



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*  
*Alex Siekierski, Member*  
*Rachel Wolff Lander, Member*

**DRC Meeting Minutes: March 30, 2020**  
**Remote Meeting**

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

**Attendees:**

	02/03/2020	03/02/2020	03/30/2020		
Matthew Buckley	X	X	X		
Rich Di Iulio	-	-	-		
Jessica Chabot	X	X	X		
Tom Gay	ABSENT WITH NOTICE	X	X		
Rachel Walsh	X	ABSENT WITH NOTICE	X		
Dan Connolly	ABSENT WITH NOTICE	ABSENT WITH NOTICE	X		
Rachel Wolf Lander	X	X	ABSENT WITH NOTICE		
Alex Siekierski	X	X	ABSENT WITH NOTICE		

Also Present:

- Sreelatha Allam, Recording Secretary
- Susan Gomez - Next Venture Farm, 73 Oakland Street
- Dan Merrikin, project engineer - William Wallace Village
- Gary Feldman (developer) and Vincent Pacifico (Architect) - 218 Main Street

**Meeting Minutes**

*A motion was made by Mr. Buckley to approve the minutes of March 02, 2020 DRC meeting as presented, seconded by Ms. Chabot. Ms. Walsh abstained. The motion was approved.*

**Sign Design Review – Next Venture Farm (formerly operated as Saddle Rowe) 73 Oakland Street**

Ms. Gomez, new owner of the former Saddle Row facility, joined the meeting. The proposed sign is a free-standing sign. (**See Attached**). Lighting component in the proposal includes a couple of solar lights. The sign has already been fabricated as Ms. Gomez was not aware of the town permitting process. DRC members provided feedback and liked the sign as presented. There was brief discussion on landscaping, Ms. Gomez agreed to do the required landscaping around the base of the sign. Mr. Buckley explained the DRC process and suggested that the sign also be reviewed by the building inspector. To a question on the existing sign, Ms. Gomez said the existing Saddle Row sign has been removed and the picket fence will come down soon. Members looked at the submitted landscape plan and commented that the plan needs to be reworked. She indicated that would cost her around \$700 to get it designed by a professional landscape designer. She asked if the committee would accept if the plan is prepared by her in a professional manner and the response was yes. DRC will provide the recommendation letter with the condition that the landscape plan be included in the final set. Mr. Buckley agreed to draft the DRC's review letter.

#### **William Wallace Village - Review material options for fencing, stone wall and retaining wall 274 Village Street**

Mr. Merrikin joined the meeting to discuss the agenda item. Ms. Affleck-Childs said the applicant (Mr. Rucki) and Board are moving toward the official endorsement of the final site plan for William Wallace Village. In the special permit/site plan decision, there is a requirement that the DRC approve several items and that those items be specified on the final plan before the Board endorses it. Mr. Rucki submitted the photos and details of the proposed products for the committee's review (**See Attached**):

- fencing along the back of the property at 276 Village ST
- the stone wall at the front of the site along Village Street, and
- the retaining wall (2ft high) which runs north/south along much of the western side of the roadway into the site.

Members approved the proposed fence style and Medway Block charcoal gray color for the retaining wall. Architectural plans were also approved by the DRC.

#### **Multi-Family Pre-Application Discussion – 218-220 Main Street**

The Committee previously met with Mr. Feldman on February 3, 2020 and had a very preliminary plan review discussion, about a possible multi-family project at 218 Main Street. This is a property with 2 existing older houses which would be retained and renovated. Mr. Feldman is proposing construction of one triplex and one duplex building to add 5 dwelling units for a total of 7 residences. At that February meeting, DRC committee members provided some frank feedback that the initially proposed architecture did not align and was not compatible with

the architecture of the existing buildings. Based on the comments received, Mr. Feldman has been working with Pacific Visions Studio LLC of Bristol, RI. New drawings were submitted for committee's review and feedback. (**See Attached**).

Mr. Pacifico is the new architect for the project. He talked about how the existing architectural elements are reflected in the revised proposed design. Ms. Chabot said the revised design is better than the earlier version. Proposed roof design shows the building with adequate height. She suggested moving the triplex to the front of the property rather than keeping them in the rear as currently shown in the drawings. Mr. Feldman agreed to talk to the engineer about the suggestion. It was suggested that the site plan should be updated with the new building footprints. Ms. Affleck-Childs and Mr. Gay said the PEDB has recommended maximizing the distances between the buildings and adjacent properties. Mr. Pacifico said the existing front two buildings will be colored white and consistency will be maintained between those two structures. Triplex could be colored in darker shades of grey and beige. Ms. Walsh suggested developing entryways with porch details. There was a question on vent locations and meters for the structures. Mr. Pacifico said they will be located in the rear of the property. Mr. Feldman said the design hasn't gone through those type of decisions yet and said they could also propose locating them in the basements. It was indicated the full/ formal application (multifamily special permit and site plan) will be submitted to the PEDB in the next few weeks.

### **Adjournment**

***With no further business before this committee, a motion was made by Mr. Buckley, seconded by Ms. Walsh to adjourn the meeting. The motion was unanimously approved.***

The meeting was adjourned at 8:08 p.m.

Respectfully Submitted,

Sreelatha Allam

## **SAC Notes on Sign for New Venture Farm (3-27-20)**

New owner of the former Saddle Rowe facility is Sue Gomez. She will “attend” the meeting.

Size and setback of the proposed sign new free-standing sign complies with bylaw.

Questions/Comments.

1. The sign is already fabricated. She says she didn't know she had to get a permit.
2. Landscaping. Sue says she will do the required landscaping around the base of the sign which I informed her about on Monday. I asked her to develop a landscape plan and to submit it to us so you can review Monday night. Stay tuned . . .
3. What will be done with the existing Saddle Rowe sign? They can only have one free-standing sign. It needs to come down.
4. Any building signage will need permits and DRC review.





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

**Medway Location/Address** where the sign will be installed: \_\_\_\_\_  
What is the interior width of the storefront? \_\_\_\_\_

**Building/Development Name:** (if applicable): \_\_\_\_\_

**Medway Zoning District:** \_\_\_\_\_

**Applicable Sign Standard Table** (from Medway Zoning Bylaw) Table # \_\_\_\_\_.

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

Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact person: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email address: \_\_\_\_\_

**Type of Proposed Signs** – For sign definitions, refer to *Medway Zoning Bylaw (Section 7.2 Signs Regulation)*. The *Medway Zoning Bylaw* is available online at: [www.townofmedway.org](http://www.townofmedway.org).

Type of Sign	# of Signs	Signs Dimensions	Total Square Footage of Sign Surface Area	Sign Height	Type of Illumination (internal, external or none)
Wall/Façade Sign					
Free-standing Individual Business Sign					
Free-standing Multi-Tenant Development Sign					
Awning Sign					
Projecting Sign					
Directory Sign					
Window Sign					
Other Type of Sign (Describe)					

**Attach the following items to this form. pdf format is requested for the application form and all attachments. Please email application and documents to [sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)**

- \_\_\_\_\_ 1. Manufacturer's scaled COLOR drawing with dimensions and DETAILED specifications for materials and illumination.
- \_\_\_\_\_ 2. For a wall sign, a scaled image showing the sign's position on the building.
- \_\_\_\_\_ 3. Landscaping Plan and Plot Plan marked with location of the free-standing sign and distances from street/lot lines.
- \_\_\_\_\_ 4. Color photograph(s) of building/location(s) where sign will be installed and existing signs.
- \_\_\_\_\_ 5. Color drawing of corporate logo (if applicable).
- \_\_\_\_\_ 6. Color photograph of similar/comparable sign on which your sign design is based.
- \_\_\_\_\_ 7. A letter or other descriptive or explanatory information you want to provide to the DRC.

