



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

Matthew Buckley, Chair
Rachel Walsh, Vice-Chair
Tom Gay, Member
Jessica Chabot, Member
Dan Connolly, Member
Seth Kendall, Member
Rachel Wolff Lander, Member

DRC Meeting Minutes: March 18, 2019
Medway Public Library

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

Attendees:

	01/07/2019	02/25/2019	03/18/2019	
Matthew Buckley	X	X	X	
Rich Di Iulio	-	-	X	
Jessica Chabot	X	X	ABSENT WITH NOTICE	
Tom Gay	X	ABSENT WITH NOTICE	ABSENT WITH NOTICE	
Rachel Walsh	X	X	X	
Dan Connolly	X	ABSENT WITH NOTICE	X	
Seth Kendall	X	X	ABSENT WITH NOTICE	
Rachel Wolf Lander	ABSENT WITH NOTICE	X	X	

Also Present:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Sreelatha Allam, Recording Secretary
- Ryan Rucki, Developer (274 Village Street)

Informal, pre-application discussion: Ryan Rucki for 274 Village Street multi-family housing development-

- Mr. Rucki attended the meeting to discuss this agenda item. The current projection is to build 26 units but the developer is considering building as many as 40 units. The number of units is contingent upon the title research and a determination as to what rights the

owner has to the adjacent railroad right of way. Draft concept elevations and floor plans were presented and briefly discussed. (**See Attached**)

- The proposed project is the construction of a condominium complex with ample green space and other amenities. The goal is to build a village style community that's affordable for young families. The idea is to create some outdoor recreational facilities as part of the project.
- Majority of the construction will be with 2 unit buildings with two car surface garages.
- A trail is envisioned as part of the project. An efficient stormwater cistern will be created for the project. Cistern will be used to collect water to irrigate the lawns in the complex. Solar panels will be installed to run common lighting. LED lighting will be used for interior and exterior lighting.
- Ms. Affleck-Childs said the permit will be a special permit for the construction of the multi-family units.
- Ms. Walsh commented that the stormwater drainage area should be designed to look natural. She also requested they develop a good landscaping plan as most of the wooded area will be replaced by new construction.
- Members encouraged the applicant to take a look at the Millstone Village development in Medway for some architectural design ideas.
- Mr. Buckley encouraged the applicant to explore the idea of alternative distribution of the building density. He said the buffers should be seeded with four-season vegetative screening.
- Local realtor and Medway resident Ms. Jodi Kairit, who attended the meeting with Mr. Rucki, supported the project and reiterated that the size of the units and the proposed pricing will be affordable and attractive to young families and baby boomers.
- It was agreed that Mr. Rucki will come back before the DRC at a future meeting with concrete plans of the project. He will take into consideration all the items discussed and input provided by DRC members.

Meeting Minutes:

03/04/2019:

A motion was made by Mr. Buckley, seconded by Mr. Connolly to approve the minutes of the 03/04/2019 DRC meeting as presented. All were in favor.

Discussion of light pole banner ideas:

- Ms. Lander showed some examples of pole banner images that she worked on. The discussion included the change in fonts for the town name and some color palette changes.
- Pictures of Medway in the banner background was discussed as one of the styles to consider. Medway Blue as the background color was discussed.

- There was some discussion on the banner content (LIVE, SHOP, VISIT). Ms. Lander will make changes to the banners based on the feedback received at the meeting tonight.
- The idea is to roll the banners out for display by July 4th.

Ms. Lander left the meeting around 8:25PM.

Discussion of Chapter 2 of the American Planning Association report Design Review: Guiding Better Development, July 2018

- Mr. Connolly talked about Chapter 2 of APA report on design review. He provided an overview on the background and legal foundations of design review. He touched on the topics of new urbanization, overlay zones, historic preservation, early forms of design review, etc. Chicago and Florida were discussed as examples. **(See Attached notes)**

Discussion of April DRC meeting dates

- Members discussed the scheduled April 15th DRC meeting. The Library and other Town offices will be closed that day due to the Patriot's Day holiday.
- Based on the need, the second meeting in April will be scheduled on 04/22.

