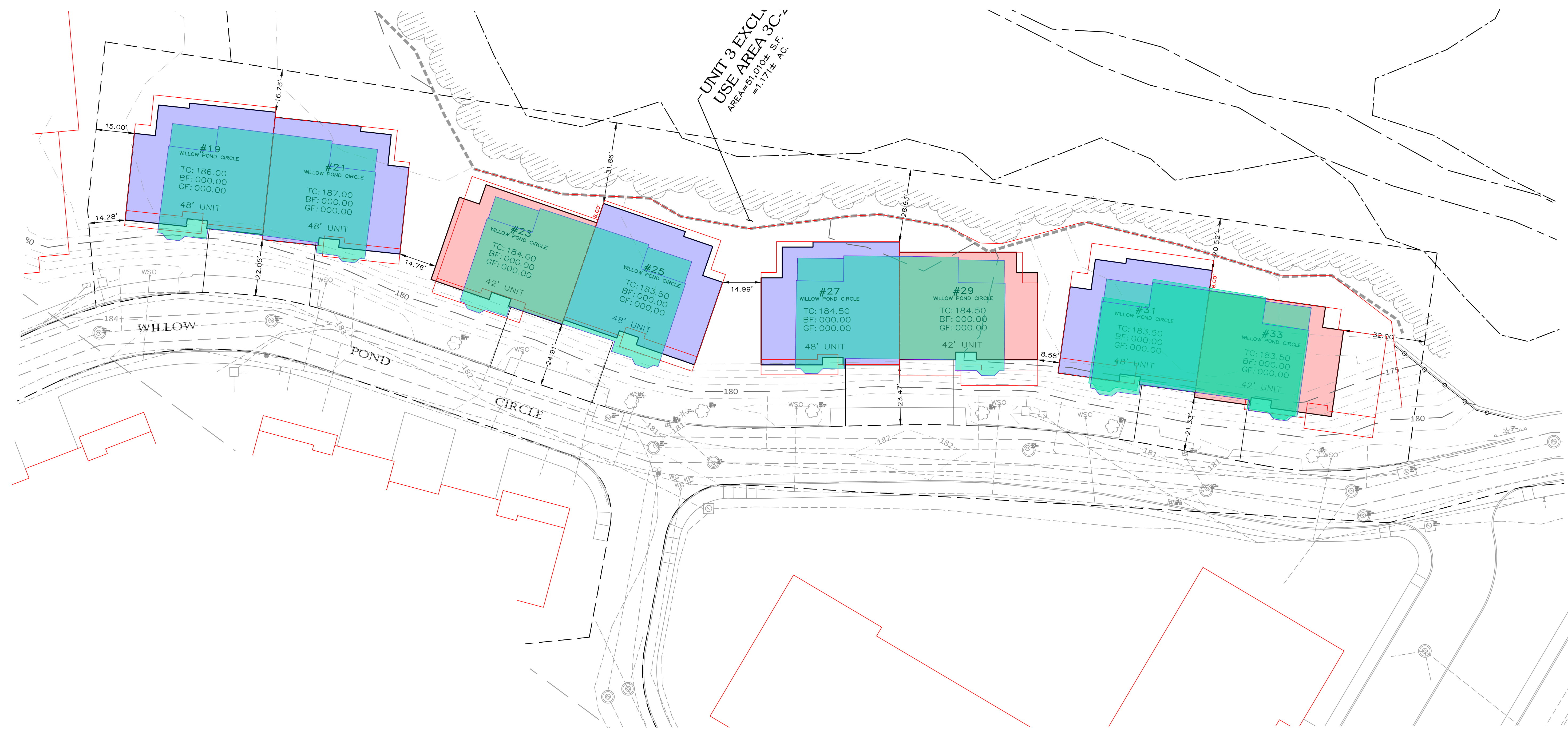
THE COVERAGE CALCULATION FOR THE 3/24/16 ORIGINAL APPROVED PROJECT BUILDING & DRIVEWAY LIMITS WITHIN EXCLUSIVE USE AREA 3C-2 TOTAL: 25,464 SF TOTAL COVERAGE

PENDING TOWN REVIEW PROPOSED PROJECT MODIFICATION COVERAGE INFORMATION:

THE COVERAGE CALCULATION FOR THE PENDING TOWN REVIEW PROPOSED PROJECT MODIFICATION BUILDING & DRIVEWAY LIMITS WITHIN EXCLUSIVE USE AREA 3C-2 TOTAL: 17,761 SF TOTAL COVERAGE OR A 31.3% REDUCTION IN TOTAL COVERAGE WITH BUILDING & DRIVEWAY LIMITS AS ILLUSTRATED BELOW, PROJECT WORK LIMITS REMAIN UNCHANGED FROM ORIGINAL ORDER OF CONDITIONS 216-854

DIG SAFE NOTE

UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811.



3/24/16 ORIGINAL APPROVED PROJECT COVERAGE INFORMATION:

THE COVERAGE CALCULATION FOR THE 3/24/16 ORIGINAL
APPROVED PROJECT BUILDING & DRIVEWAY LIMITS
WITHIN EXCLUSIVE USE AREA 3H:
19,194 SF TOTAL COVERAGE

PENDING TOWN REVIEW PROPOSED PROJECT MODIFICATION COVERAGE INFORMATION:

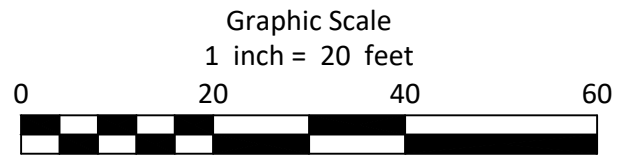
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TOTAL COVERAGE OR A 28.7% REDUCTION IN TOTAL COVERAGE WITH
BUILDING & DRIVEWAY LIMITS AS ILLUSTRATED BELOW, PROJECT WORK
LIMITS REMAIN UNCHANGED FROM ORIGINAL ORDER OF CONDITIONS 216-854

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ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811.



REVISIONS:			
REV #	DATE	DESCRIPTION	
0	5/9/22	ISSUED FOR REVIEW	
DRWN BY: ZRB CHK'D BY: PSB APRVD BY: WML			

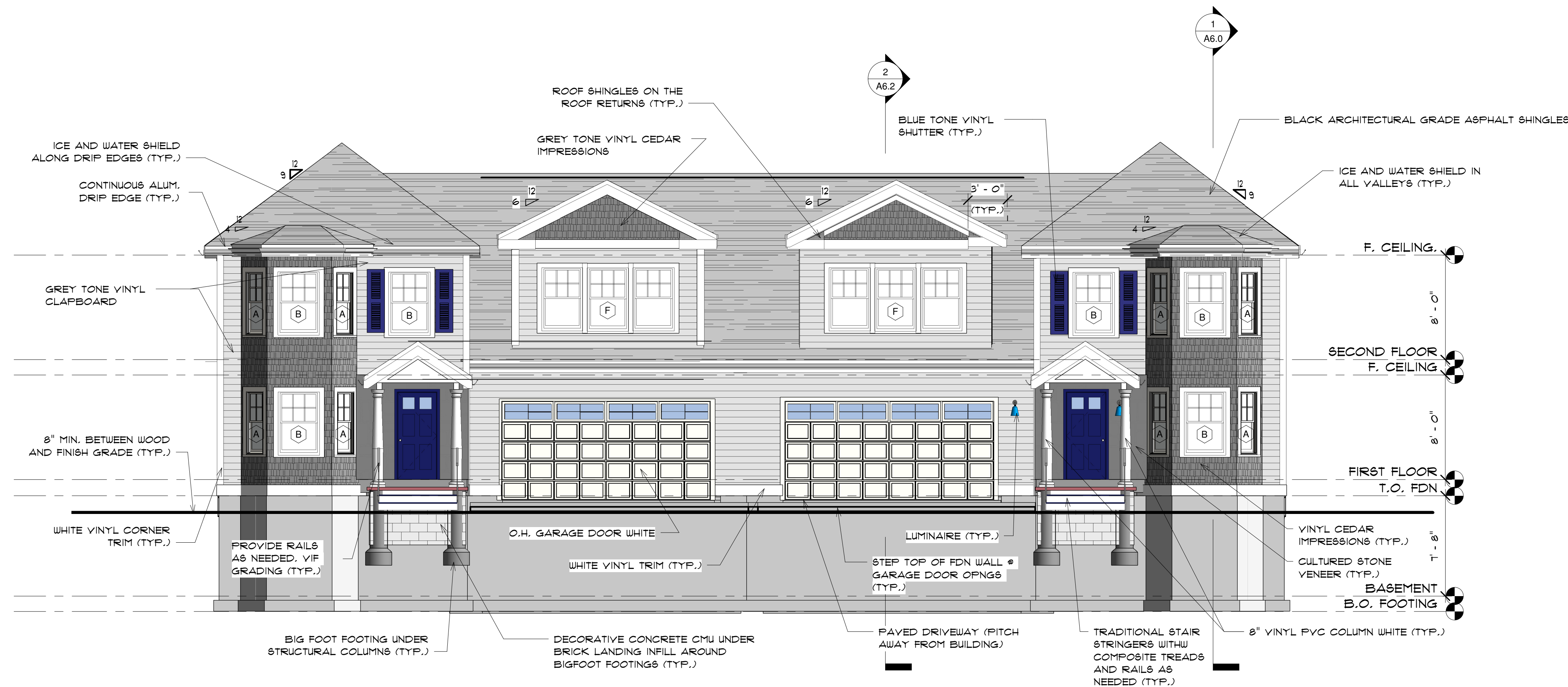


PREPARED BY:
EDC Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

PROJECT:
**THE WILLOWS AT MEDWAY
AND WHITNEY PLACE CONDOMINIUM**
261 VILLAGE STREET
(NORFOLK COUNTY)
MEDWAY, MASSACHUSETTS

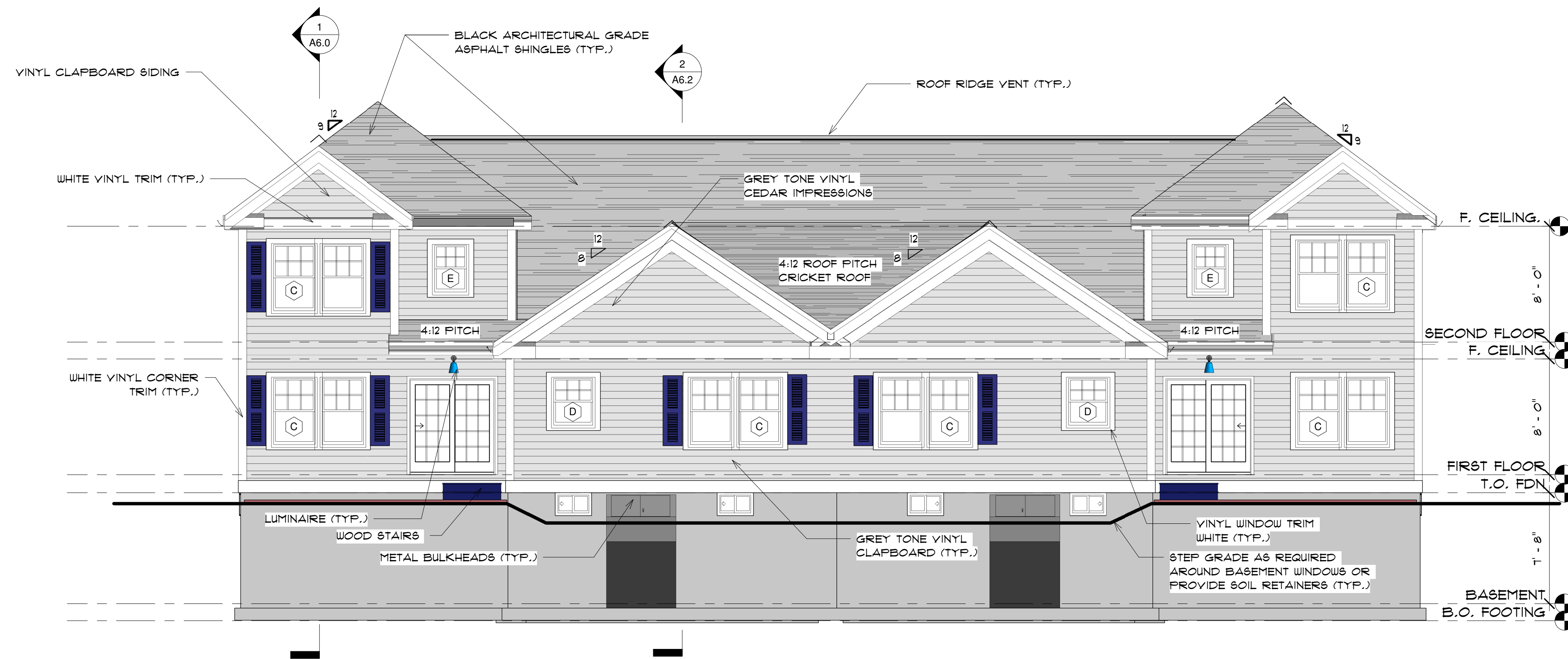
TITLE: **EXISTING & PROPOSED CONDITIONS
EXCLUSIVE USE AREA 3H**
PREPARED FOR: Willows Medway Townhomes Realty, LLC
1 Lyman Street
Westborough, Massachusetts 01581

DATE: MAY 9, 2022
1 OF 1
EDC PROJECT NUMBER
3750



1 FRONT ELEVATION
3/16" = 1'-0"

CONTRACTOR TO VERIFY WITH CIVIL
ENGINEER FINAL BASEMENT / GARAGE
SLAB ELEVATIONS. ADJUST ELEVATIONS
AS REQUIRED.



2 REAR ELEVATION
3/16" = 1'-0"

DUPLEX PROGRESS

BUILDING ENVELOPE ASPECTS TO COMPLY WITH
CURRENT ENERGY CODE

IT IS THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY TO EMPLOY GAVIN AND SULLIVAN ARCHITECTS TO PERFORM ON SITE VERIFICATION IF REQUIRED OR DESIRED. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT TIMELY NOTIFICATION OF THE PROJECT PROGRESS IS PROVIDED SO THAT ADEQUATE ON SITE ARCHITECTURAL PRESENCE IS OBTAINED. LIABILITY IS SEVERLY DIMINISHED IF ARCHITECT ON SITE VERIFICATION IS NOT PERFORMED.

ALL HVAC, ELECTRICAL, FIRE ALARM, AUTOMATIC FIRE SPRINKLERS, AND PLUMBING TO BE PERFORMED ON A DESIGN BUILD BASIS WITH REGISTERED ENGINEERS. ENGINEERS SHALL PROVIDE NARRATIVES, AFFIDAVITS, AND STAMPED DRAWINGS. FIRE SPRINKLER AND FIRE ALARM PLANS SHALL BE APPROVED BY THE SALEM FIRE DEPARTMENT.

CONTRACTOR TO FIELD VERIFY ALL DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTES ON THIS CONSTRUCTION DOCUMENT ARE TYPICAL UNLESS OTHERWISE NOTED. IF THE CONTRACTOR SEES AN AREA OF THE BUILDING THAT IS INCOMPLETE AND IS NOT NOTED ON THIS DRAWING SET, HE MUST ALSO INCLUDE THIS AREA IN THIS WORK, MATCHING SIMILAR FINISH AREAS OF THIS BUILDING.