**Does this application pertain to a completely new sign?**

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

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

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

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

☐ Yes ☐ No ☐ Don't Know

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

☐ Yes ☐ No ☐ Not applicable

**Sign Designer/Fabricator/Installer Information**

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact person: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

**Property Owner Information**

Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Contact person: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

**Proposed sign designs are reviewed by the Medway Design Review Committee (DRC).**

**The business owner and sign designer/fabricator must attend the DRC meeting.**

**The DRC generally meets on the first & third Monday night of each month at 7 p.m.  
at the Medway Library, 26 High ST.**

*(DRC meeting agendas are posted at the Town's web page at [www.townofmedway.org](http://www.townofmedway.org))*

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

**Please submit this application form and all attachments as follows:**

Email: [sachilds@townofmedway.org](mailto:sachilds@townofmedway.org) **PREFERRED**

Fax: 508-321-4987

Mail: Design Review Committee  
c/o Medway Planning office  
155 Village Street, Medway, MA 02053

Drop Off: Medway Planning office @ Medway Town Hall, 155 Village Street

Phone: 508-533-3291

**Applicants and sign designers should read the Sign Guidelines included in the  
Medway Design Review Guidelines before developing a sign design.**

<http://www.townofmedway.org/design-review-committee/pages/sign-design-review>

**Sign designs should be developed in accordance with the Sign Design Guidelines.**

**Date Application Received by Medway Planning office:** \_\_\_\_\_

**Reviewed by Medway Planning Coordinator:** \_\_\_\_\_ **DRC Meeting Date:** \_\_\_\_\_









Cavallaro Signs, Inc.  
305 Union St., Franklin, Ma phone/fax 508-528-6545

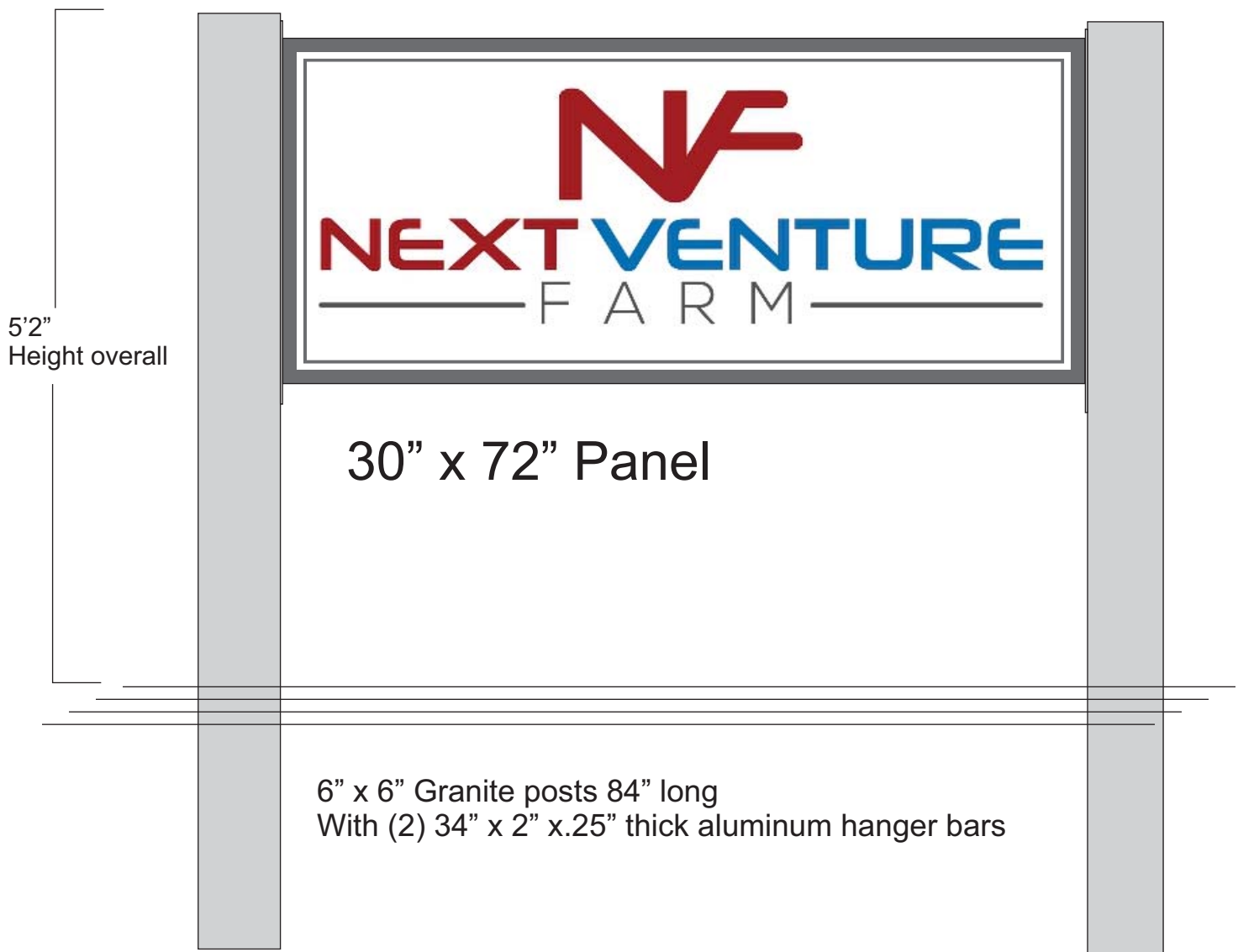
## Drawing

Date...3/27/2020.....

Next venture Farm

Contact : Susan Gomez

Elevation drawing for double sided carved HDU sign 1.5" thick





**NV**  
**NEXT VENTURE**  
— FARM —

## **William Wallace Village**

### **Details for 3-30-20 DRC Meeting**

The applicant and Board are moving toward the official endorsement of the final site plan for William Wallace Village. In the WWV special permit/site plan decision, there is a requirement that the DRC approve several items and that those items be specified on the final plan before the Board endorses it.

Attached are photos and other info of various products Larry Rucki has proposed for:

- fencing along the back of the property at 276 Village ST
- the stone wall at the front of the site along Village Street, and
- the retaining wall which runs north/south along much of the western side of the roadway into the site.

Please review and be prepared to discuss Monday night. I understand Larry Rucki will join in the meeting.

[Home](#) / [Lumber & Composites](#) / [Fencing](#) / [Vinyl Fencing](#) / [Vinyl Fence Panels](#)

Internet #204832472

Model # 73014524

[Save to Favorites](#)

## Veranda

Linden 6 ft. H x 8 ft. W Cypress Vinyl Privacy Fence Panel Kit

★★★★★ (388)

[Write a Review](#)**\$139<sup>98</sup>** /piece

**Save up to \$100°** on your qualifying purchase.  
[Apply for a Home Depot Consumer Card](#)

Color/Finish: **Cypress**Nominal Panel Height x Width (ft.): **6 ft x 8 ft**

4 ft x 8 ft

5 ft x 8 ft

**6 ft x 8 ft**

### GET EXPERT **IN-HOME** INSTALLATION

A local pro will take care of the job for you.