Update on Architectural Scavenger Hunt

- Ms. Walsh provided an update on this agenda item. She will be meeting with Sandy and Tim Rice and the idea is to roll it out in the second week of April.

Request on DRC recommendations on the colors for Choate Park Bridge

- Members reviewed the color options provided by Ms. Affleck-Childs for the Choate Park Bridge. "Putty Beige" was the preferred color.

Adjournment

With no further business before this committee, a motion was made by Mr. Buckley, seconded by Ms. Walsh to adjourn the meeting at 8:57 p.m. The motion was unanimously approved.

Respectfully Submitted,
Sreelatha Allam

Informal, Pre-Application Discussion
Monday, March 18, 2019 DRC Meeting

Possible multifamily development at 274 Village Street where the Nautilus Fitness Center is located. Site is 3.59 acres. It goes deep and opens up at the back of the site.

Developer has a purchase and sale agreement with the current owner. They are putting together a plan for a 24 unit condo development of modest sized dwellings.

Attached are a series of emails, concept elevation, and floor plans. We won't have the concept site plan until Monday.

Expected to attend: Ryan Rucki, developer and Charlie Basile, architect.

Susan Affleck-Childs

From: Ryan Rucki <ryanrucki@gmail.com>
Sent: Thursday, March 14, 2019 1:25 PM
To: Susan Affleck-Childs
Cc: Daniel Merrikin; Larry Rucki; James Rucki; Wallace Rucki
Subject: Re: 274 Village Street - 3/18 Medway Design Review Committee meeting
Attachments: Papaya 2430 unit_3-13-2019.pdf

Hi Susan,

It was nice speaking with you this morning. Attached please find the floor plans we discussed.

Separately, in speaking with Larry we understand that the property allows for up to 40 units to be built as it exists; however, our current projection is for 26 units.

With respect to materials, the buildings will all be wood framed. The front facades will be constructed of mainly natural products such as red cedar shingles, cedar clap board, white cedar shingles and brick (and/or masonry products). The sides and rear of each building will be covered vinyl siding. The buildings' trim will likely be constructed of PVC pine-like boards for longevity. In addition, the roof will consist of architectural fiberglass shingles in a variety of standard colors. Decks for the units will be made of Trex and railings will likely be constructed of PVC, again, for longevity. Finally, walkways and other impervious sections of the property will likely be constructed of True Grid support sections filled with a tan gravel.

We would also like to include various american fruit trees in the landscaping design, including peach trees, pear trees, american cherry trees and other species of flowering trees such as dogwood.

Thank you very much and please do not hesitate to let me know if you have additional questions.

Thanks again,

Ryan

On Thu, Mar 14, 2019 at 10:58 AM Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi Ryan,

Thank you.

The jpg image did not come through.

Please be prepared to talk with the DRC about the materials you envision using on the building facades. Larry mentioned you were arranging for a rendering as well.

Do you have any floor plans of the units?

Looking forward to receiving a site plan from you as well.

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street

Medway, MA 02053

508-533-3291

From: Ryan Rucki [mailto:ryanrucki@gmail.com]

Sent: Thursday, March 14, 2019 10:16 AM

To: Susan Affleck-Childs

Cc: Daniel Merrikin; Larry Rucki

Subject: Re: 274 Village Street - 3/18 Medway Design Review Committee meeting

Good morning, Susan,

Attached please find our elevation plan. We will be forwarding an additional layout asap. Thank you very much, and please let me know if you have any questions.

Thanks again,

Ryan

On Tue, Mar 12, 2019, 10:35 AM Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi,

Just checking in to confirm your appointment with the Medway Design Review Committee for Monday, March 18th at 7 pm at the Medway Library, 26 High Street. Who will attend?