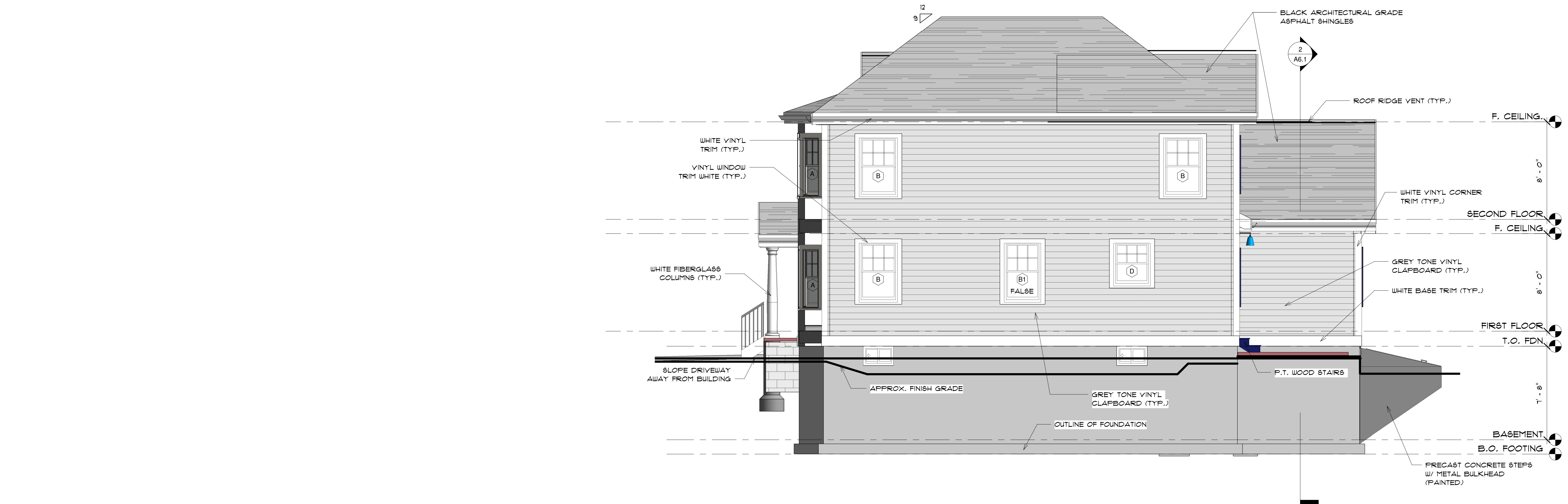
DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.,
128 WARREN STREET LOWELL, MA.

PROPOSED MULTI - FAMILY FOR:
BLACK BROOK REALTY
NORTH TUSCAN VILLAGE
SALEM, NH

ELEVATIONS

PROJECT: 19-126 SCALE AS NOTED
DATE: 05-09-2022 DRAWN BY: ADS

A1.0



1 RIGHT ELEVATION
1/4" = 1'-0"

CONTRACTOR TO VERIFY WITH CIVIL
ENGINEER FINAL BASEMENT / GARAGE
SLAB ELEVATIONS. ADJUST ELEVATIONS
AS REQUIRED.



2 LEFT ELEVATION
1/4" = 1'-0"

DUPLEX PROGRESS

BUILDING ENVELOPE ASPECTS TO COMPLY WITH
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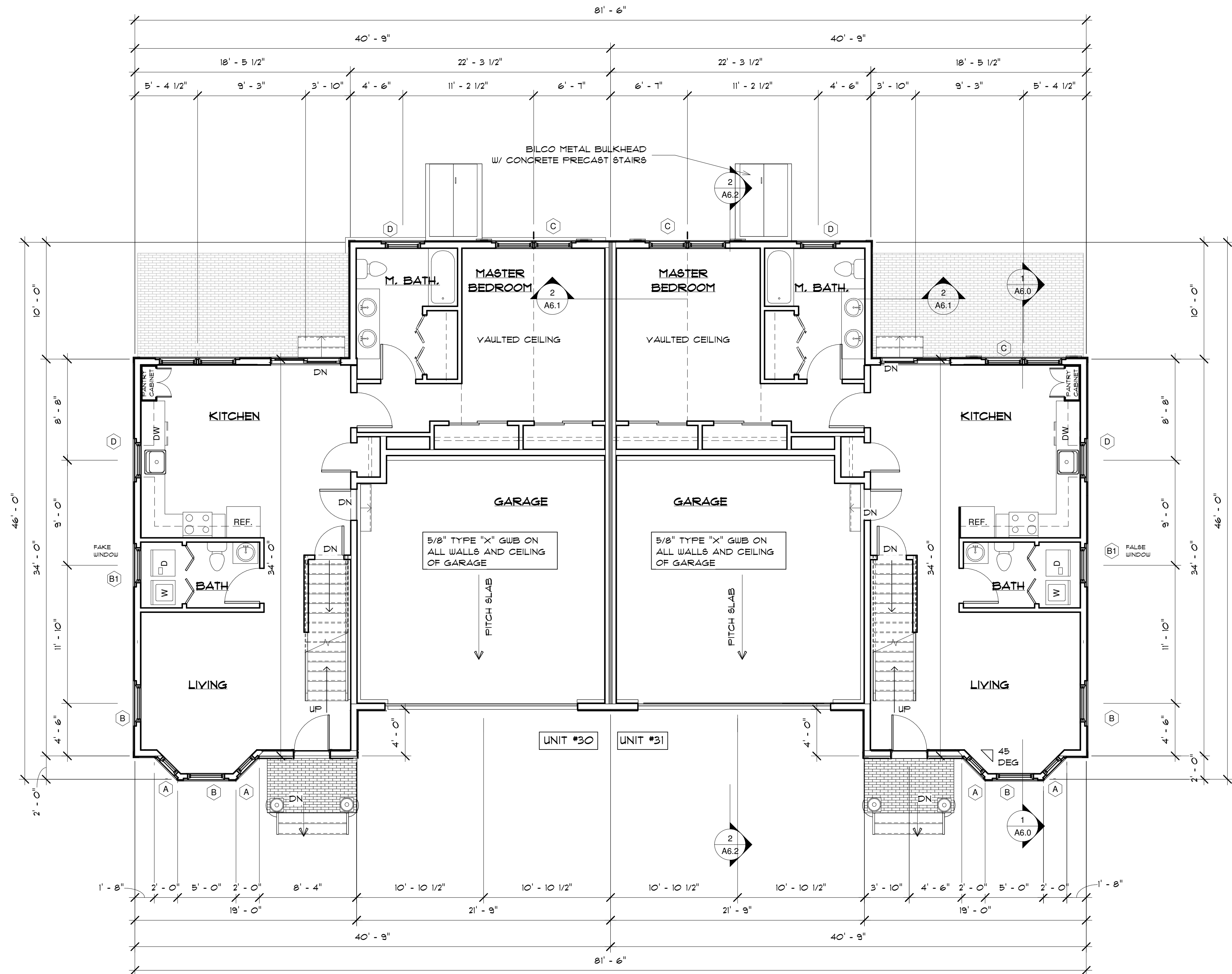
DESIGNED BY:
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128 WARREN STREET LOWELL, MA.

PROPOSED MULTI - FAMILY FOR:
BLACK BROOK REALTY
NORTH TUSCAN VILLAGE
SALEM, NH

ELEVATIONS

PROJECT: 19-126 SCALE AS NOTED
DATE: 05-09-2022 DRAWN BY: MJW

A1.1



1 FIRST FLOOR
3/16" = 1'-0"

DUPLEX PROGRESS

BUILDING ENVELOPE ASPECTS TO COMPLY WITH
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OVERALL FIRST FLOOR

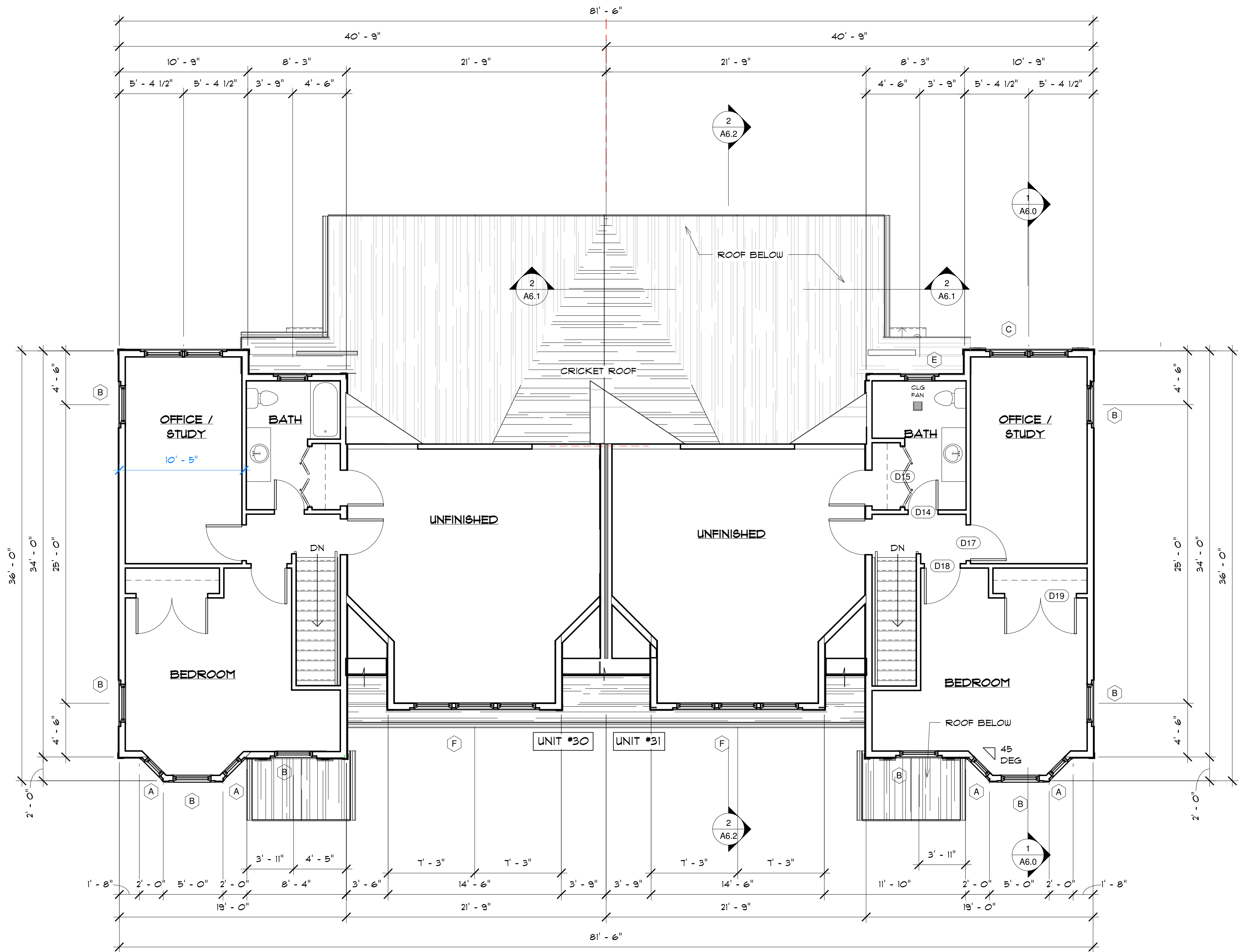
PROJECT: 19-126 SCALE AS NOTED

DATE: 05-09-2022 DRAWN BY: MJW

PROPOSED MULTI - FAMILY FOR:
BLACK BROOK REALTY
NORTH TUSCAN VILLAGE
SALEM, NH

DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.