[What to Expect](#)

Quantity

-

1

+



## 6'x8' Roosevelt

Color: Two-Tone White with Sand, Birchwood  
Features: 6" Tongue & Groove Boards with 1 3/4" x 7" Top & Bottom Rail



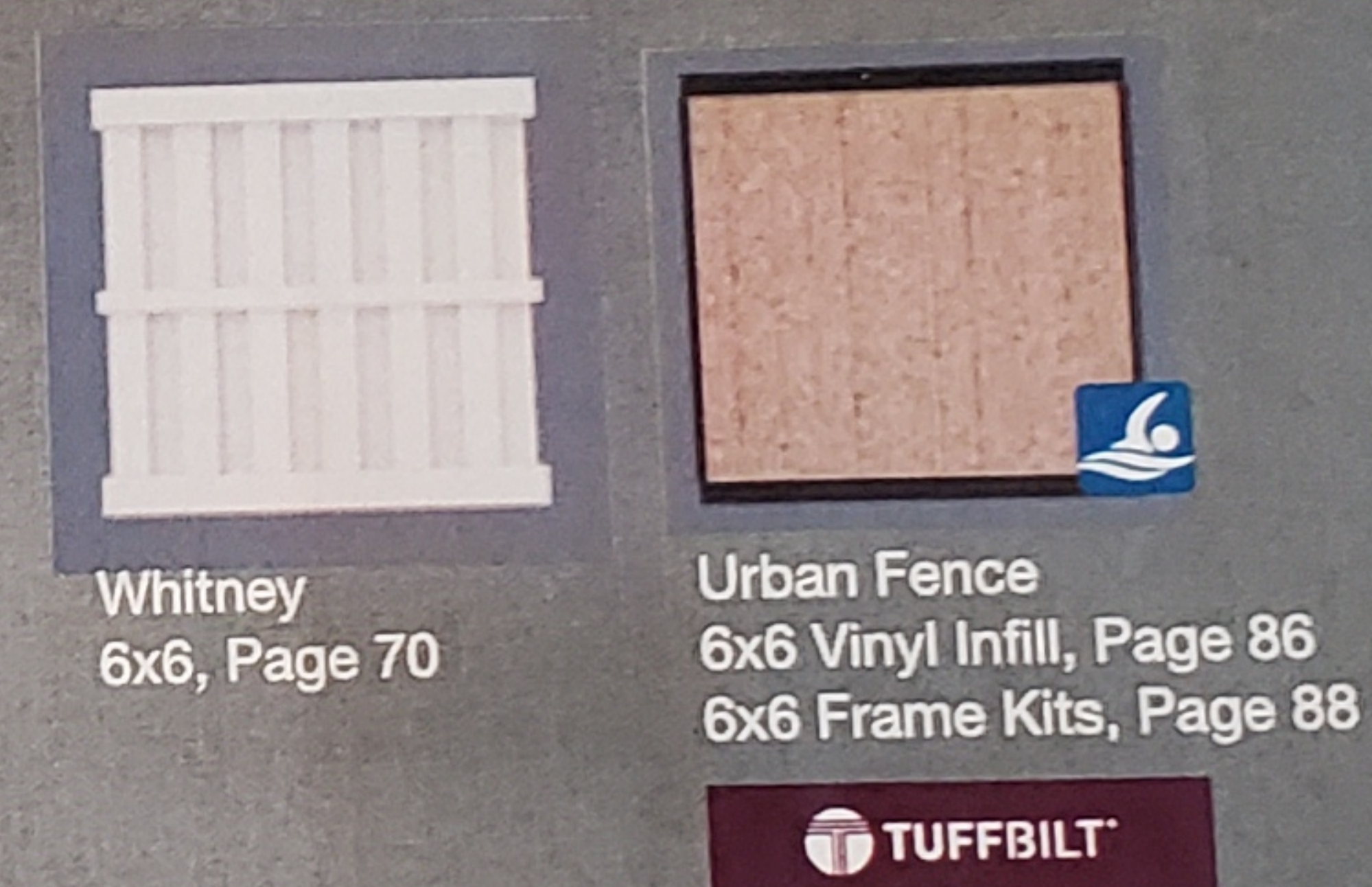
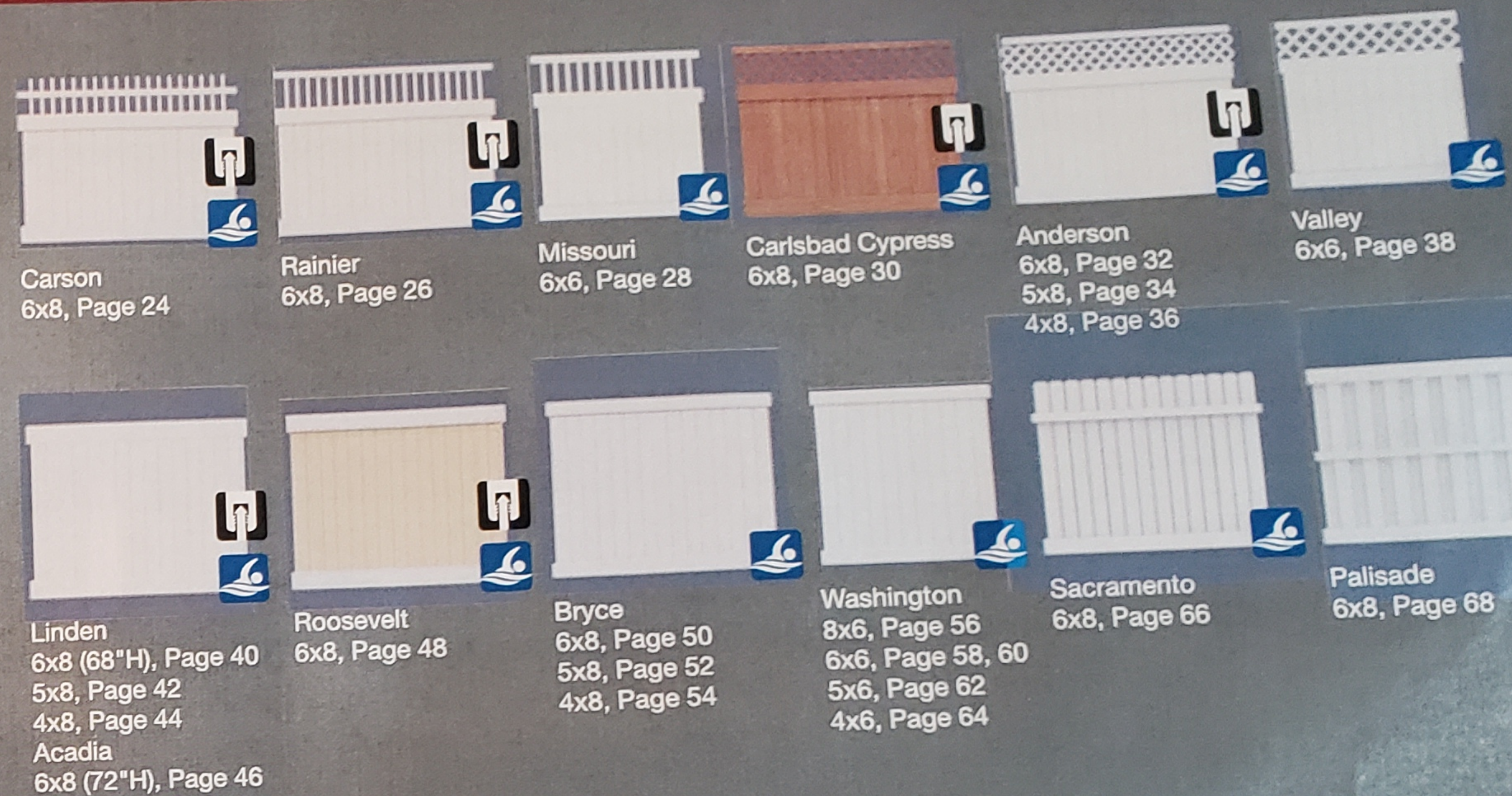
**Racking —**  
Contours to the slopes of your yard, 1 inch per 1 foot of fence.