Please send me the draft building elevation plans and any revisions to the preliminary site plan by 12 noon on Thursday for distribution to the DRC members for review prior to the meeting.

Thanks.

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street

Medway, MA 02053

508-533-3291

From: Daniel Merrikin [mailto:dan@legacy-ce.com]

Sent: Thursday, February 21, 2019 10:31 AM

To: Susan Affleck-Childs

Cc: Larry Rucki; Ryan Rucki

Subject: 274 Village Street

Hi Susy,

Here is the plan we looked at today.

Dan

We've changed our name. As of January 1, 2019 Merrikin Engineering, LLP is now Legacy Engineering LLC.

Daniel J. Merrikin, P.E.

President

Legacy Engineering LLC

730 Main Street

Suite 2C

Millis, MA 02054

www.legacy-ce.com

dan@legacy-ce.com

508-376-8883(c)

508-868-8353(c)

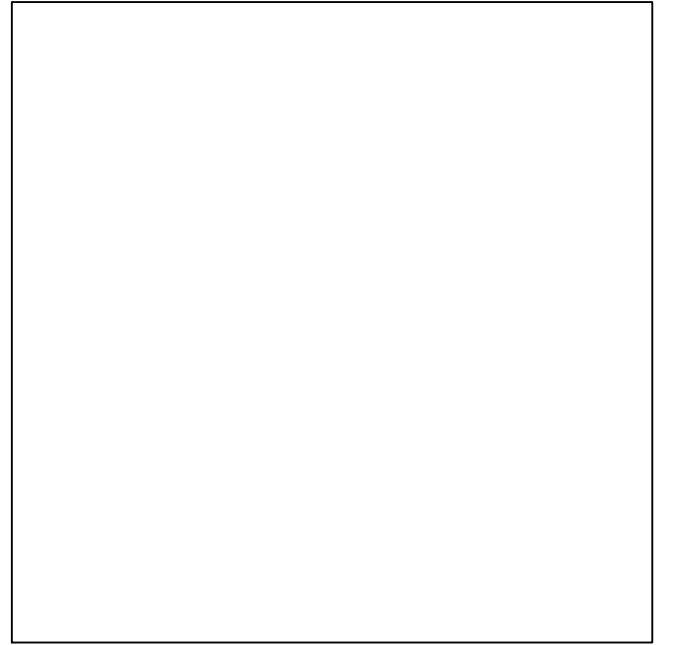
Even



PAPAYA PROPERTIES, LLC
25x34 Unit

Page 1

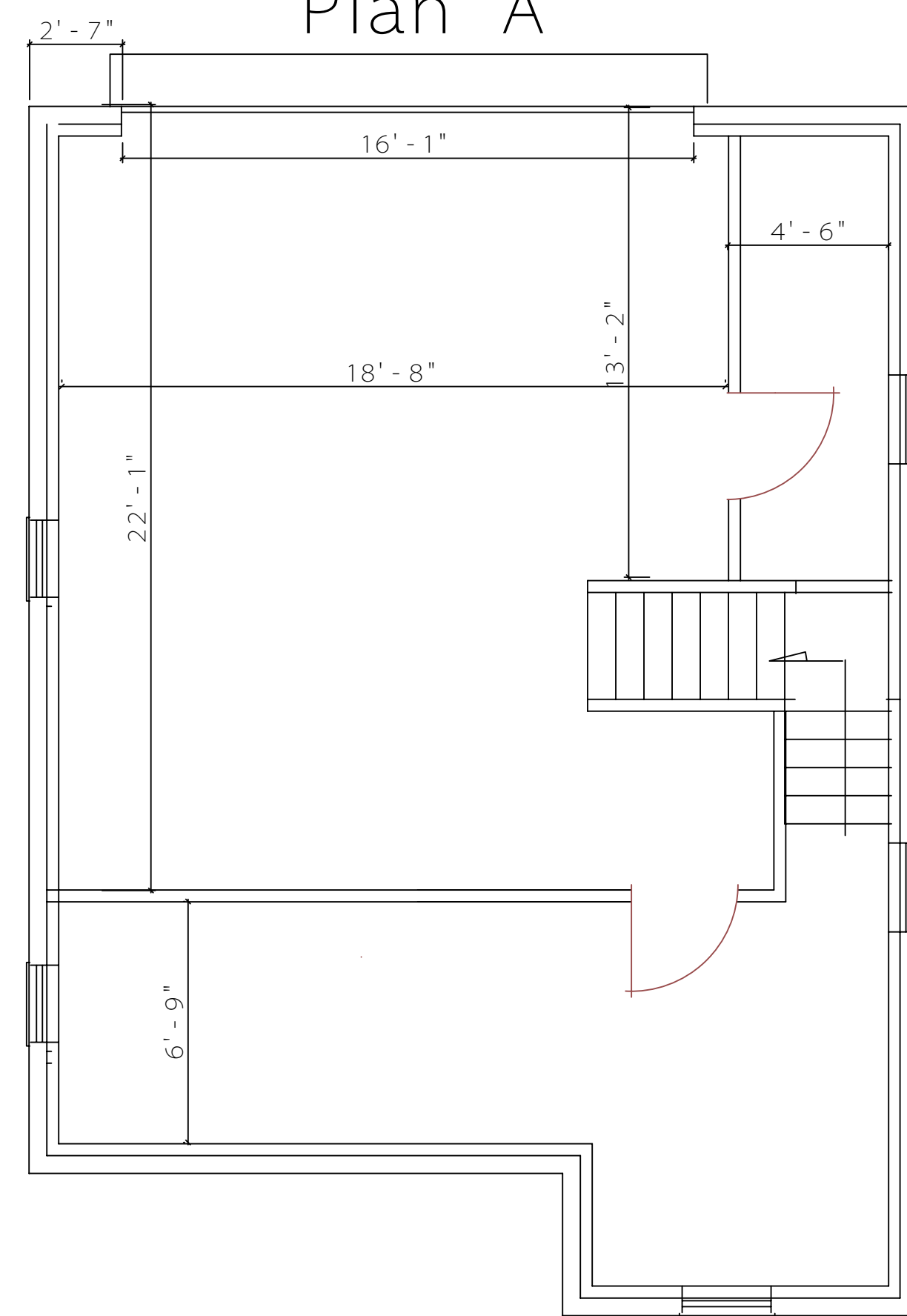
No.	Revision/Issue	Date



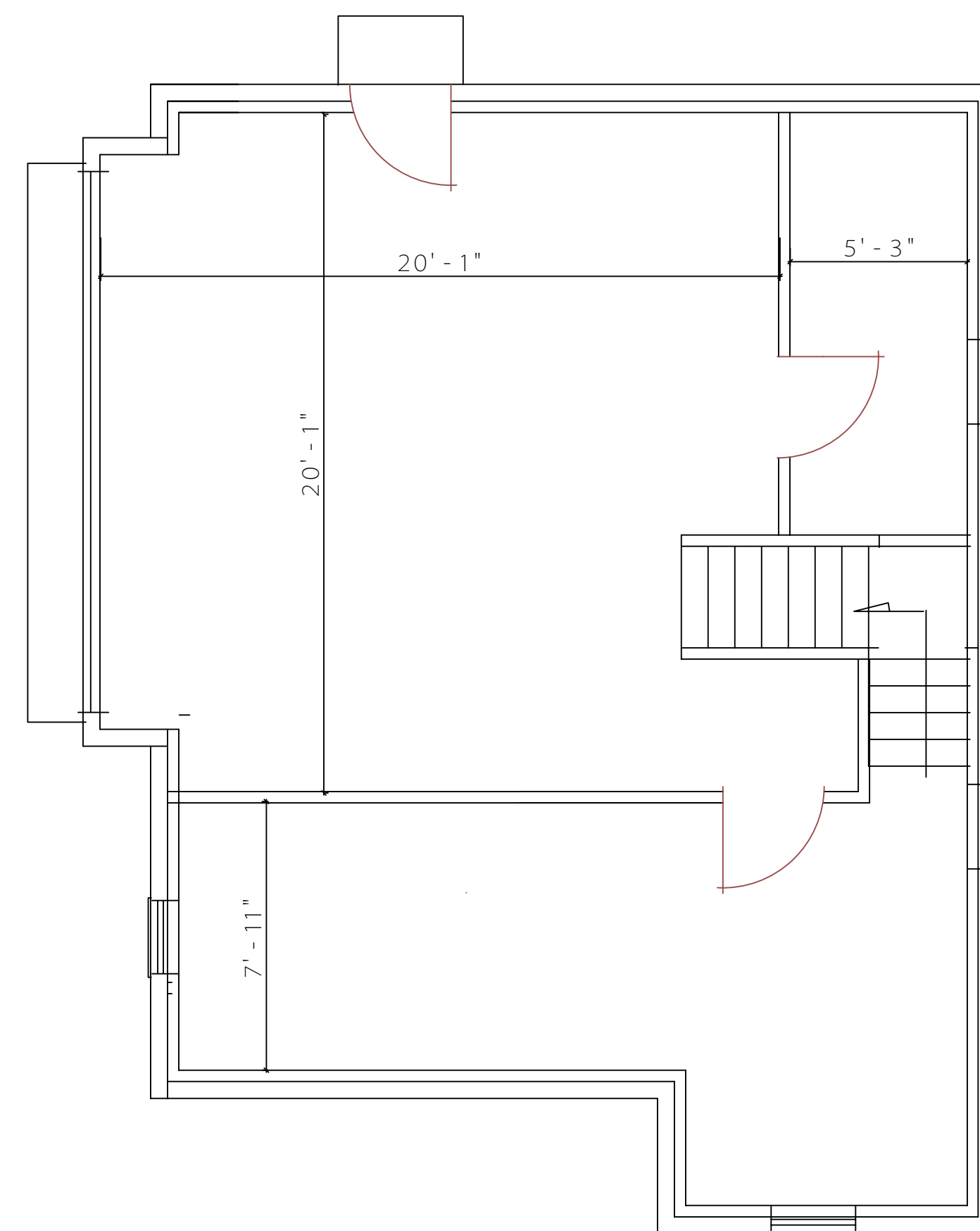
PAPAYA PROPERTIES, LLC
9 LORING DRIVE
ASHLAND, MA 01721
T: (781) 223-1317

Project THE VILLAGES	Sheet
Date MARCH 13, 2019	
Scale 1/4 : 1'	