A2.0



1 SECOND FLOOR PLAN
3/16" = 1'-0"

DUPLEX PROGRESS

BUILDING ENVELOPE ASPECTS TO COMPLY WITH
CURRENT ENERGY CODE

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OVERALL SECOND FLOOR

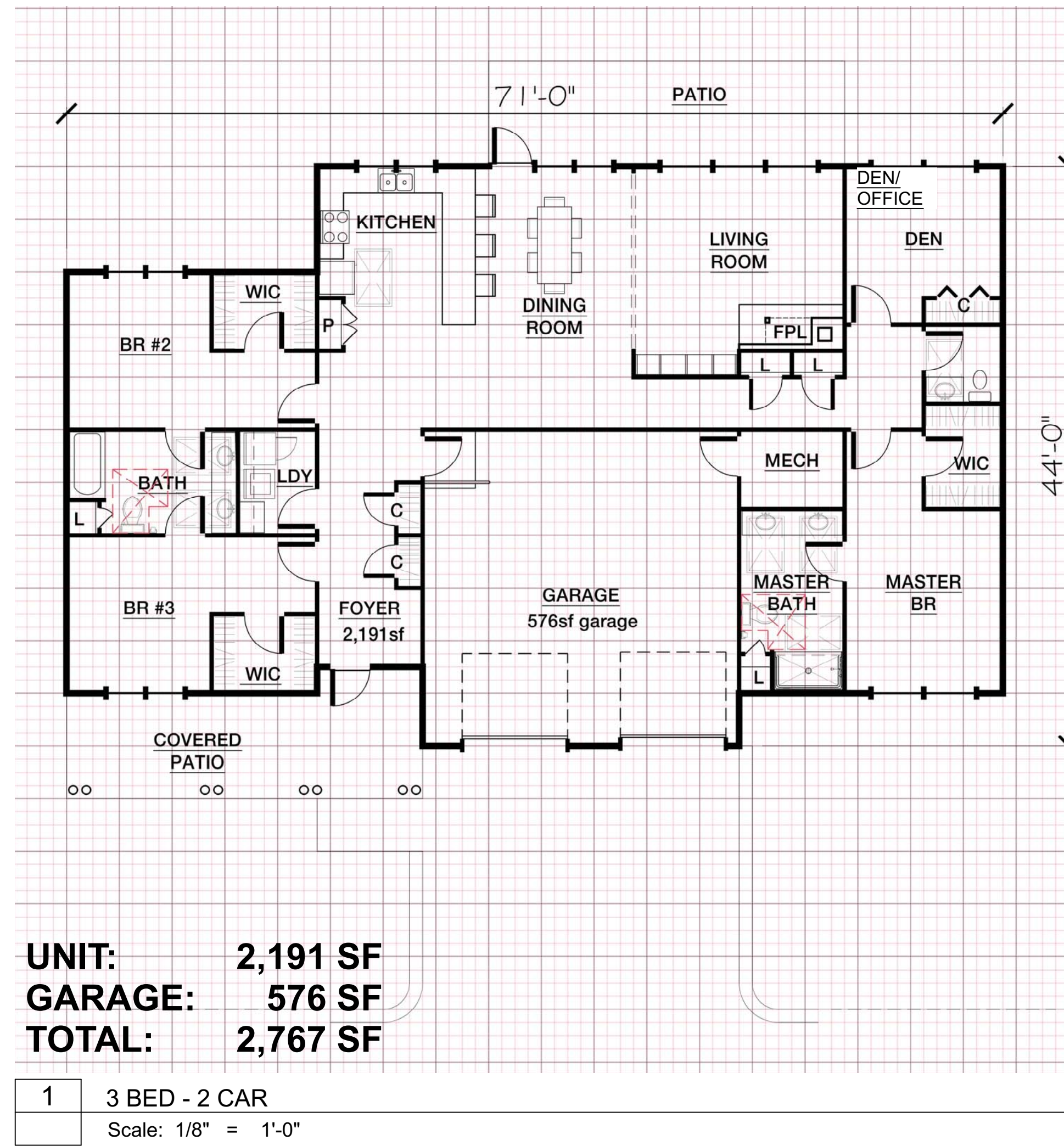
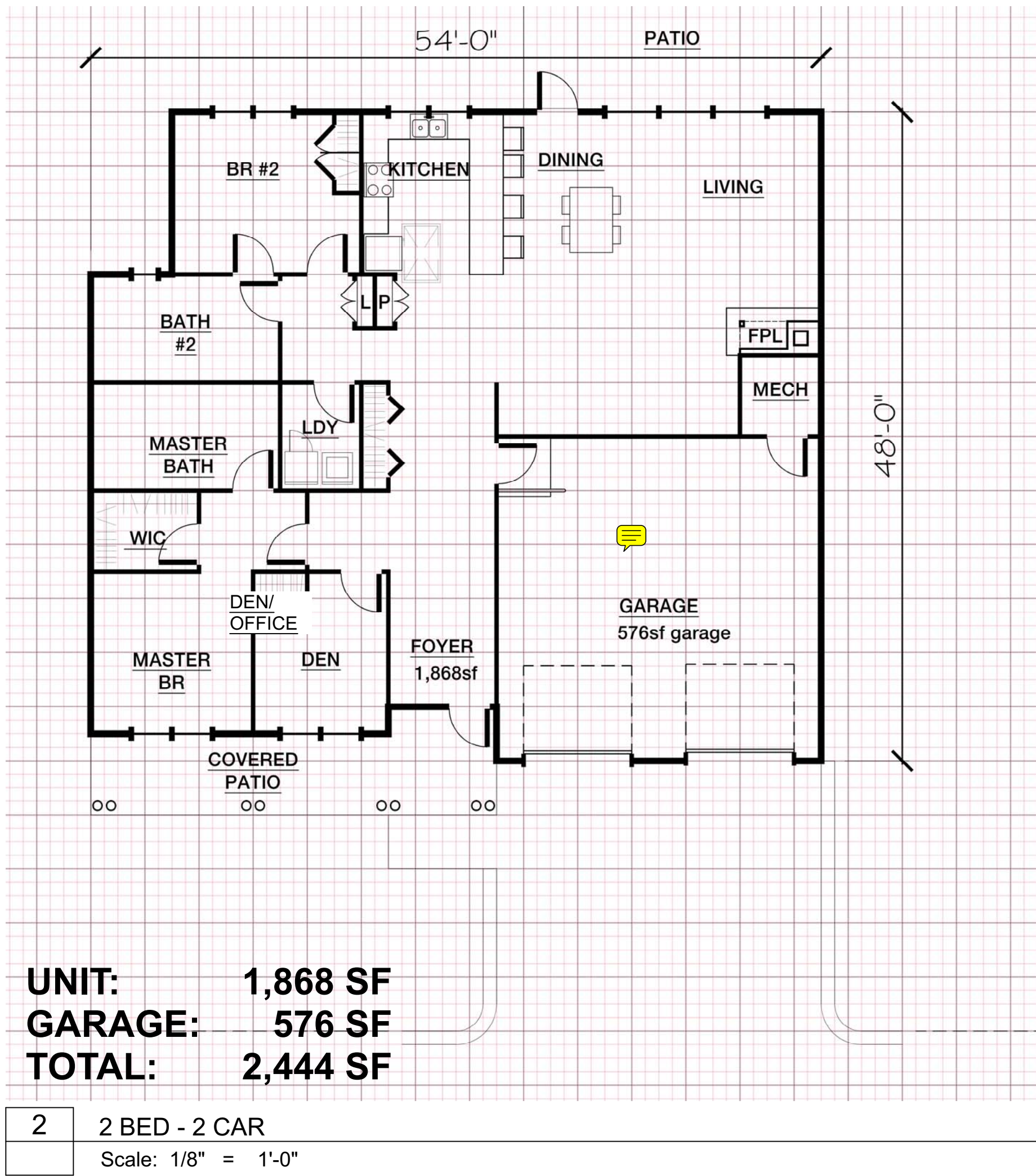
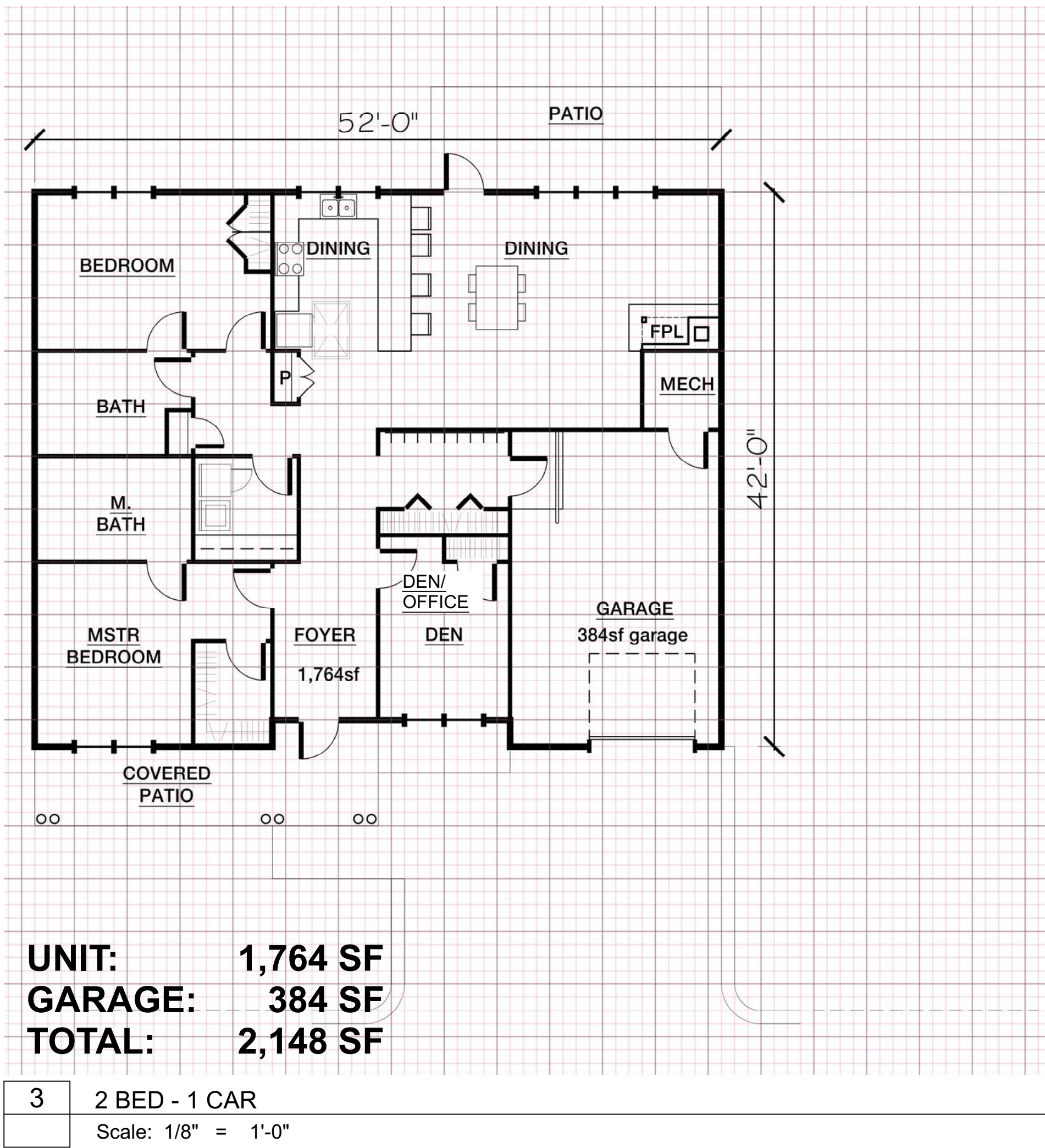
PROJECT: 19-126
DATE: 05-09-2022

SCALE AS NOTED
DRAWN BY: Author

A2.1

PROPOSED MULTI - FAMILY FOR:
BLACK BROOK REALTY
NORTH TUSCAN VILLAGE
SALEM, NH

DESIGNED BY:
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET LOWELL, MA.




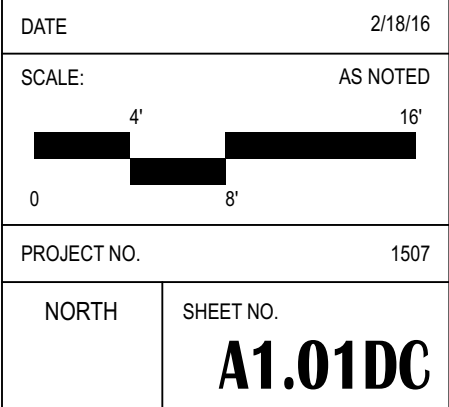
PLANNING BOARD APPROVAL REQUIRED
UNDER THE SPECIAL PERMIT ARCPUD
ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

OWNER:		CONTINUING CARE MANAGEMENT, LLC	1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416
ARCHITECT:	DARIO DESIGNS	ARCHITECTURE INTERIOR PLANNING CONSULTING	100 WILSON STREET, SUITE 201 NORTH ANDOVER, MA 02062 TEL: 978.877.4444 FAX: 978.877.4444
CONSULTANT:	LEVI + WONG	DESIGN ASSOCIATES	LANDSCAPE ARCHITECT: CLIA
PROJECT:	SALMON HEALTH AND RETIREMENT COMMUNITY		
SHEET TITLE:	FLOOR PLANS - DETACHED COTTAGES		
NO. 1	5/23/16		
REVISIONS	FINAL SUBMISSION		





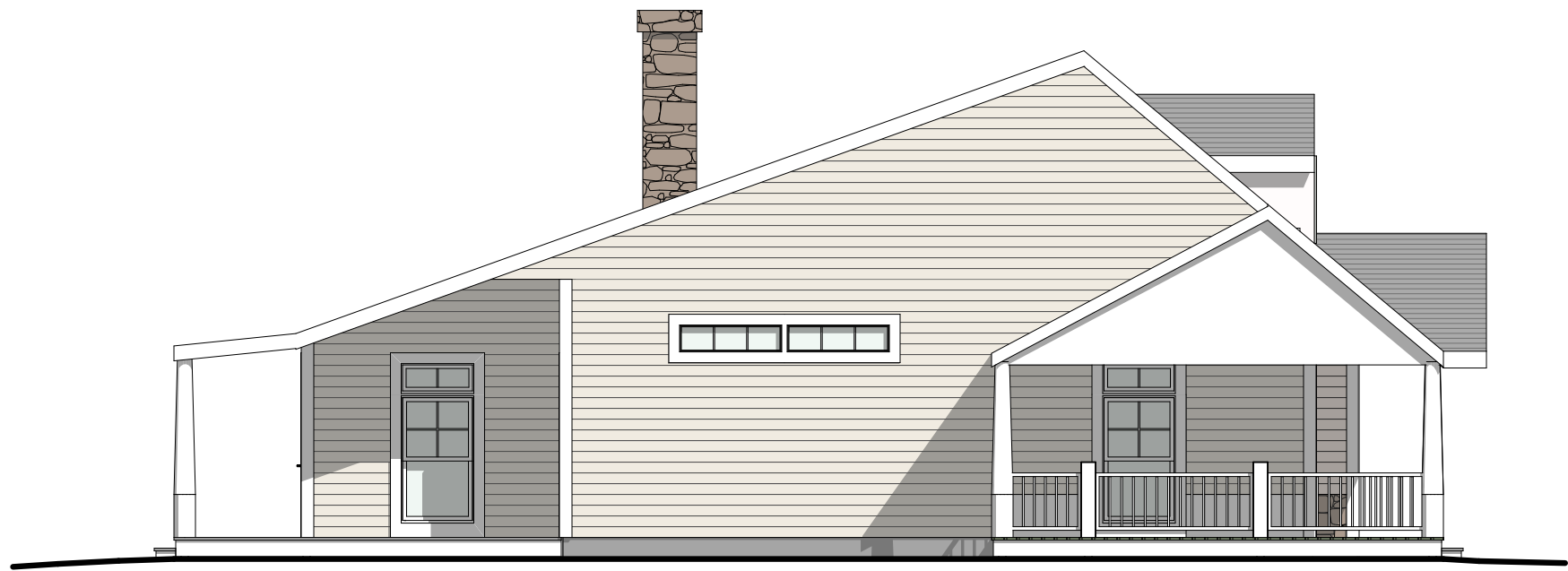
5 Front Elevation
Scale: 1/8" = 1'-0"



4 Rear Elevation
Scale: 1/8" = 1'-0"



3 Side Elevation
Scale: 1/8" = 1'-0"



2 Side Elevation
Scale: 1/8" = 1'-0"



1 Side Elevation
Scale: 1/8" = 1'-0"

PLANNING BOARD APPROVAL REQUIRED
UNDER THE SPECIAL PERMIT ARCPUD
ZONING BY-LAW.

MEDWAY PLANNING BOARD:

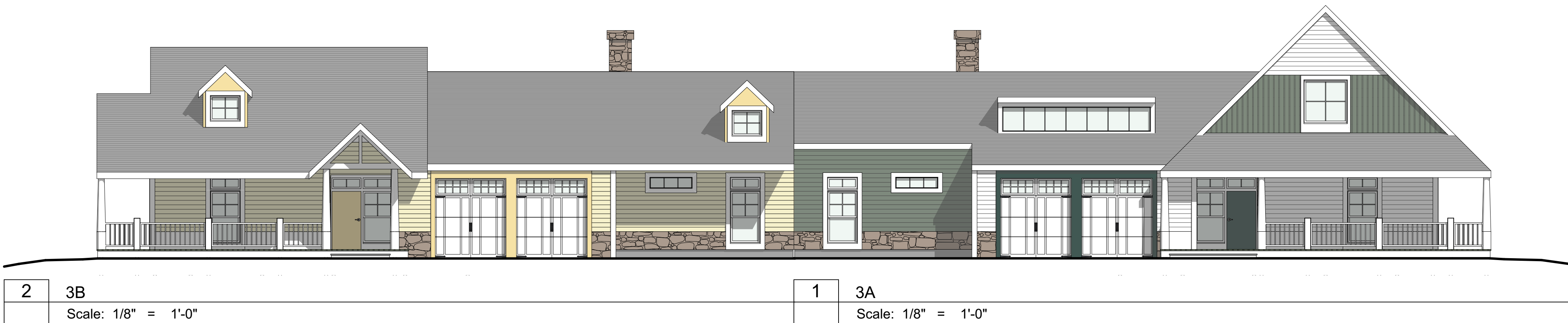
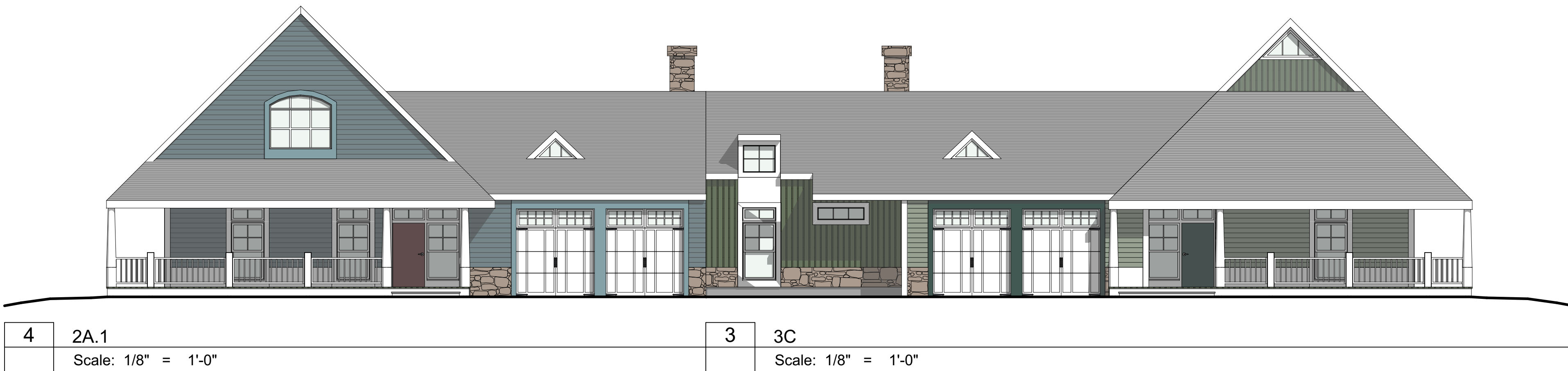
DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