Wind Code requires the purchase of additional products

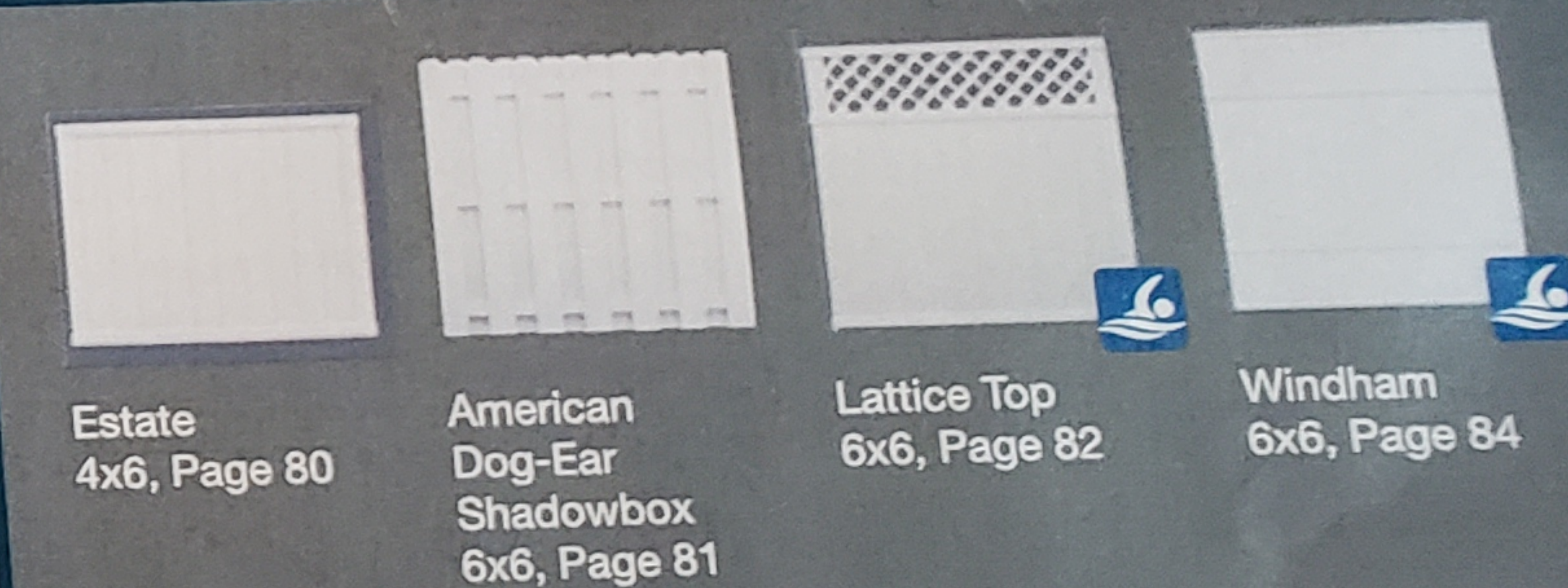
## Vinyl Fencing Style Overview

Available in a variety of styles, Veranda Vinyl Fence is perfect for your outdoor space.

### EASY-TO-ASSEMBLE PRIVACY PANELS:



### PRE-ASSEMBLED PRIVACY PANELS:

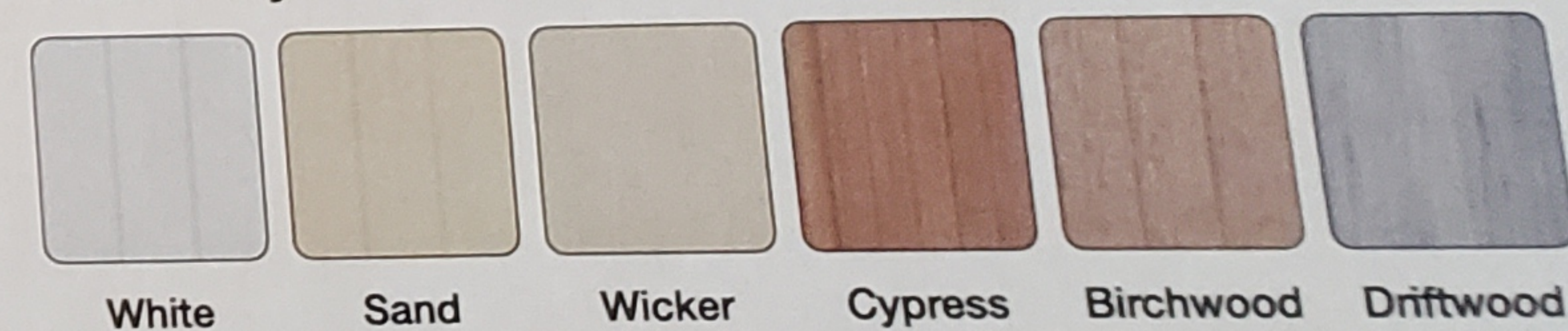


Privacy panels can include:



Pool Code Approved    Panels use ProSeal™    Wind Code Approved\*

Select styles available in:



\*Wind Code requires the purchase of additional products





Daniel Merrikin &lt;dan@merrikinengineering.com&gt;

**block**

1 message

Larry Rucki <lucki51@gmail.com>  
To: Daniel Merrikin <dan@legacy-ce.com>

Wed, Mar 25, 2020 at 4:57 PM

**Hudson Lowe's**  
Open till 8:30PM!

[Search MyLow](#)

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with items](#)  
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with items](#)

[Shop](#)[Ideas](#)[Savings](#)[Services](#)[Order Status](#)[Lowe's Credit Cards](#)[Weekly Ad](#)**Outdoors Pavers & Retaining Walls Retaining Walls Retaining Wall Block**