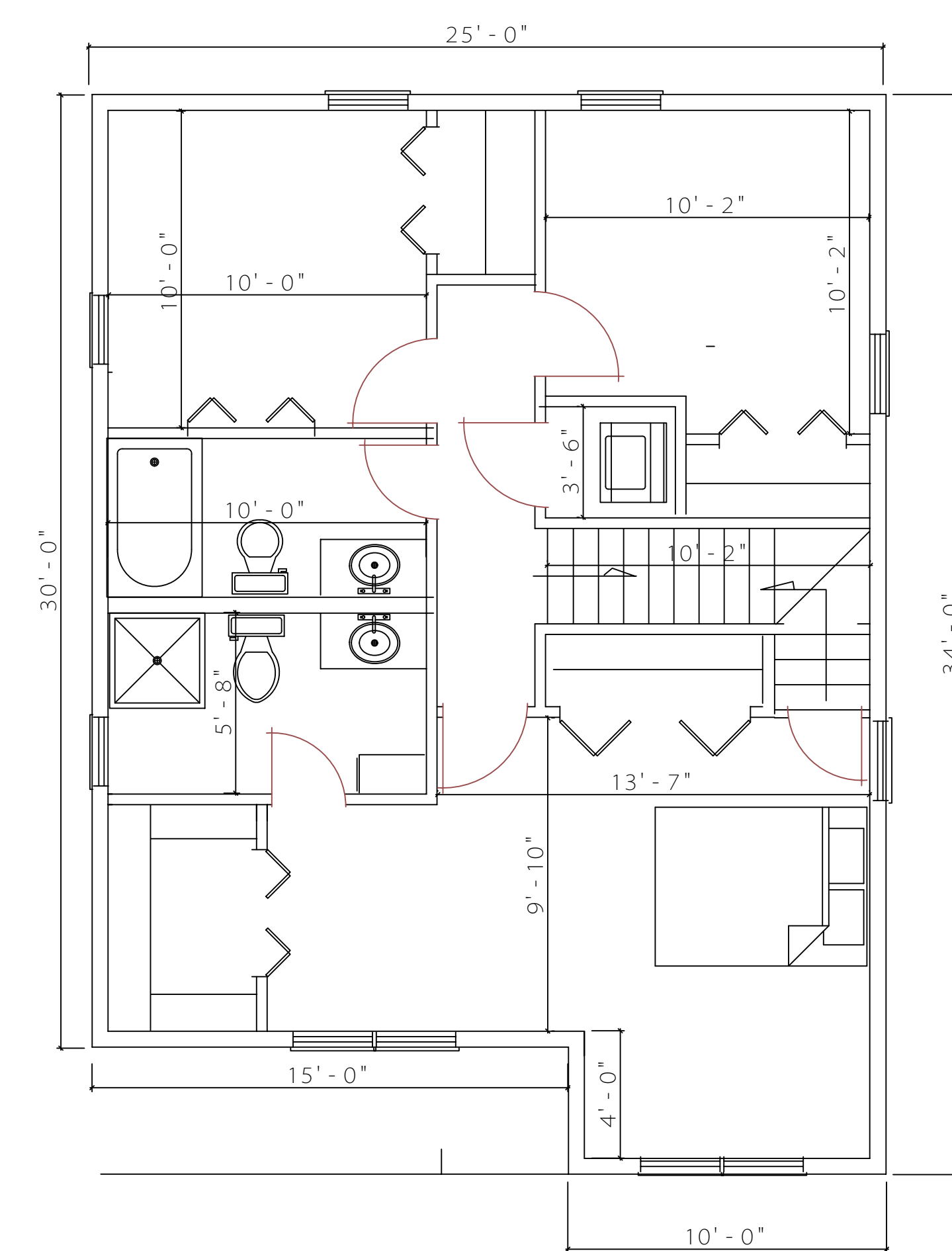
Plan A



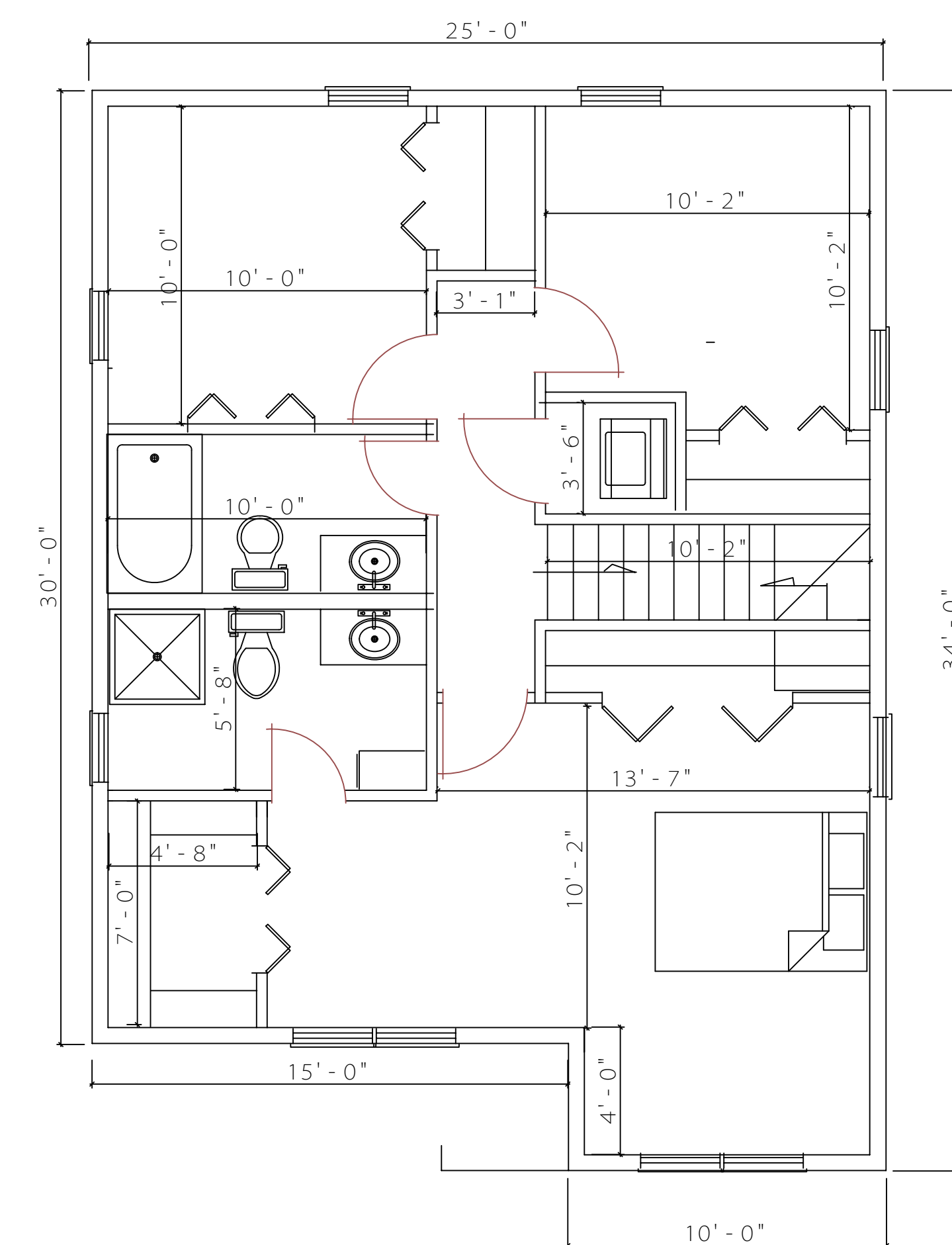
Plan B



Plan A



Plan B



Chapter 2 - Background & Legal Foundations

Monday, March 18, 2019 9:43 AM

Chapter 2 Review - Prepared by Dan Connolly

- Regulation of development in North America has been around for over 100 years
 - o Post WWII cities and towns relied heavily on the automobile and thus designed for such as close "walkable" communities were not the desired norm
 - o Cities and town often copied that of their neighbors resulting in similar set-ups nationwide
 - o Development industry fueled by easy credit, tax breaks and expanding economy often put a high demand for strip commercial land along major roadways
- Historical Precedents & Attempts at Creating Quality
 - o Pre WWII city planning was spearheaded by architects and landscape architects
 - o Often now there is only a focus on the visual aspects of development
- The City Beautiful Movement
 - o The Columbian Exposition of 1893 in Chicago pushed the desire of planning cities around an orderly layout and preserve the features of parks, etc. through officials being elected that have a preservation mindset
- New Urbanization
 - o 1980s to 1990s
 - o More focus on small group of designers or single designer
 - o Typically less political and more code/regulation driven design
 - o Often clean slate building - i.e. Florida
- Historic Preservation
 - o Focus on preserving design in areas within towns and cities through a more focused review and guideline process
- Appearance Codes
 - o 1970s
 - o Focus on appearance of building (colors, shape, etc.) to seem historic (i.e. ski towns etc.
 - o Allows modern build to work into historic area