DETACHED COTTAGE - UNIT TYPE LEGEND

- | | | | | | |
|-----------|--------------------------------|----------|------------|-----------|-------------------|
| 1 | 2 Bedroom - 1 Car | A | Gable Roof | .1 | Color Variation 1 |
| 2 | 2 Bedroom - 2 Car | B | Cape Roof | .2 | Color Variation 2 |
| 3 | 3 Bedroom - 2 Car | C | Hip Roof | .3 | Color Variation 3 |
| | | | | | |
| 1A | 2 Bedroom - 1 Car (Gable Roof) | | | | |
| 1B | 2 Bedroom - 1 Car (Cape Roof) | | | | |
| 1C | 2 Bedroom - 1 Car (Hip Roof) | | | | |
| | | | | | |
| 2A | 2 Bedroom - 2 Car (Gable Roof) | | | | |
| 2B | 2 Bedroom - 2 Car (Cape Roof) | | | | |
| 2C | 2 Bedroom - 2 Car (Hip Roof) | | | | |
| | | | | | |
| 3A | 3 Bedroom - 2 Car (Gable Roof) | | | | |
| 3B | 3 Bedroom - 2 Car (Cape Roof) | | | | |
| 3C | 3 Bedroom - 2 Car (Hip Roof) | | | | |

REVISIONS		PROJECT:		OWNER:	
NO. 1	5/23/16	SALMON HEALTH AND RETIREMENT COMMUNITY		SALMON HEALTH AND RETIREMENT	
		259, 261, 261R & 263 Village Street, Medway MA 02053		HEALTH and RETIREMENT	
		SHEET TITLE:		CONTINUING CARE MANAGEMENT, LLC	
		EXTERIOR ELEVATIONS 1 - DETACHED COTTAGES DUPLEX		1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416	
ARCHITECT: DARIO DESIGNS		ARCHITECTURE PROJECTS CONSULTING		ARCHITECT: DARIO DESIGNS	
CONSULTANT: LEVI + WONG		DESIGN ASSOCIATES		CONSULTANT: LEVI + WONG	
LANDSCAPE ARCHITECT: CLIA		LANDSCAPE ARCHITECT: CLIA		LANDSCAPE ARCHITECT: CLIA	
1 LYMAN STREET, SUITE 101 WESTBOROUGH, MA 01581 TEL: 508.877.4444 FAX: 508.877.4494		1 LYMAN STREET, SUITE 101 WESTBOROUGH, MA 01581 TEL: 508.877.4444 FAX: 508.877.4494		1 LYMAN STREET, SUITE 101 WESTBOROUGH, MA 01581 TEL: 508.877.4444 FAX: 508.877.4494	
DATE: 2/18/16		SCALE: AS NOTED		DATE: 2/18/16	
PROJECT NO. 1507		SHEET NO. A2.01DC		PROJECT NO. 1507	



DETACHED COTTAGE - UNIT TYPE LEGEND

- | | | | | | |
|----------|-------------------|----------|------------|-----------|-------------------|
| 1 | 2 Bedroom - 1 Car | A | Gable Roof | .1 | Color Variation 1 |
| 2 | 2 Bedroom - 2 Car | B | Cape Roof | .2 | Color Variation 2 |
| 3 | 3 Bedroom - 2 Car | C | Hip Roof | .3 | Color Variation 3 |

- 1A** 2 Bedroom - 1 Car (Gable Roof)
1B 2 Bedroom - 1 Car (Cape Roof)
1C 2 Bedroom - 1 Car (Hip Roof)

- 2A** 2 Bedroom - 2 Car (Gable Roof)
2B 2 Bedroom - 2 Car (Cape Roof)
2C 2 Bedroom - 2 Car (Hip Roof)

- 3A** 3 Bedroom - 2 Car (Gable Roof)
3B 3 Bedroom - 2 Car (Cape Roof)
3C 3 Bedroom - 2 Car (Hip Roof)

PLANNING BOARD APPROVAL REQUIRED
UNDER THE SPECIAL PERMIT ARCPUD
ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:
DATE OF ENDORSEMENT:

PROJECT:
SALMON HEALTH AND
RETIREMENT COMMUNITY

259, 261, 261R & 263 Village Street, Medway MA 02053

SHEET TITLE:

EXTERIOR ELEVATIONS 2 - DETACHED COTTAGES DUPLEX

ARCHITECT:
DARIO
DESIGNS
CONSULTANT:
LEVI + WONG
DESIGN ASSOCIATES
LANDSCAPE ARCHITECT:

1 LYMAN STREET, SUITE 301
NORFOLK, MA 01908
TEL: 508.877.4444
FAX: 508.877.4494

ARCHITECTURE
INTERIOR
PLANNING
CONSULTING

LWDA
LEVI + WONG
DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS

CLIA
Creative Landscape Architecture

OWNER:
SALMON
HEALTH and RETIREMENT

CONTINUING CARE MANAGEMENT, LLC

1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416

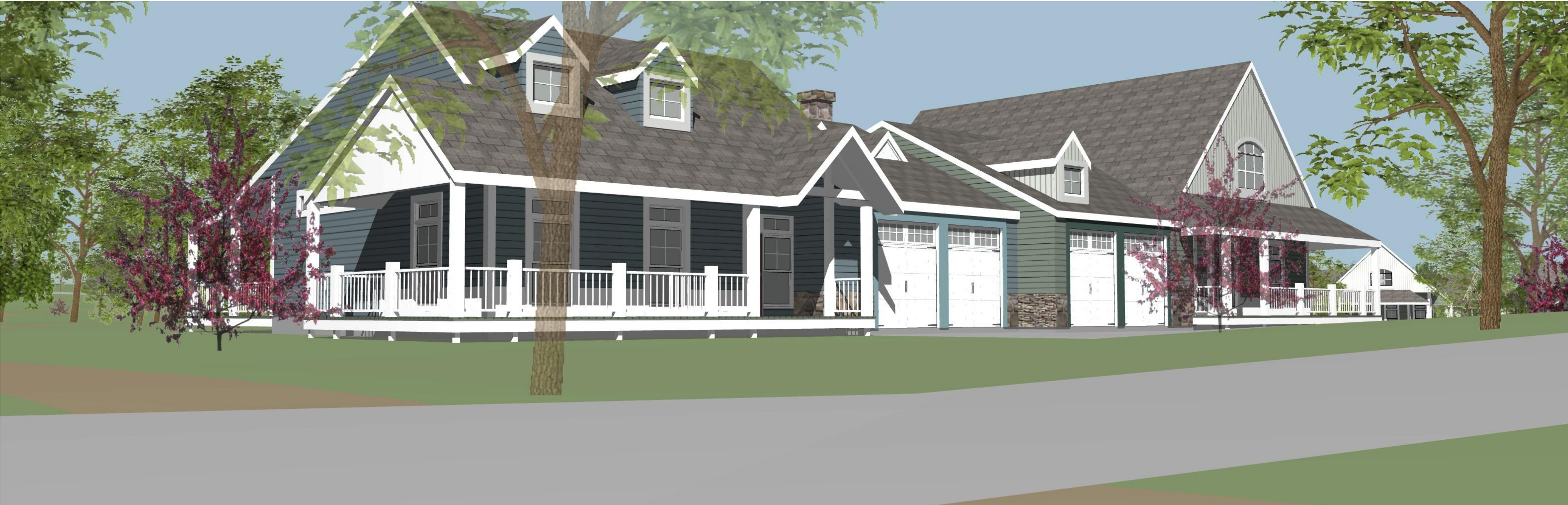
DATE: 2/18/16
SCALE: AS NOTED

PROJECT NO. 1507

SHEET NO.
A2.02DC



2 BIRDS EYE PERSPECTIVE 1
NOT TO SCALE



1 GROUND PERSPECTIVE 1 - FRONT
NOT TO SCALE

PLANNING BOARD APPROVAL REQUIRED
UNDER THE SPECIAL PERMIT ARCPUD
ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

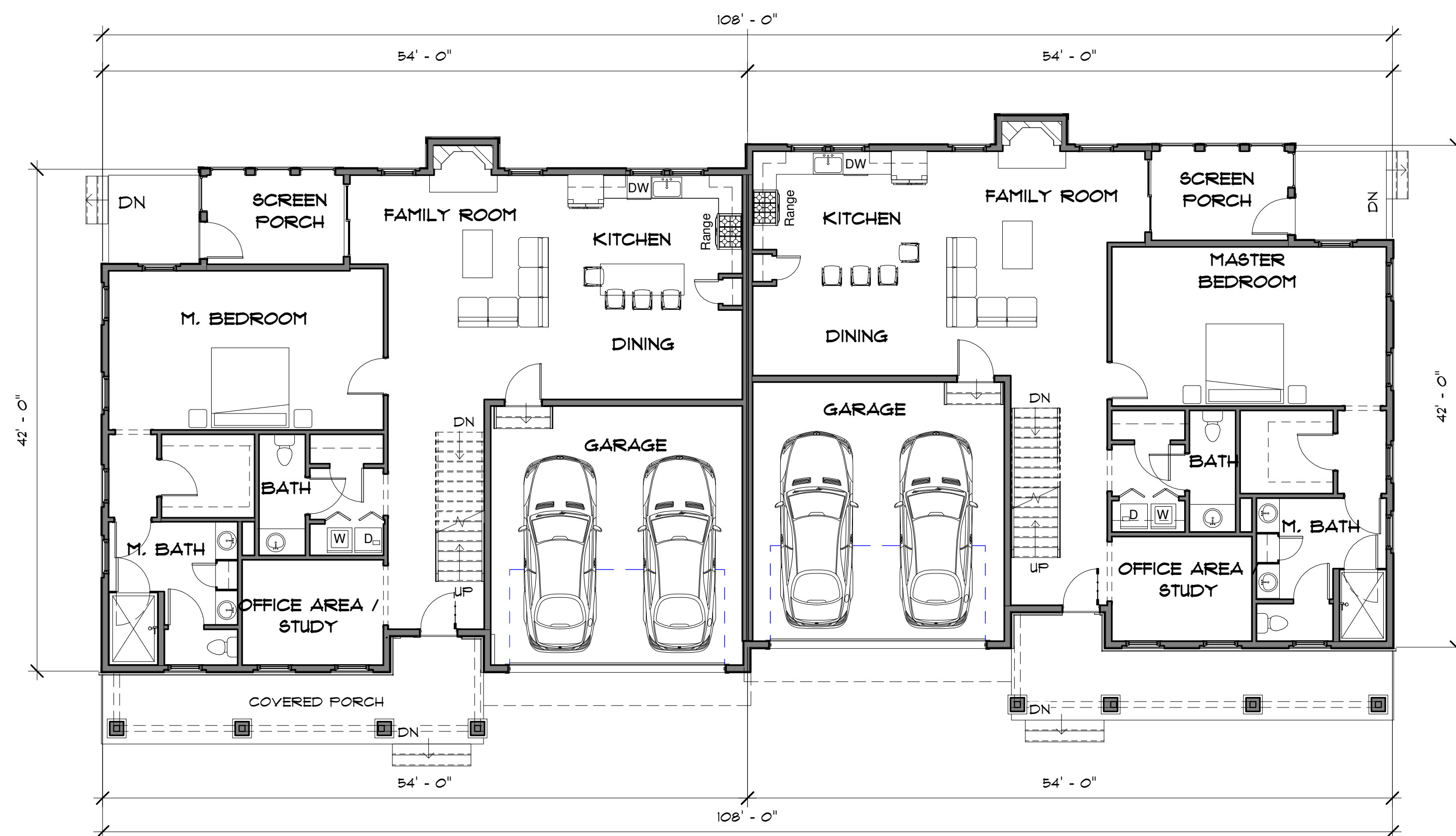
REVISIONS	
NO. 1	5/23/16
FINAL SUBMISSION	

PROJECT:	SALMON HEALTH AND RETIREMENT COMMUNITY
259, 261, 261R & 263 Village Street, Medway MA 02053	
SHEET TITLE:	EXTERIOR PERSPECTIVE - DETACHED COTTAGES DUPLEX

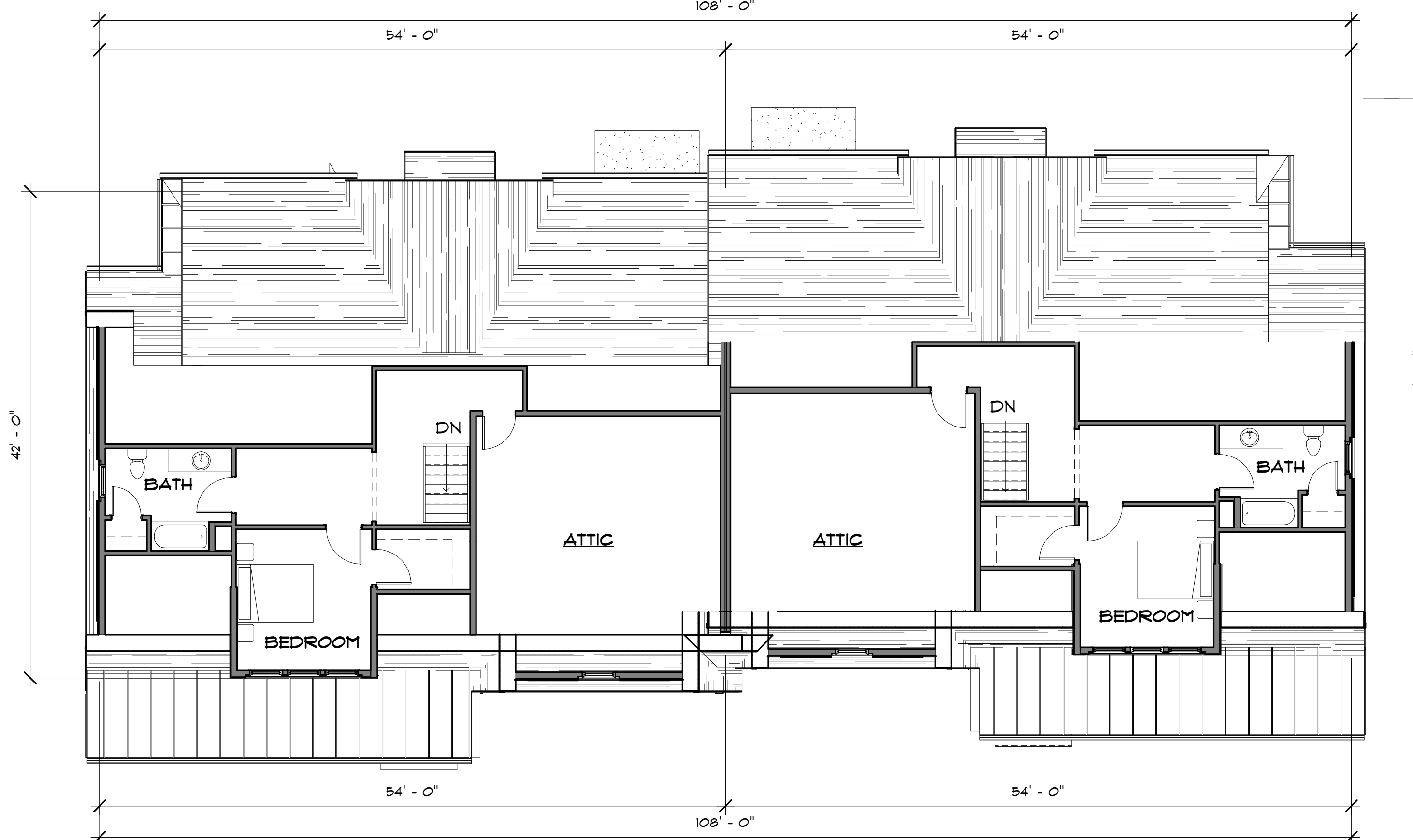
ARCHITECT:	DARIO DESIGNS
CONSULTANT:	LEVI+WONG
LANDSCAPE ARCHITECT:	DESIGN ASSOCIATES
1 LYMAN STREET, SUITE 301 NORFOLK, MA 01908 TEL: 508.937.4444 FAX: 508.937.4494	