Item # 1045003 Model # LWGB

## Gray/Charcoal Retaining Wall Block (Common: 6-in x 16-in; Actual: 6-in x 16-in)

**1 Rating**

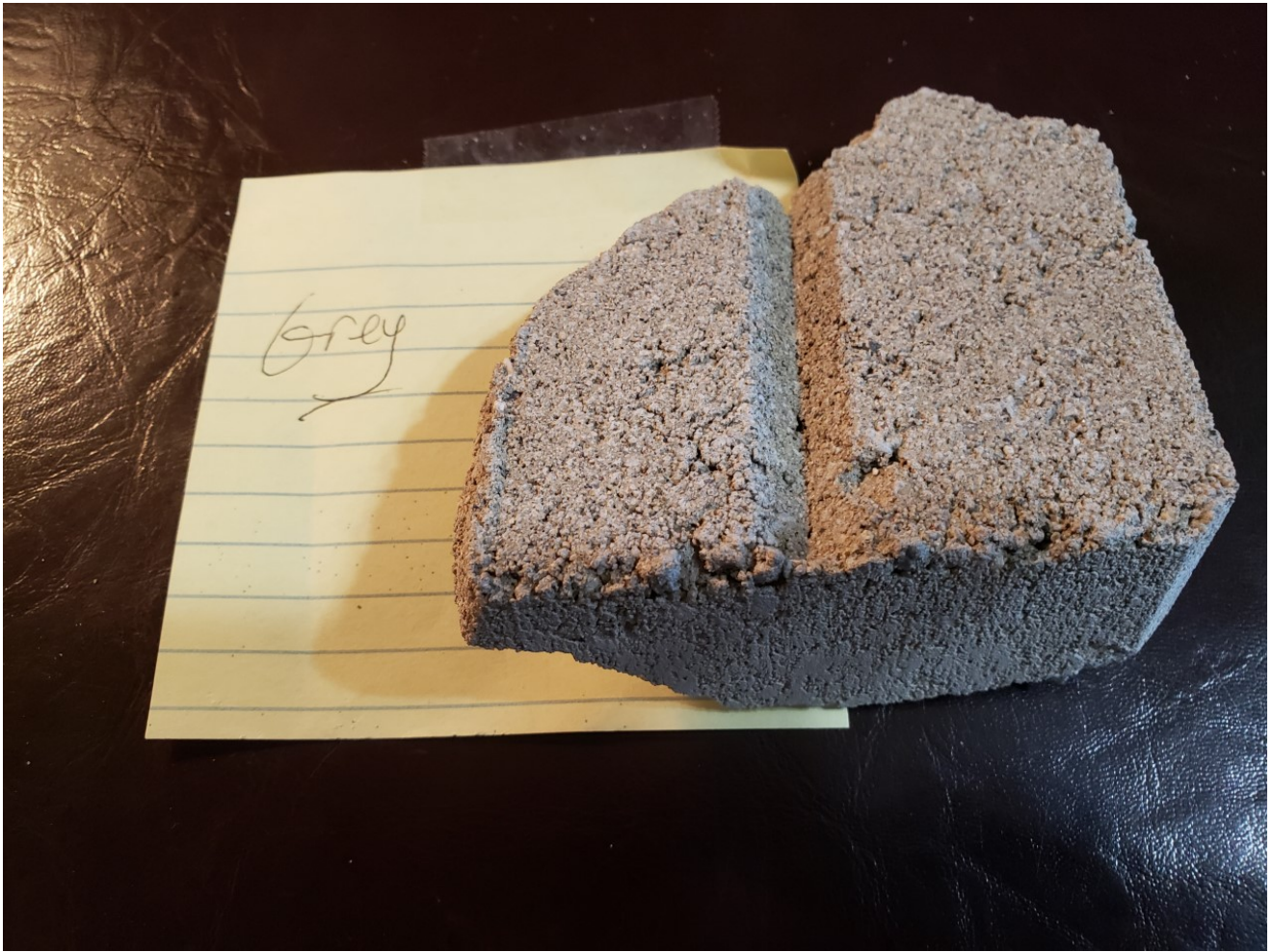
5.0 Average

**100%**Recommend this  
productCommunity Q&A  
[View Now](#)



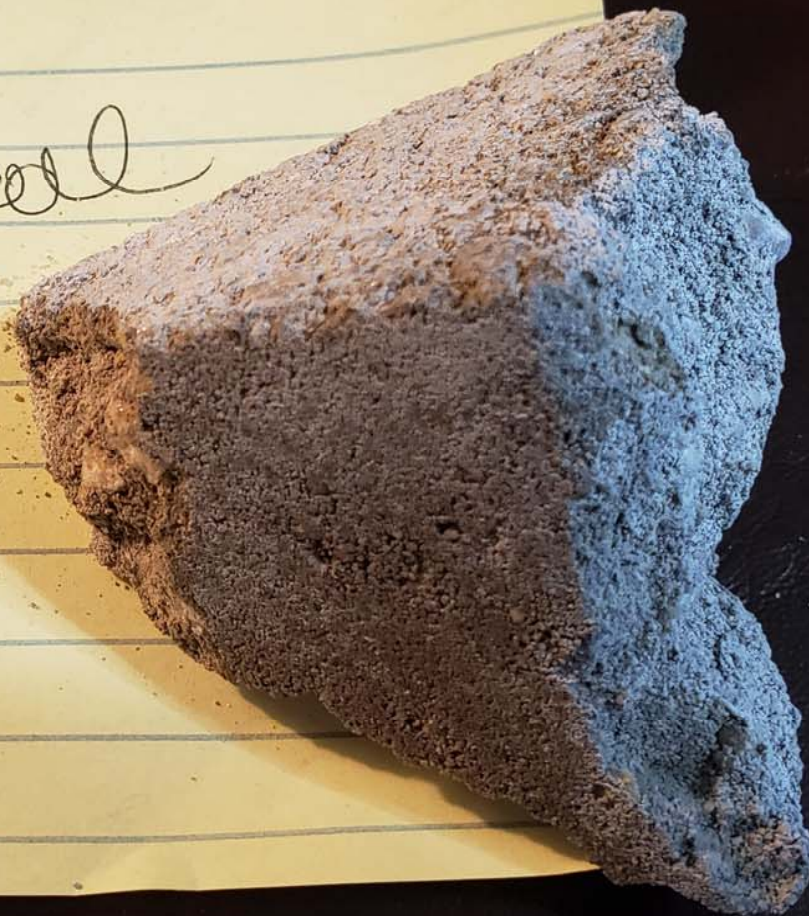








Charcoal



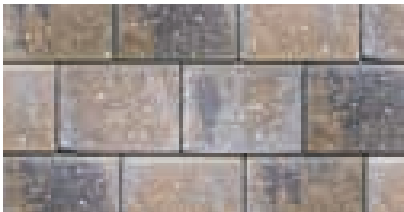


CLASSIC

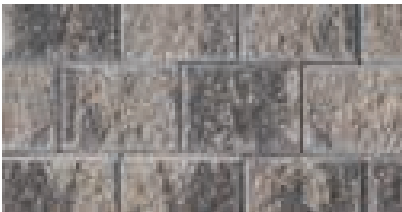
Concord Wall™

COPING OPTIONS

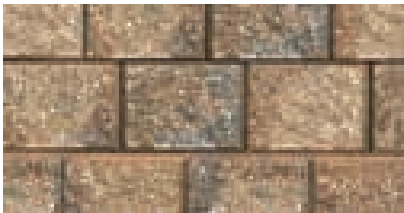
We recommend using  
Ledgestone™, Universal Coping  
or Concord Coping.