Figure 2.3. Leavenworth, Washington, has a strict appearance code to maintain its Alpine-like character (drrmartini/Getty Images photo)



- Restrictive Covenants
 - o Process where the town or party takes a more restrictive approach in regulating certain building materials colors etc. to dictate what is to be built
 - o Some parties do not take this approach due to legal impacts
- Overlay Zones
 - o Overlay zones are typically a geographically defined area
 - o Set up to provide guidelines within a certain zone as it relates to material, colors, etc.
 - o Highlight special area of concern to the community focused on design and development and new criteria for that specific area
- Form Based Codes

- Land development regulation that fosters predictable built results and high-quality public realm by using physical form as the principle for the code.
- Mainly used in downtown or public area
- Typical city official approvals required
- Have a set published design review guideline in most scenarios
- Early Forms of Design Review
 - Beginning of 20th century
 - 1898 New York was the original
 - During Great Depression many cities had other focus and design review was not important
 - By 1960s many cities began setting up land mark commissions
 - Destruction of Penn Station was a watershed event for historic preservation
 - By the 1980s design review had become part of the regulatory toolbox for many cities and towns
- State Enabling Acts
 - Because cities and towns are "creatures" of their states they need to do research on state level to make sure they comply
 - Sometimes state can step in to overrule (ie. Oregon and California housing needs)
- Case Law
 - Concord Ma General Outdoor Advertising vs. Department of Public Works - preservation of scenic beauty challenging the use of advertising or billboards on private land
 - Overall notes as a general outcome from the cases
 - Regarding the Design Review Process
 - Design review must rely on clear meaningful design standards and guidelines in decision making
 - Design review must follow a course of deliberation that refers to adopted standards and guidelines and makes findings of fact; it is a quasi-judicial process
 - Design review meetings must be open to the public with no ex parte deliberations or communications
 - Citizens appointed to review projects cannot take public positions prior to the deliberations.
 - Reviews cannot treat different applicants differently; the rule of law demands fair treatment.
 - Cities are given considerable leeway to carry out and interpret their own policies, codes, and procedures relating to development.
 - Regarding Proper Subjects for Design Review
 - The nature of a building's businesses, owners, intended tenants, occupants, residents, or customers are not pertinent design review deliberations.
 - The physical features of development and the relationships with its surroundings are the only relevant topics in design review deliberations and decision making.
 - Design review is not the appropriate avenue in which to address disputes about land use and density that are established by law.
 - Regarding Appeals of Design Review Decisions:
 - Appeals should be based on significant errors in following procedures or arbitrary decisions that are not based on the record.
 - Appeals are not intended to address personal objections by opponents to a development project.
- Relation to Plans & Policies
 - Need to be sure to address in a comprehensive approach with clear goals, objectives and policies for all

- Be prepared and ready for some party to object or challenge the design or design review process
- The better and more comprehensive approach a town or city takes the more favorable the outcome will be if the guidelines are followed regularly if the case goes to trial court
- Conclusion
 - Design review has evolved from being a function limited to evaluating public projects to a process having a much broader role in guiding many types of development, both public and private. For the latter, more regulatory purpose has evolved, from scattershot methods to ones involving better organization, more disciplined tools, and procedures that are legally defensible. Design review has become much more widespread in its use and this has required considerable refinement and attention to legal principles.

American Planning Association - *PAS Report 591 Design Review: Guiding Better Development*, by Mark Ninshaw & Marya Morris