OWNER:	SALMON HEALTH and RETIREMENT
CONTINUING CARE MANAGEMENT, LLC	
1 LYMAN STREET, WESTBOROUGH, MA 01581 (508) 898-3416	

DATE:	2/18/16
SCALE:	AS NOTED
PROJECT NO.	1507
NORTH	SHEET NO.
	A2.03DC

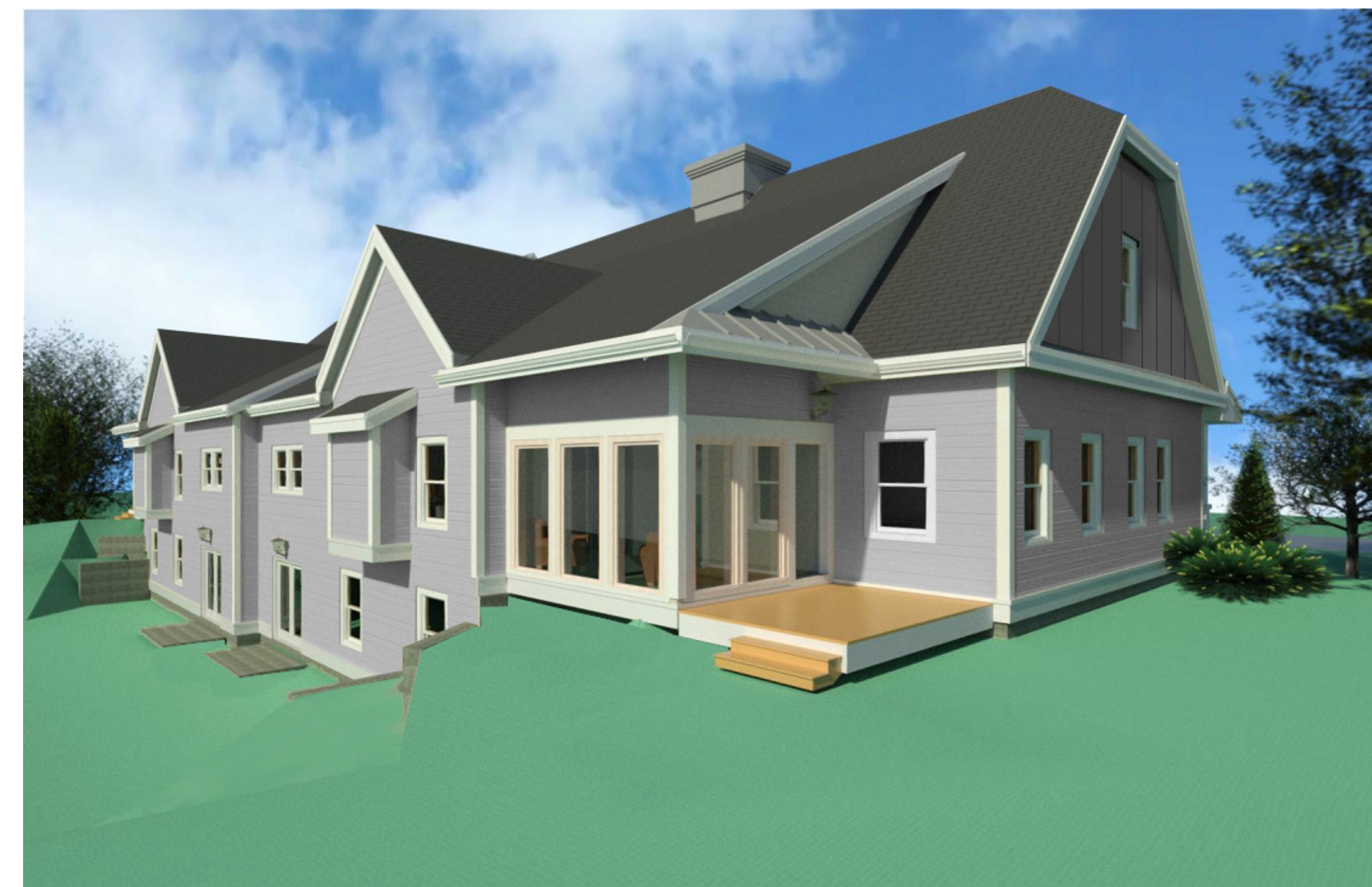
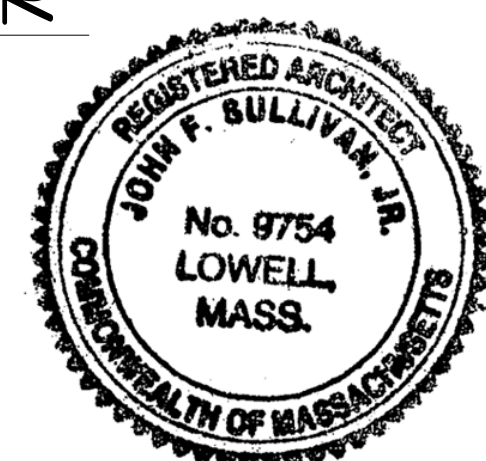


1 FIRST FLOOR
1/8" = 1'-0"



2 SECOND FLOOR
1/8" = 1'-0"

PROPOSED DUPLEX FOR:
BLACK BROOK REALTY
VILLAGE STREET
MEDWAY, MA.
DATE: OCTOBER 28, 2021



DESIGNED BY:
GAVIN AND SULLIVAN ARCHITECTS, INC.

128 WARREN STREET
LOWELL, MA 01852



STANDING METAL SEAM ROOF



CULTURED STONE VENEER



GARAGE DOOR
18' x 9'



VINYL CLAPBOARD SIDING



EXTERIOR LANTERN SCONCE

PROPOSED DUPLEX FOR:
BLACK BROOK REALTY
VILLAGE STREET
MEDWAY, MA.

DATE: OCTOBER 28, 2021



1 FRONT ELEVATION
1/8" = 1'-0"



VINYL EXTERIOR TRIM BOARD



VINYL SHINGLE SIDING



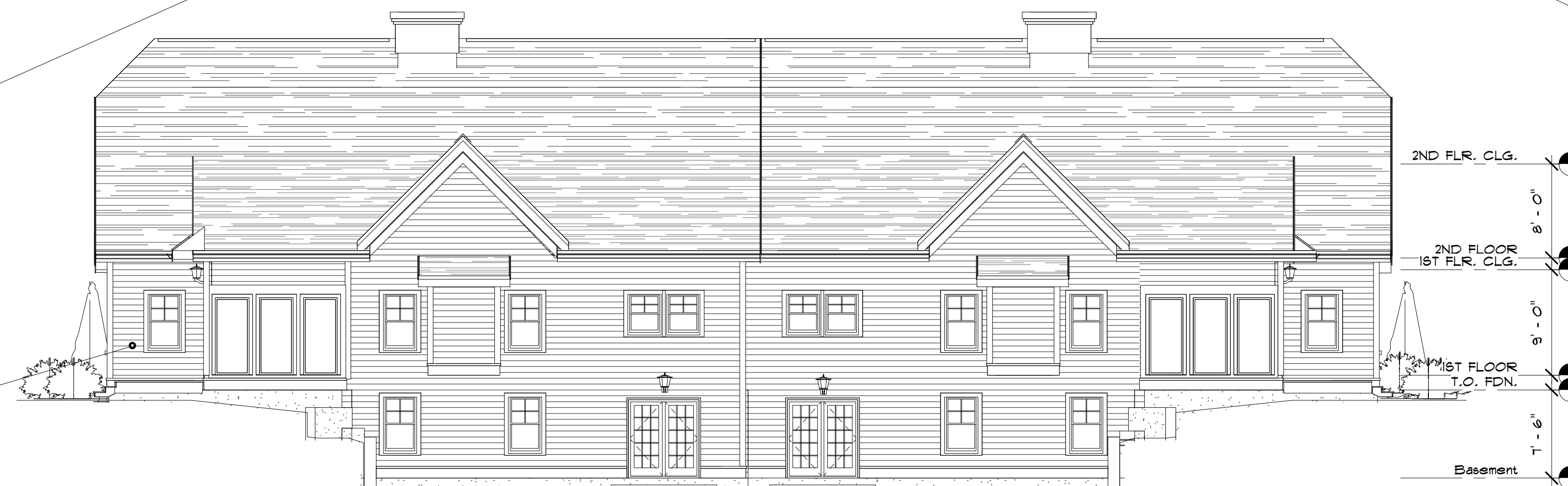
INSULATED FIBERGLASS FRONT DOOR
9 PANEL



ASPHALT ROOF SHINGLES



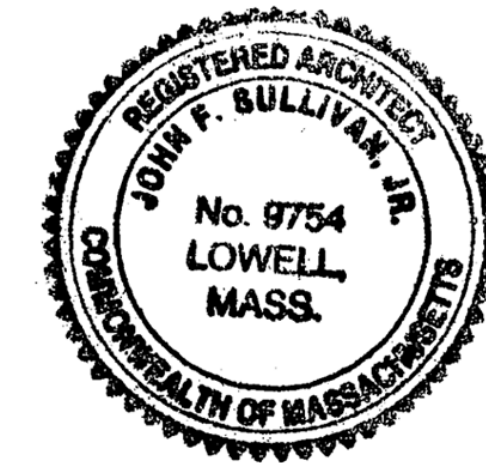
DOUBLE HUNG WINDOWS



3 REAR ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



VINYL BATTEN BOARD SIDING



4 RIGHT ELEVATION
1/8" = 1'-0"

GAVIN AND SULLIVAN ARCHITECTS, INC.

DESIGNED BY:
128 WARREN STREET
LOWELL, MA 01852

PROJECT NARRATIVE

Development Name: Sanderson View

Property Address: 16 Holliston Street, Medway

PROJECT DESCRIPTION – The Applicant proposes to develop the 0.83 acre property at 16 Holliston Street (Assessors Map 60, Parcel 19). The existing single family house, built in 1852, shall be kept unchanged and will become part of the new development. A three (3) unit townhouse style condominium building is proposed at the rear of the lot.

Access to the three new residential dwellings shall be from a new 100' long private driveway off of Sanderson Street. The existing curb cut on Holliston Street will remain to provide exclusive access to the existing single family home. A single new curb cut will be made on Sanderson Street for driveway access to the new residential dwellings. A total of 13 parking spaces will be provided for the site: 6 new garaged parking spaces (2 per each new dwelling unit) plus 3 new additional driveway parking spaces for the new units and 4 existing off street parking spaces will remain next to the existing house.

Landscaping & lighting will be installed on the Property. Adequate snow storage will be provided on the Property. Household refuse will be disposed of by individual waste containers for each household and will be kept inside each unit's garage. Connections will be made to the existing Town sewer and water services in Sanderson Street. Neither Holliston Street nor Sanderson Street are designated as Medway Scenic Roads.

As the proposed project is for a net gain of 3 units, no affordable housing units are required to be provided. Private electric and gas utilities will be provided.

The proposed use requires a multi-family housing special permit pursuant to Sections 5.6.4 and 3.4 of the Town of Medway Zoning Bylaw (the "Bylaw"), site plan review and approval pursuant to Section 3.5 of the Bylaw and the Board's Site Plan Rules and Regulations as amended December 3, 2002.

The property does not include wetland resources as confirmed by a site visit with Conservation Agent Bridget Graziano on May 5, 2022 and as the proposed disturbance area is to be less than 20,000 square feet and the proposed impervious surface area will be less than 10,000 square feet, the site falls outside the jurisdiction of the Medway Conservation Commission pursuant to Medway General Bylaws, Article 26.5.1. See attached land disturbance plan.

SANDERSON VIEW

PHOTOS OF
SURROUNDING HOMES



16 Holliston Street - Subject Property



8 Sanderson Street



9 Sanderson Street



4 Sanderson Street



3 Sanderson Street



7 Sanderson Street



17 Holliston Street



18 Holliston Street



1 North Street



17 & 19 Pine Street



Damon McQuaid
Architect
Architecture - Interiors - Land Planning
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978-340-5922

3 UNIT TOWN HOUSE

Prepared for: LARKIN REAL ESTATE
Location: Approver

STREET RENDERING

DMA 2020 ©

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Mark	Date
Revisions	
Date	2022-05-11
Scale	1/2" = 1'-0"
Job No.	200901
Sheet No.	

A001



3 UNIT TOWN HOUSE

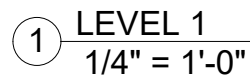
BUILDING RENDERINGS

prepared for: LARON REAL ESTATE
location: 19 Hospital Road, Medway
title:

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	Revisions
	2022-05-11
	Scale 1/2" = 1'-0"
	Job No. 200901
	Sheet No.

A002



FLOOR PLAIN LEVEL 1

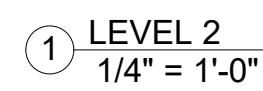
prepared for:	LARKIN REAL ESTATE
location:	19 Hospital Road Medway
title	

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Mark	Date
Revisions	
Date	2022-05-11
Scale	1/4" = 1'-0"
Job No.	200901
Sheet No.	

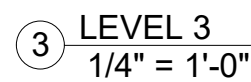
A101



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Mark	Date
Revisions	
Date	2022-05-11
Scale	1/4" = 1'-0"
Job No.	200901
Sheet No.	