ALMOND GROVE



GRANITE



SIERRA



**TAPERED**  
8 x 12 x 6"  
200 x 300 x 150mm



**CORNER**  
8 x 12 x 6"  
200 x 300 x 150mm



**XL UNIT**  
12 x 16 x 6"  
300 x 400 x 150 mm



**UNIVERSAL  
BASE UNIT**  
14 x 19 x 2"  
355 x 482 x 55mm

Sierra XL Unit

## **218 Main Street – Multi-Family Development**

### **March 30, 2020 notes**

On February 3, you met with Gary Feldman, in a very preliminary plan review discussion, about a possible multi-family project at 218 Main Street. This is a property with 2 existing older houses which would be retained and renovated. Mr. Feldman is proposing construction of one triplex and one duplex building to add 5 dwelling units for a total of 7 residences. At that time, you provided some very frank feedback that the initially proposed architecture did not work as it was not compatible with the architecture of the existing buildings. You firmly encouraged him to go back to the drawing board.

He heard your message and has been working with Pacific Visions Studio LLC of Bristol, RI. Attached are some new drawings. Mr. Feldman and the architect will “participate” in the meeting.

I also attached the preliminary site plan that you looked at in February.  
NOTE - We have not yet received a revised site plan from Mr. Feldman.



# Medway Multifamily Development (Duplex) 218-220 Main Street

DESIGN INTENT  
NOT FOR CONSTRUCTION  
12 MARCH 2020



PACIFIC-VISIONS STUDIO LLC  
ARCHITECTURAL DESIGN  
38 Thompson Ave.  
Bristol, RI  
774.633.1272  
Pacific-Visions.com



CIVIL ENGINEER  
Drew Garvin  
69 Milk Street, Suite 208  
Westborough, MA 01581  
(508) 871-7030 x34

Medway Multifamily Development (Duplex)  
**218-220 Main Street**  
218-220 Main Street  
Medway, MA 02053

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12 MARCH 2020

COVER



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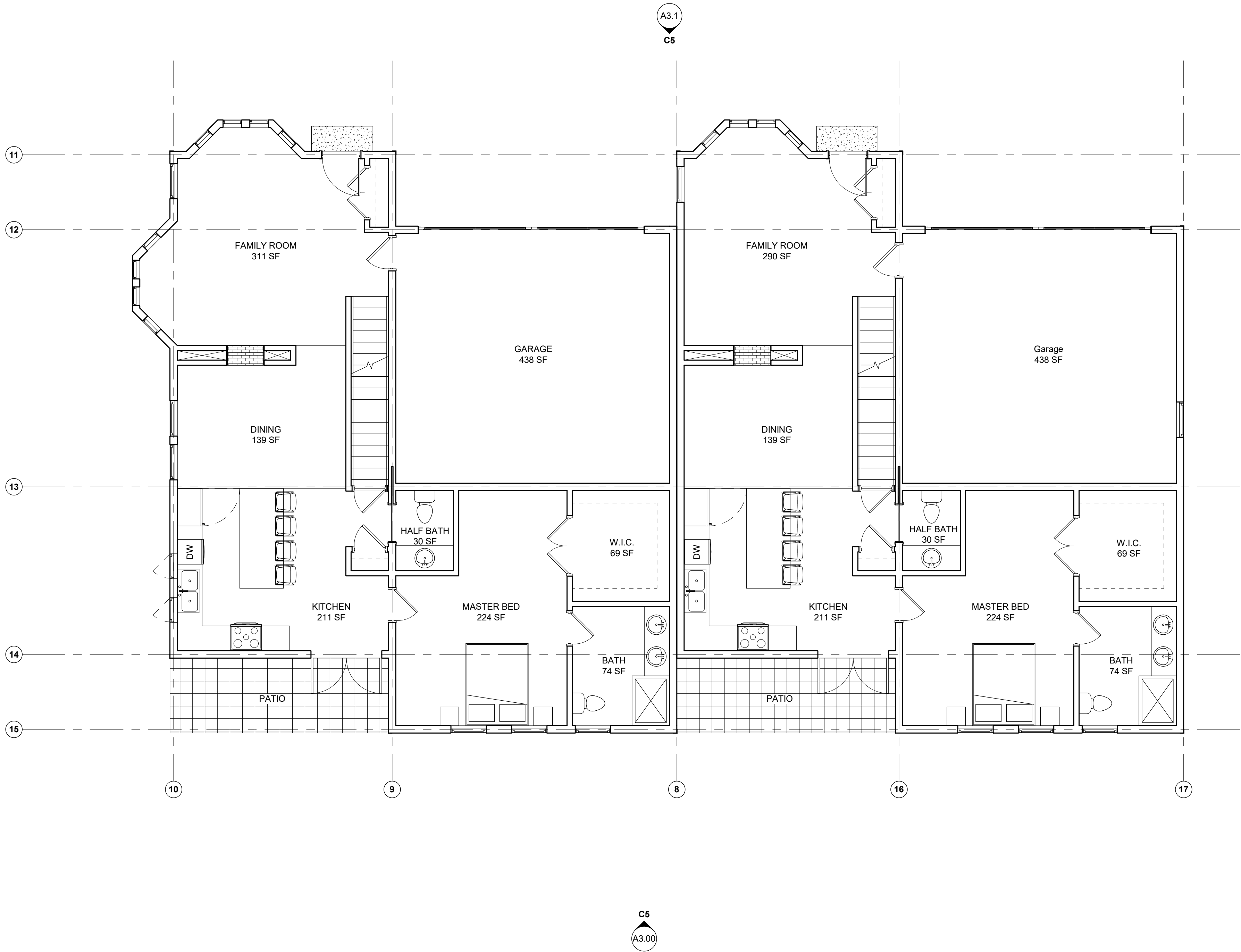
Medway Multifamily Development (Duplex)  
**218-220 Main Street**

218-220 Main Street  
Medway, MA 02053

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12 MARCH 2020

FIRST FLOOR PLAN

**A1.1**



1 LEVEL 1 FIRST FLOOR PLAN  
A1.1 Scale: 3/16" = 1'-0"





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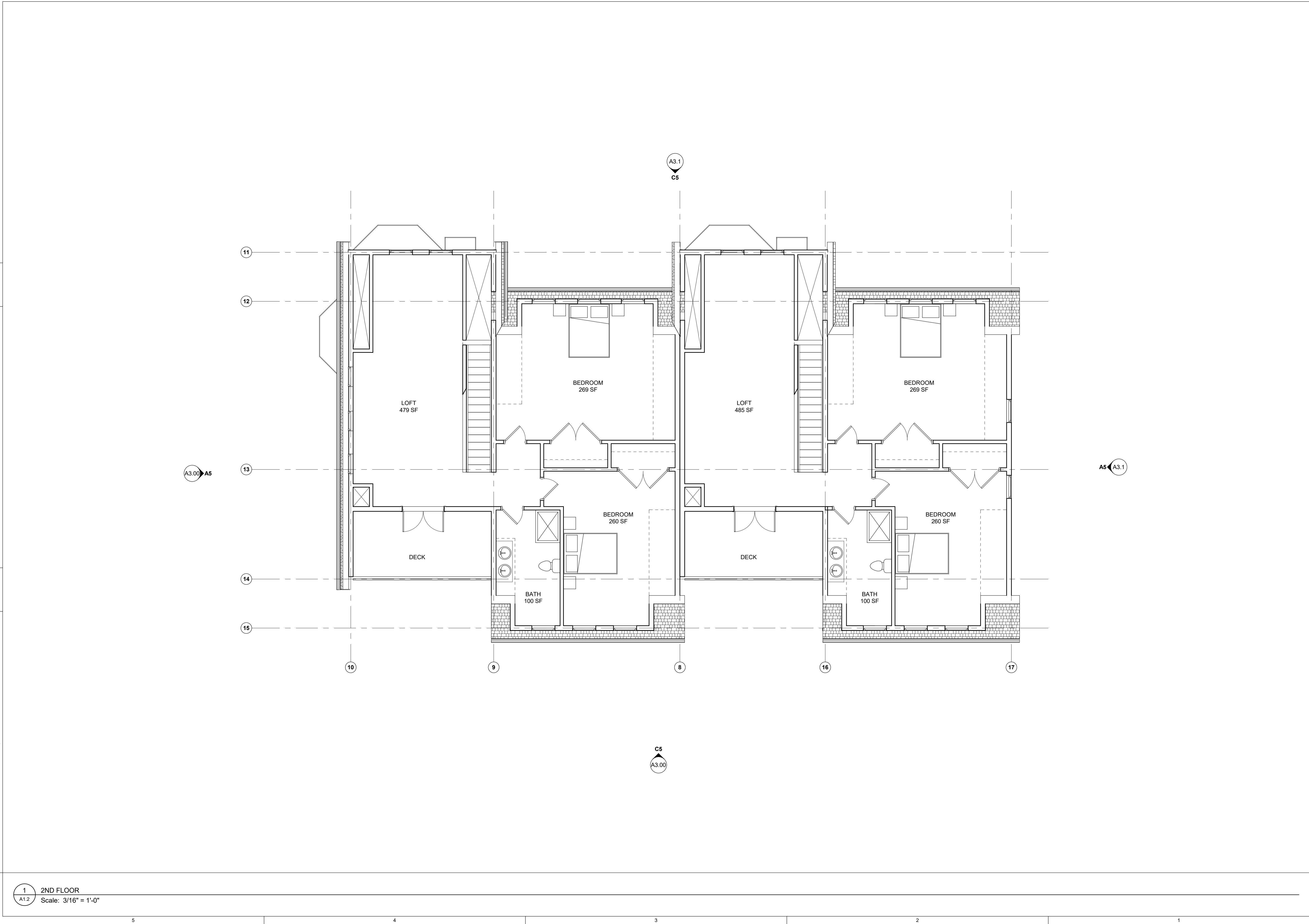
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SECOND FLOOR PLAN

**A1.2**





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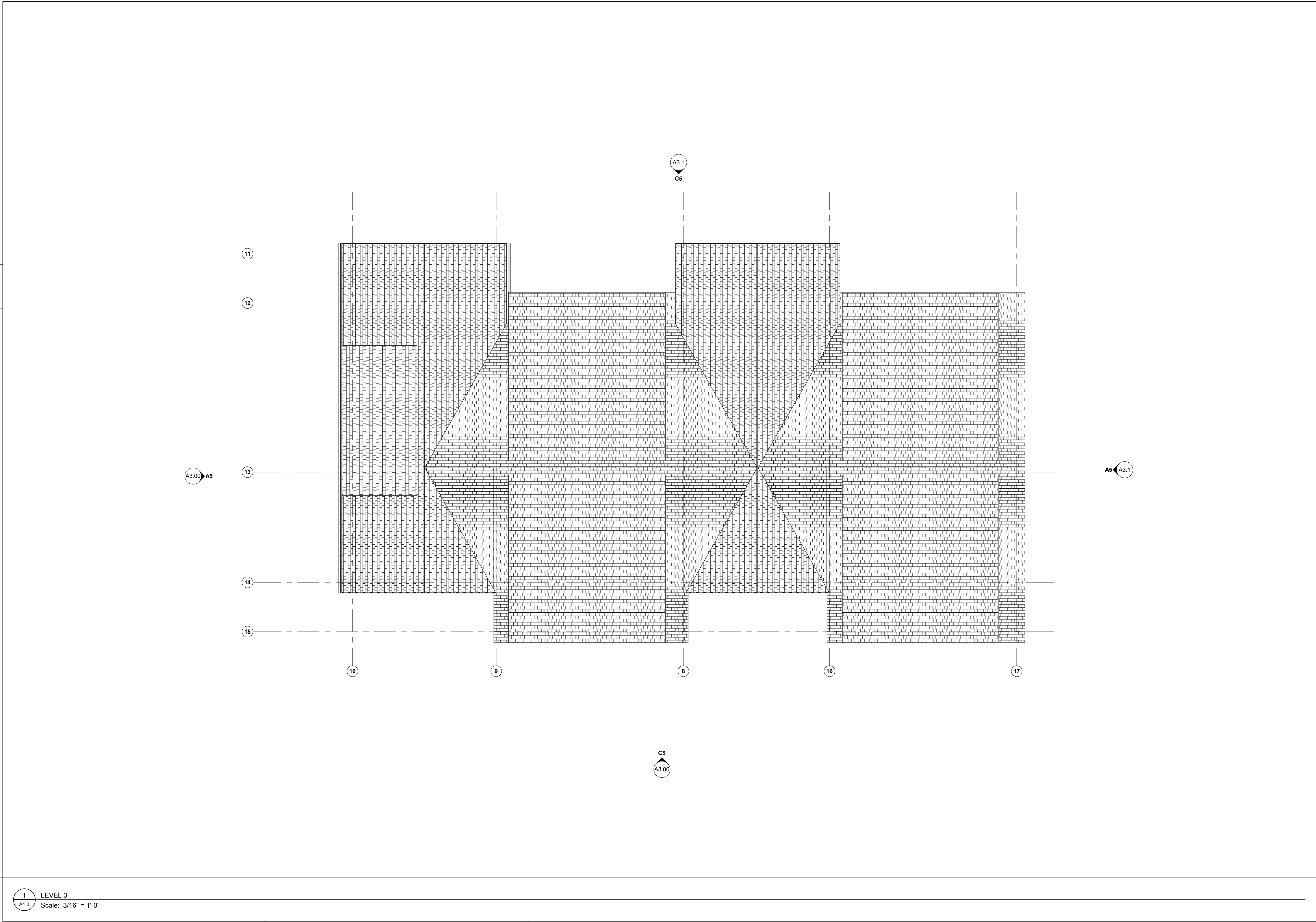
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**218-220 Main Street**