A102



	EXISTING WALLS		SOFFIT / CEILING CHANGE OR CABINETS ABOVE
	DEMO WALLS		SPOT ELEVATION
	NEW WALLS	Room name 	ROOM NAME AND NUMBER
	DOOR & DOOR TAG DOOR HEIGHT (INCHES) DOOR WIDTH (INCHES)		REVISION
	WINDOW & WINDOW TAG		
	SIM WALL SECTION NUMBER AND SHEET		SIM BUILDING SECTION NUMBER AND SHEET

Damon McQuaid
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dm@dmcquaidarchitect.com
978-340-5922

3 UNIT TOWN HOUSE

FLOOR PLAN LEVEL 3

prepared for: LARKIN REAL ESTATE
location: 19 Hospital Road Medway

DMA 2020 ©

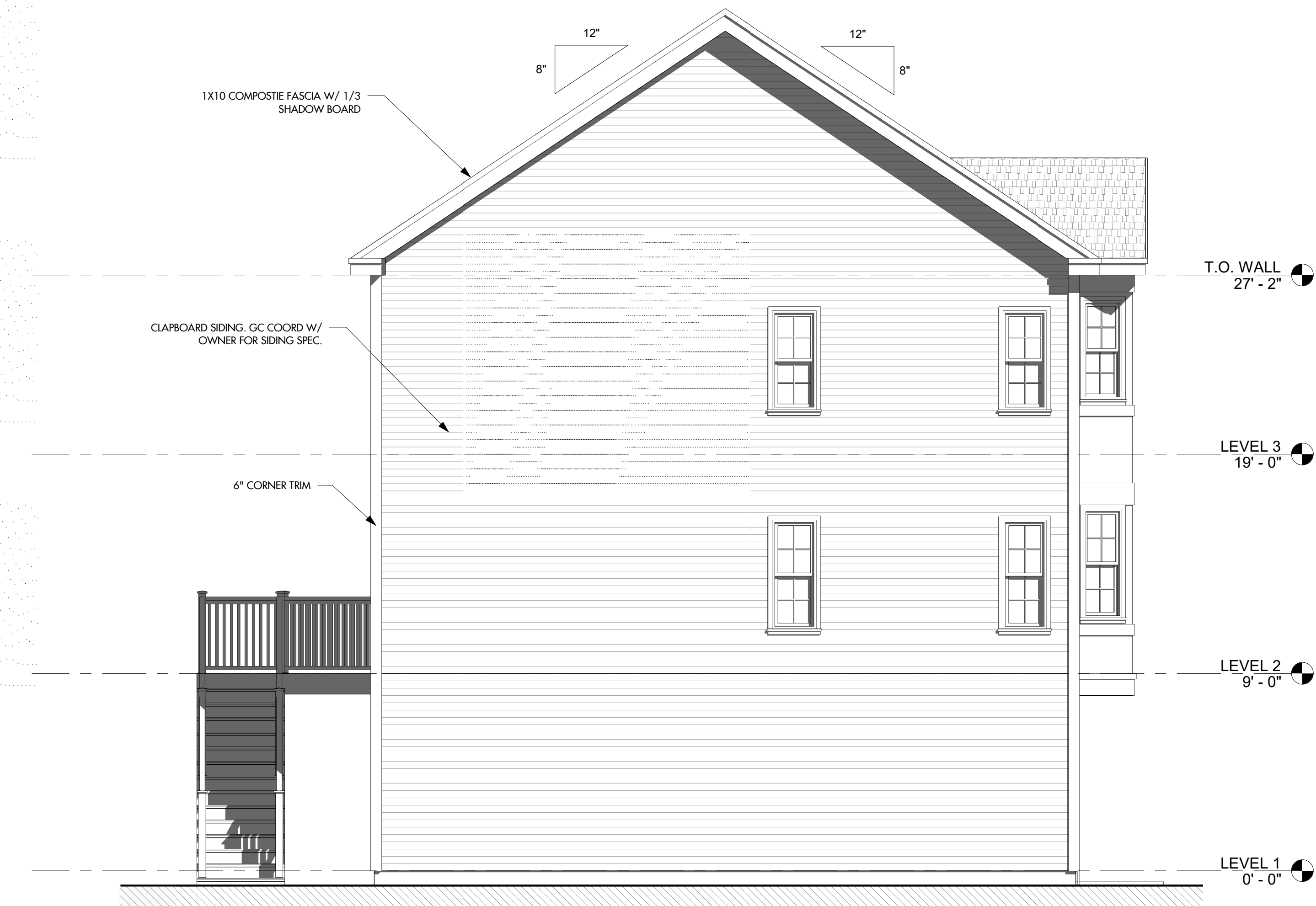
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Mark	Date
	Revisions
Date	2022-05-11
Scale	1/4" = 1'-0"
Job No.	200901
Sheet No.	

A103



① FRONT ELEVATION(-)
1/4" = 1'-0"



② LEFT SIDE ELEVATION(-)
1/4" = 1'-0"

3 UNIT TOWN HOUSE

EXTERIOR ELEVATIONS

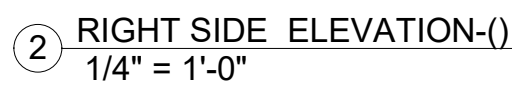
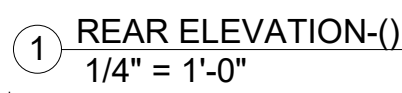
Prepared for: LARION REAL ESTATE
Location: 19 Hospital Road, Medway
Title:

DMA 2020 ©

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Mark	Date
Revisions	
Date	2022-05-11
Scale	1/4" = 1'-0"
Job No.	200901
Sheet No.	

A200



PROJECT NARRATIVE

Property Address: 21 High Street, Medway

PROJECT DESCRIPTION – The Applicant proposes to develop the 3.77-acre property at 21 High Street (Assessors Map 57, Parcel 62). The property consists of a single-family home built in the 1880 with an attached garage. There is also a large secondary garage on the Property. The intention for the project is to keep the existing single-family home but demolish the attached garage and secondary garage. The Applicant has already received approvals from the Historical Commission to demolish the garages.

The property owner is presenting two separate proposals for the Board to review and comment on so that the applicant can submit a full application to the Planning Board for approval.

The two proposals require a multi-family housing special permit pursuant to Sections 5.6.4 and 3.4 of the Town of Medway Zoning Bylaw (the “Bylaw”), site plan review and approval pursuant to Section 3.5 of the Bylaw and the Board’s Site Plan Rules and Regulations. The property does include wetland resources and the proposed disturbance area shall be greater than 20,000 square feet. Accordingly, the site falls within the jurisdiction of the Medway Conservation Commission pursuant to Medway General Bylaws, Article XXVI.

Each proposal consists of a similar horseshoe entrance off High Street which mirrors the actual conditions. This allows each proposal to have a large open space area in front of each building with the ability for additional open space at the rear of the buildings.

Proposal 1 – consists of a townhouse style development made up of twenty-one (21) housing units. This proposal is made up on four (4) 5-unit dwelling with the existing house to be rehabbed as unit number 21. The units would consist of three bedroom and a minimum of 1 ½ bathrooms. The total parking spaces for the project shall be 44 spaces with 20 garage spaces and 22 surface parking spaces.

Proposal 2 - consists of a townhouse style development made up of sixteen (16) housing units. This proposal is made up on six (6) duplex style dwellings, one triplex style dwelling with the existing house to be rehabbed as unit number 16. The units would consist of two bedrooms and a minimum of 1 ½ bathrooms. The total parking spaces for the project shall be 32 surface parking spaces.

Each proposal will include extensive landscaping & dark sky lighting in accordance with the bylaw. Adequate snow storage will be provided on the Property. Household refuse will be disposed of by individual waste containers for each household and by a central waste container for the apartment style dwelling units. Connections will be made to the existing Town sewer and water services in High Street. The applicant has met with the DPW to mark existing trees that would be subject to the Medway Scenic Roads bylaw. Each proposal shall meet the requirements outlined in the bylaws to incorporate affordable units in each proposal. Private electric and gas utilities will be provided. The project completed an ORAD in 2019 and will be updated for the current submission as necessary.

Applicability

- 1) Location - The site is within the Multi-Family Housing Overlay District (Section 5.6.4) and thus, is eligible for the multi-family housing proposal.
- 2) Traffic capacity – High Street is a local street connecting Main Street (Rt. 109) and Village Street and has sufficient capacity to handle the traffic from the new units that are proposed. The applicant shall complete a traffic study for the full submittal to the Board.
- 3) Parcel size & frontage – The site consists of 3.77 (164,221 sq. ft.) which exceeds the minimum area requirement of 22,500 sq. ft. for the underlying Village Residential zoning district. The site has a total of 290.88 ft of frontage, so it meets the minimum 150-foot frontage requirement of the Bylaw.

Dimensional Requirements

- 4) Dimensional Adjustments – The dimensional requirements of the underlying Village Residential zoning district apply to the project, as set forth in Table 2 of Section 6 of the Bylaw. Each proposal meets the required front, rear, and side yard setback requirement. Each proposal shall comply with the maximum building coverage requirements (30% maximum allowed). Each proposal shall also comply with maximum impervious coverage requirements (40% maximum allowed)
- 5) Building Height - The height of the new buildings will comply with the zoning bylaw and shall be less than the maximum forty (40) feet allowed.

Density

- 6) Density – Pursuant to the Zoning Bylaw in effect at the time of applications, the maximum possible density for multi-family projects is 8 units per whole acre for townhouse style units. With 3.77 acres, the Property could potentially include a maximum possible twenty-four (24) townhome style units. As presented both proposals meet these criteria and are less than the maximum allowed density.

Special Regulations

- 7) Affordable housing – As this Multi-Family Development results in a net increase of new Dwelling Units, the Affordable Housing Bylaw shall apply pursuant to Section 8.6 of the Bylaw.
- 8) Open Space - Minimum Open Space shall be met as per the Medway Bylaws.
- 9) Parking spaces – Each proposal shall meet the parking requirements under the zoning Bylaw including Electric Vehicle Parking: The townhome style development shall equip each new housing unit will be equipped with a 200 Amp electric panel, which will be sufficient to provide for electric vehicle charging if the new owners choose to install that upgrade. EV parking for the other proposals shall meet the bylaw requirements.
- 10) Town water and sewer service - The project will be served by Town water and sewer service presently located in High Street.

11) Number of units - The number of total new and existing units proposed for each proposal is less than the maximum potential number of units allowed under the Bylaw for a property of this size.

12) Historic Properties – The existing dwelling at the Property was built in 1880. The proposal before the Board will keep the existing home unchanged as part of this Project. The applicant has received approved from the Historical Commission to demolish the attached garage while preserving the existing single-family unit.

Decision Criteria

13) Meets purposes of Multi-Family Housing section of the Bylaw (Section 5.6.4) and the Site Plan Rules and Regulations - The project meets the following purposes of the Multifamily Housing section of the Bylaw: (1) provide a diversity of housing types in the form of townhouse style conditions; (2) promote pedestrian oriented development as the subject property is located within an older, walkable neighborhood. It also meets the purpose of the Site Plan Rules and Regulations.

14) Consistent with the Medway Housing Production Plan - The development meets the HPP's implementation strategy of encouraging the use of the Multifamily Housing special permit provision of the Bylaw and providing additional options for multi-family housing.

15) Impact on abutting properties and adjacent neighborhoods - The impact on abutting properties and adjacent neighborhoods will be addressed through vegetative screening, fencing and the positive aesthetics of the buildings to be constructed.

16) Variety of housing stock - The development increases the variety of housing stock in the community by providing a either townhome style condominiums or apartment style dwellings to the town's single-family detached housing supply.

17) Designed to be reflective of or compatible with the character of the surrounding neighborhood - The surrounding neighborhood includes a mix of housing types including single family, two-family and multi-family residences. Therefore, the proposed development is compatible with the surrounding neighborhood.

21 HIGH STREET

PHOTOS OF SURROUNDING HOMES



21 HIGH STREE – LOCUS PROPERTY



21 High Street -
Locus



25 High Street



24 High Street



19A High Street



19 High Street



15 High Street



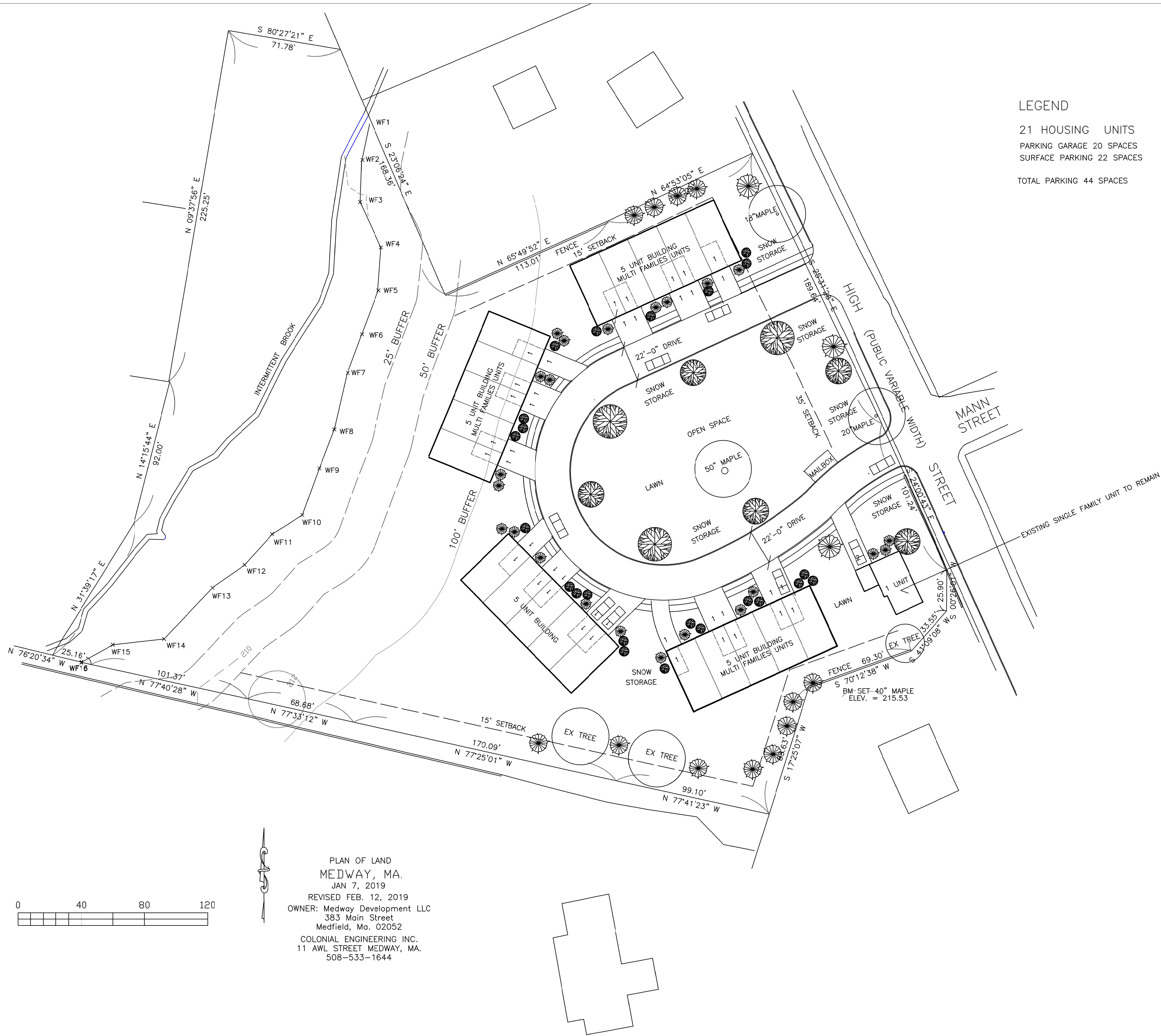
16 High Street



30A Wellington St



31 Wellington St



LEGEND

- 21 HOUSING UNITS
- PARKING GARAGE 20 SPACES
- SURFACE PARKING 22 SPACES
- TOTAL PARKING 44 SPACES

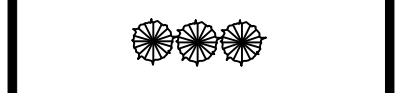
Project

MEDWAY
DEVELOPMENT
LLC

383 Main Street
MEDFIELD, MA
02052

KATTMAN
CORPORATION

Landscape Architects



Landscape Architecture
Planning

RICHARD KATTMAN
Mass. License # 606
24 WATER STREET
HOLLISTON, MASS. 01746
508-893-6232
richard.kattman@gmail.com
www.richardkattman.com

Sheet Title

SITE PLAN
4 Multi Families
BUILDINGS

Scale: 1"=30'-0"
Date: FEB 23, 2022
Revisions:

Sheet Number
L3



Proposal 2 – Muti - Townhomes

21 High Street







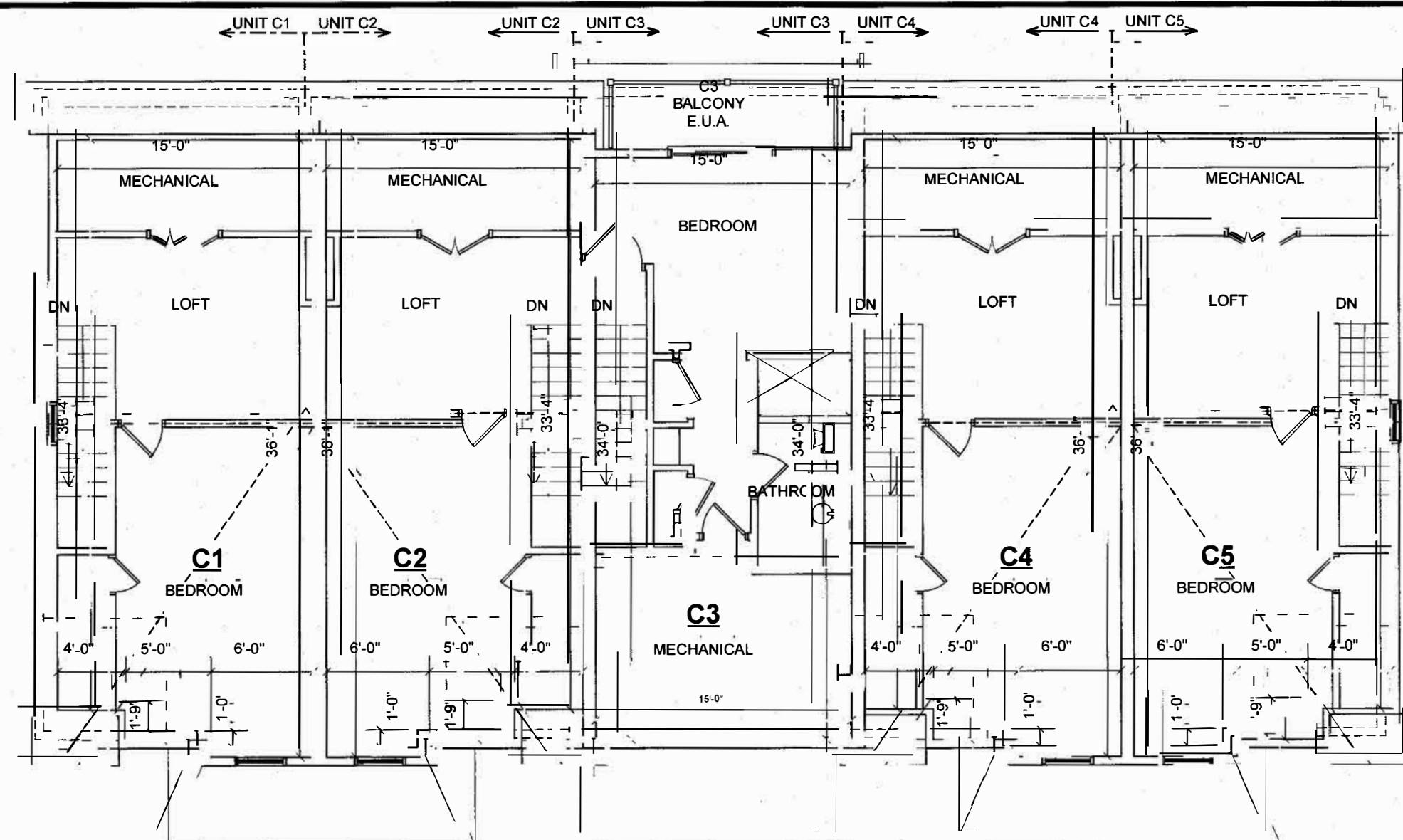




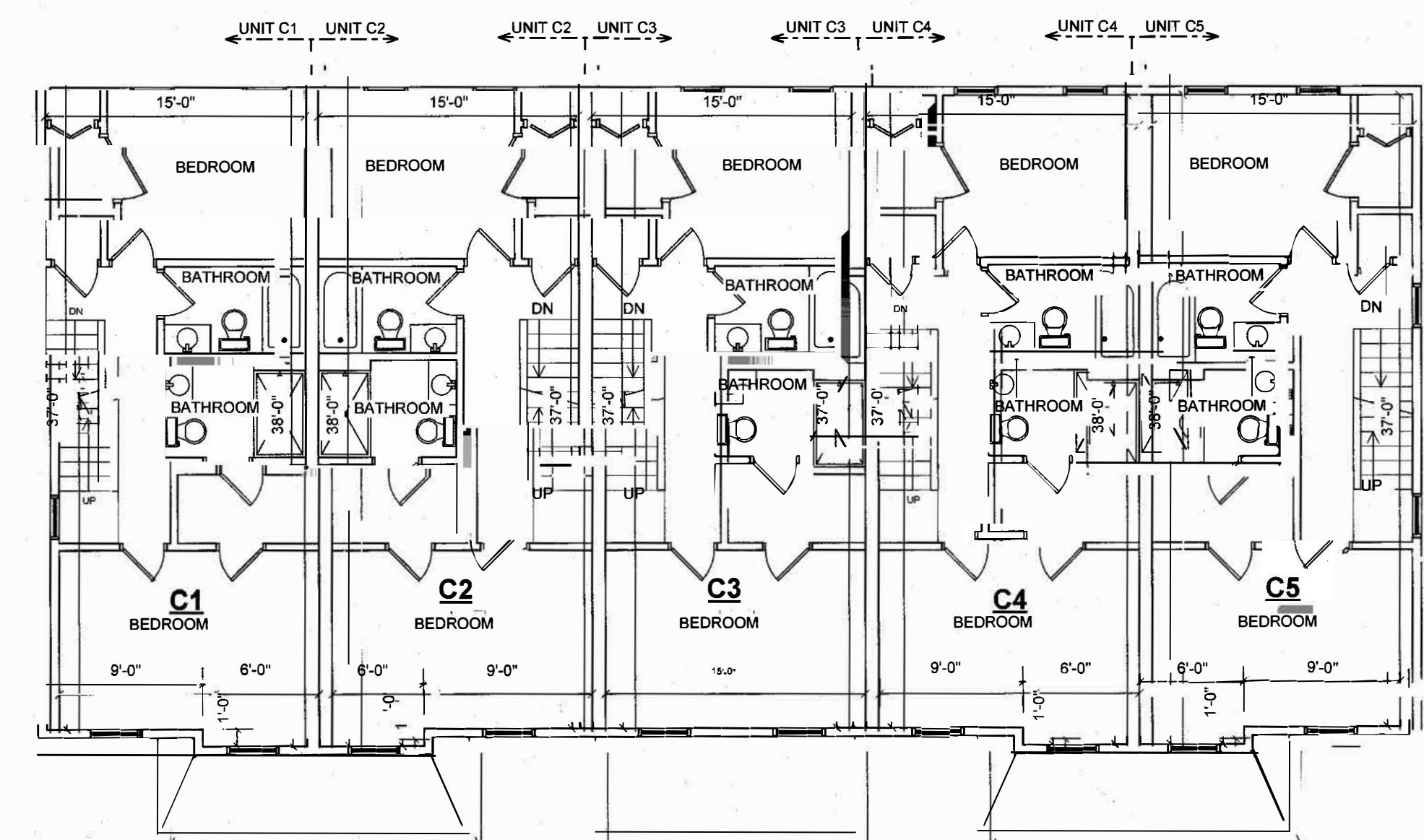




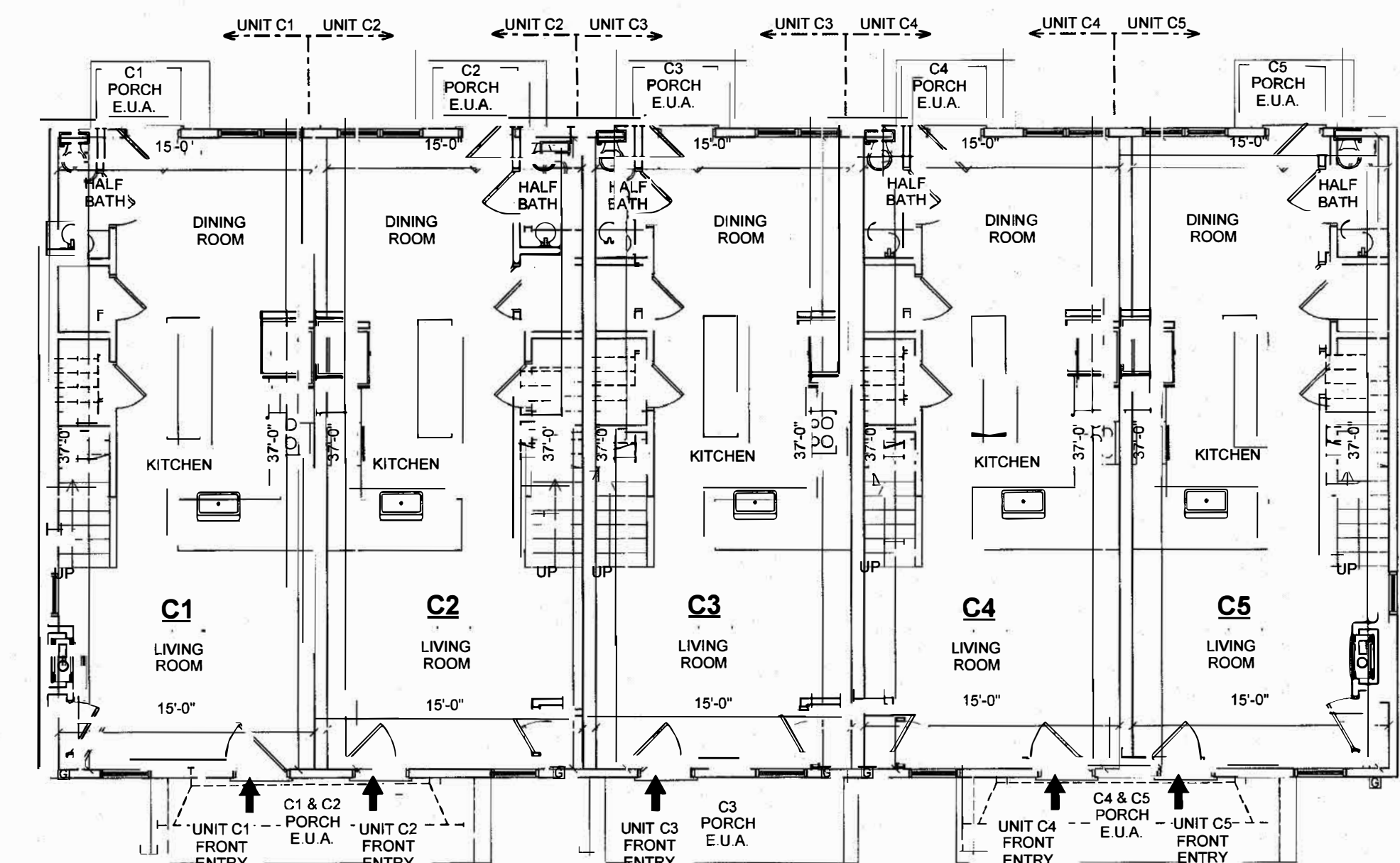




THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

→ = UNIT ENTRY

UNIT C1			
FIRST	SECOND	THIRD	GROSS-LA
555 SF	561 SF	525.25 SF	1,641.25 SF
UNIT C2			
FIRST	SECOND	THIRD	GROSS-LA
555 SF	561 SF	525.25 SF	1,641.25 SF
UNIT C3			
FIRST	SECOND	THIRD	GROSS-LA
555 SF	561 SF	510 SF	1,626 SF
UNIT C4			
FIRST	SECOND	THIRD	GROSS-LA
555 SF	561 SF	525.25 SF	1,641.25 SF
UNIT C5			
FIRST	SECOND	THIRD	GROSS-LA
555 SF	561 SF	525.25 SF	1,641.25 SF

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

(271)

JAMES J. JOZOKOS,
REGISTERED ARCHITECT
#20190
1147 MAIN STREET, #115
TEWKSBURY, MA 01876
(978) 985-1813
M: 10-12-2021
D: 10-18-2021

Project

MEDWAY
DEVELOPMENT
LLC

383 Main Street
MEDFIELD, MA
02052

KATTMAN
CORPORATION

Landscape Architects

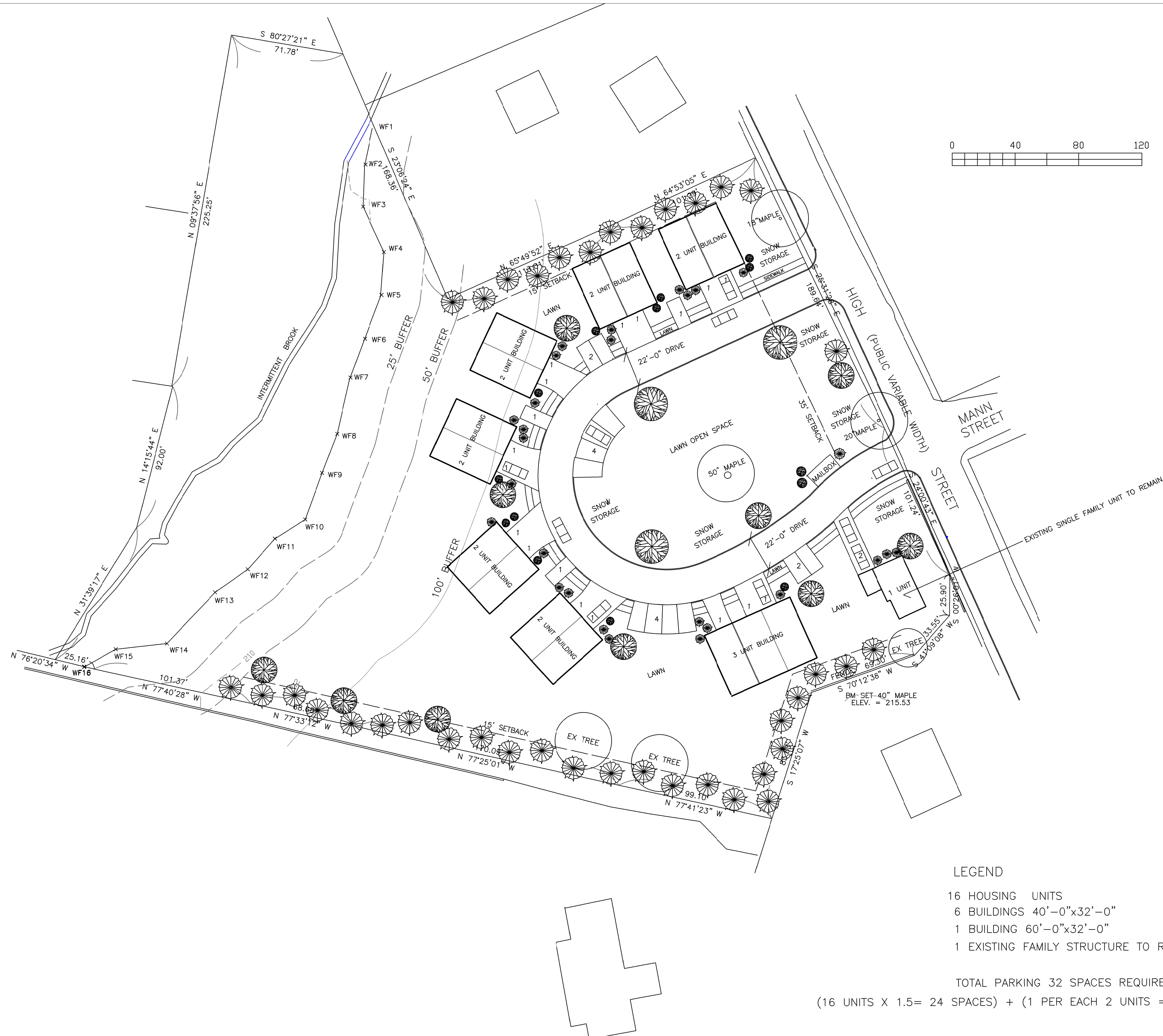
Landscape Architecture
Planning

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24 WATER STREET
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www.crichardkattman.com

Sheet Title
SITE PLAN
7 MULTI FAMILY
BUILDINGS
1 SINGLE FAMILY
BUILDING

Scale: 1"=30'-0"
Date: MAY 10, 2022

Revisions:
Sheet Number
L1



LEGEND

16 HOUSING UNITS
6 BUILDINGS 40'-0"x32'-0"
1 BUILDING 60'-0"x32'-0"
1 EXISTING FAMILY STRUCTURE TO REMAIN

TOTAL PARKING 32 SPACES REQUIRED
(16 UNITS X 1.5= 24 SPACES) + (1 PER EACH 2 UNITS =8 SPACES)= 32 PARKING SPACES REQUIRED















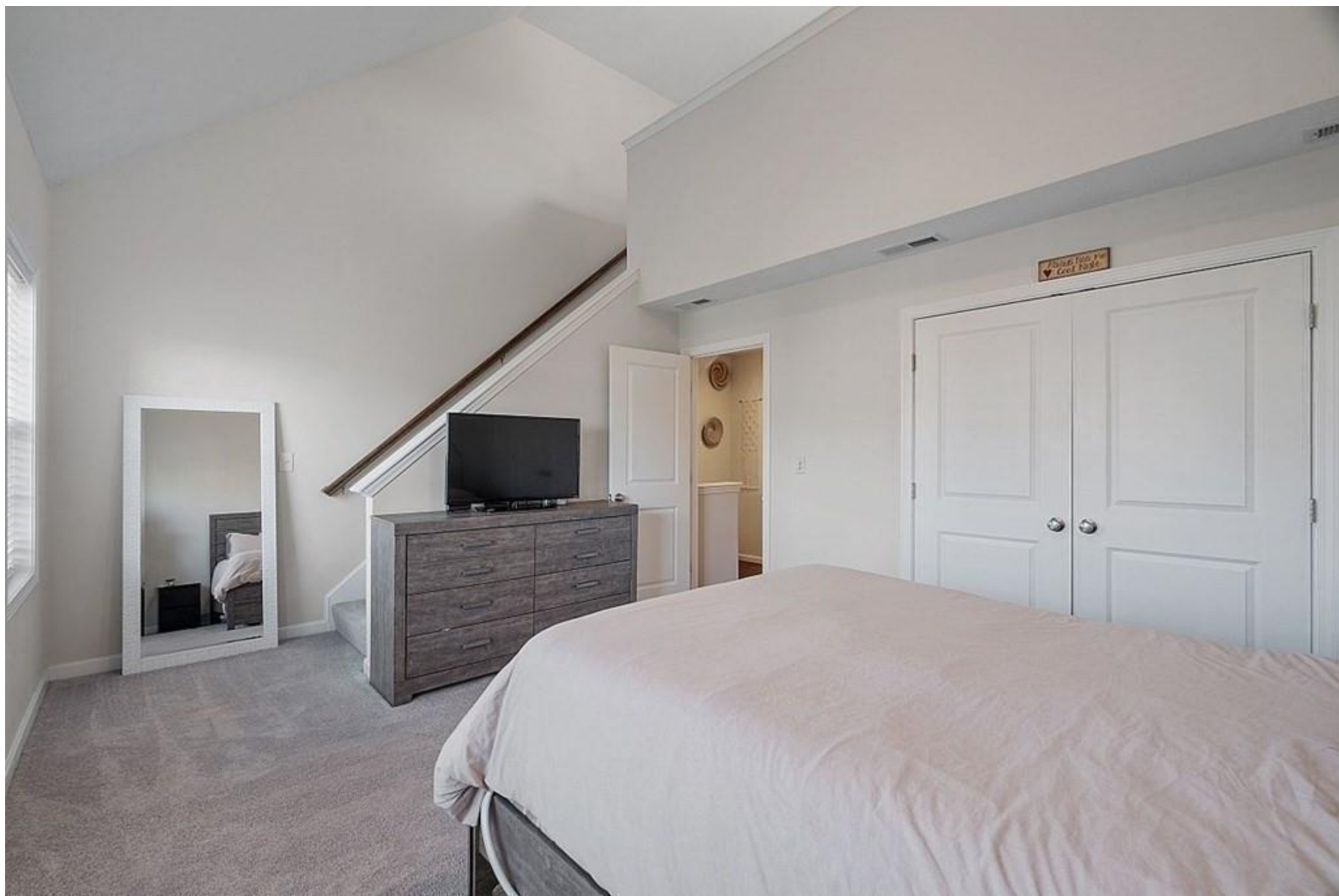




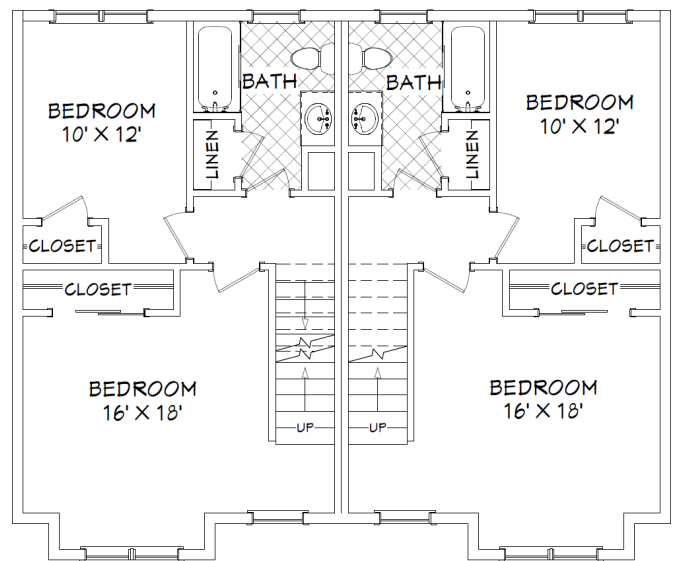
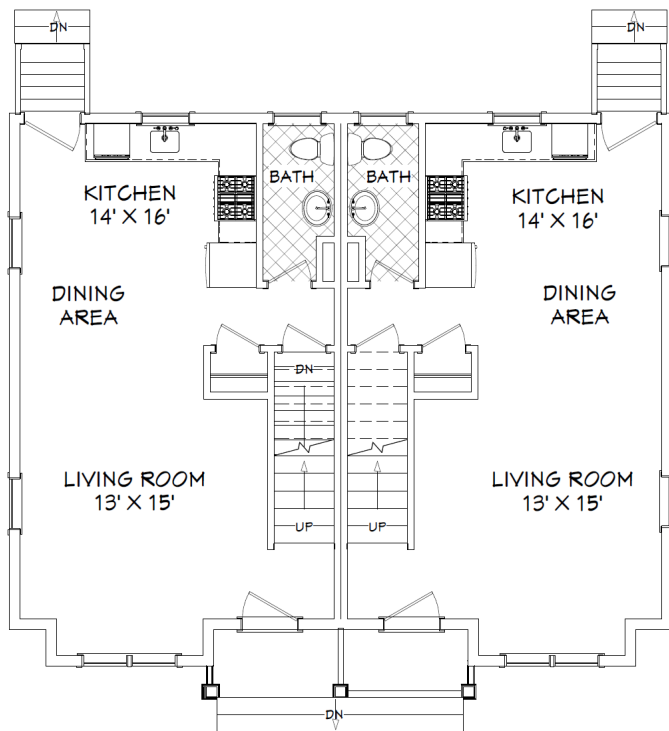






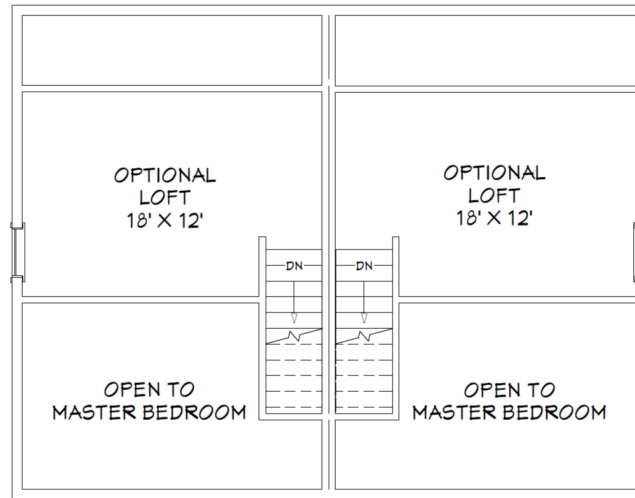




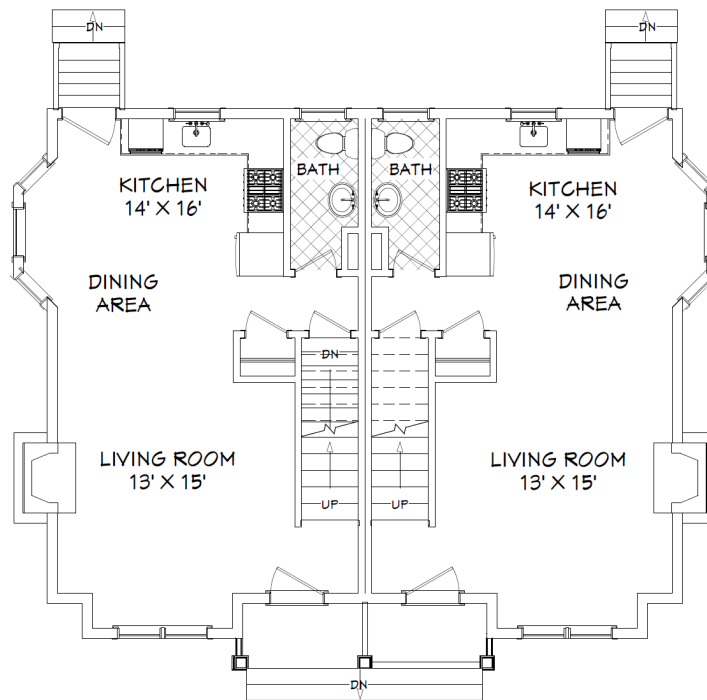


2nd Floor

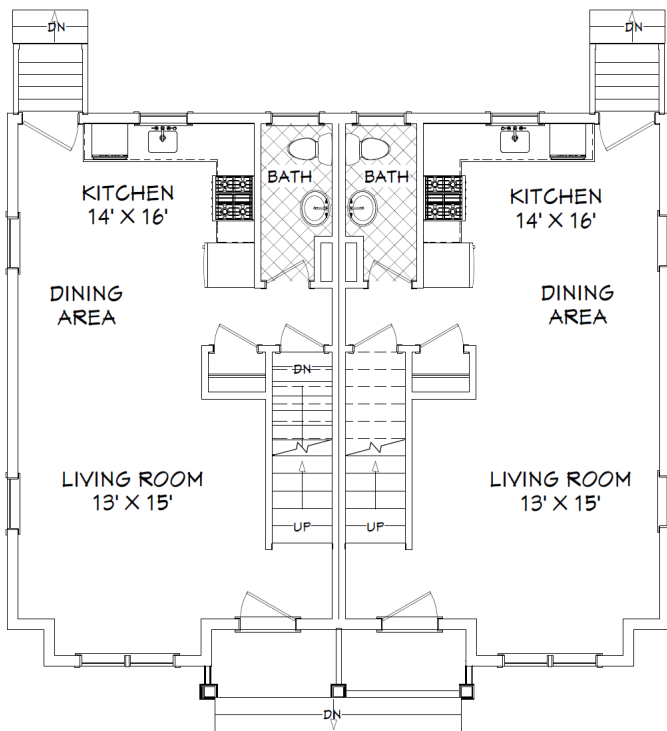
LIVING AREA
1044 sqft/unit



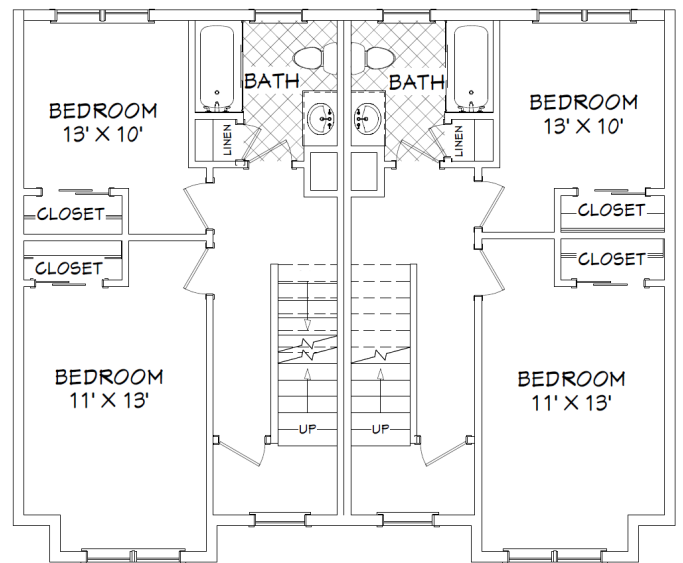
Optional
Loft



Optional
1st Floor

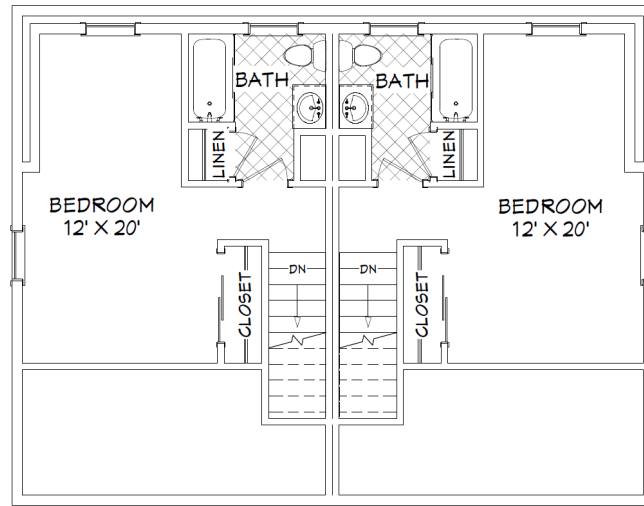


1st Floor

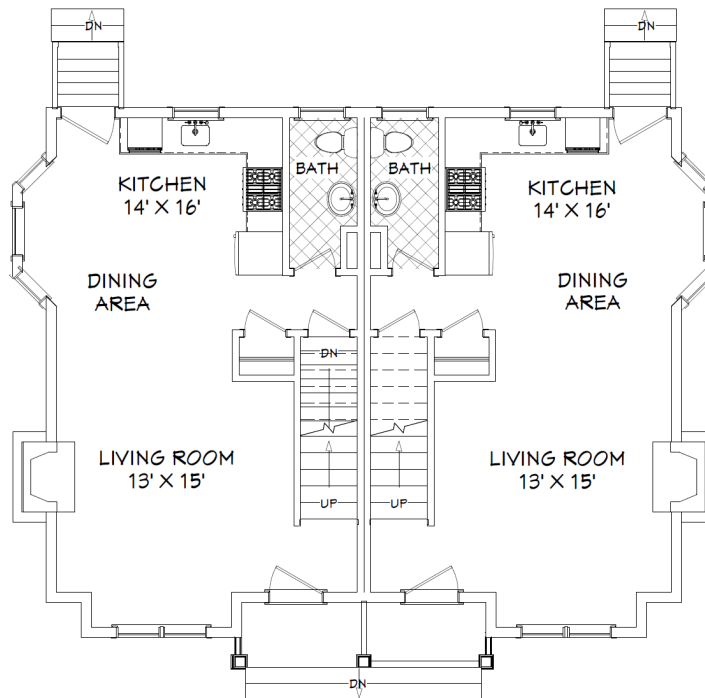


2nd Floor

LIVING AREA
1548 sqft/unit



3rd Floor



Optional
1st Floor