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ROOF PLAN

A1.3



1 LEVEL 3  
A1.3 Scale: 3/16" = 1'-0"



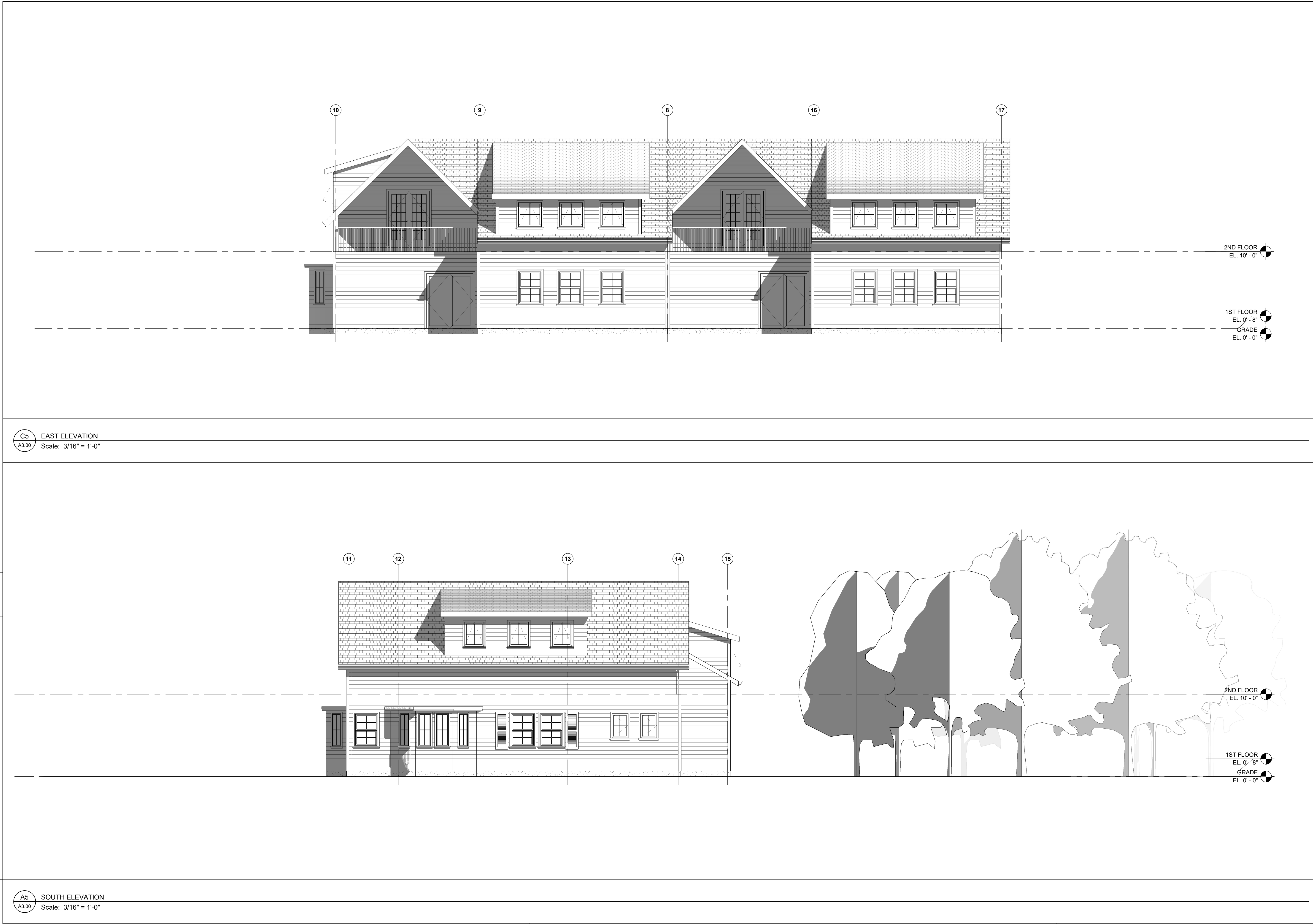
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EXTERIOR ELEVATIONS

**A3.00**





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EXTERIOR ELEVATIONS

A3.1





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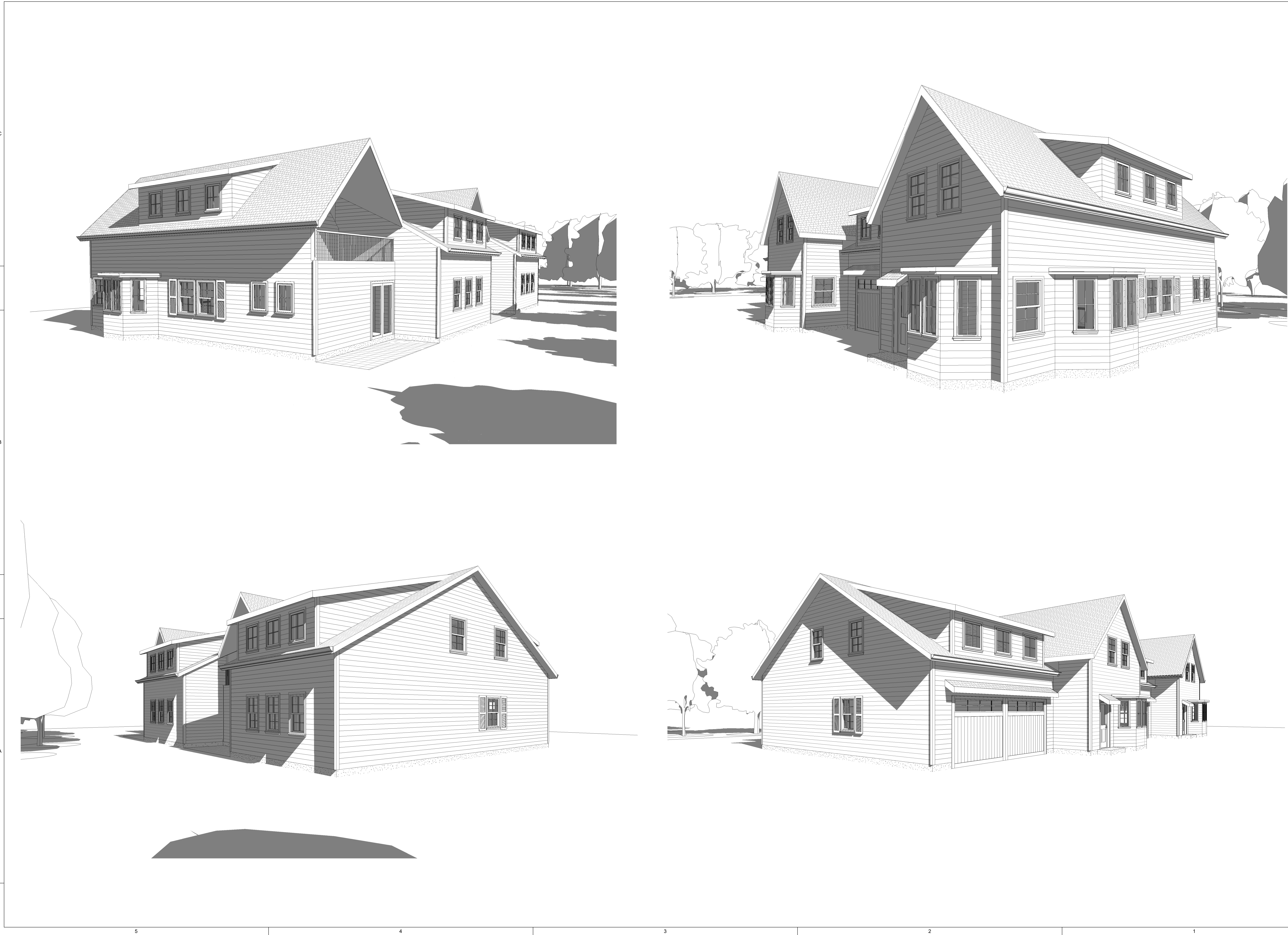
Medway Multifamily Development (Duplex)  
**218-220 Main Street**

218-220 Main Street  
Medway, MA 02053

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12 MARCH 2020

3D VIEWS

A4.0





# Medway Multifamily Development (Triplex) 218-220 Main Street

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Drew Garvin  
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Medway Multifamily Development (Triplex)  
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COVER



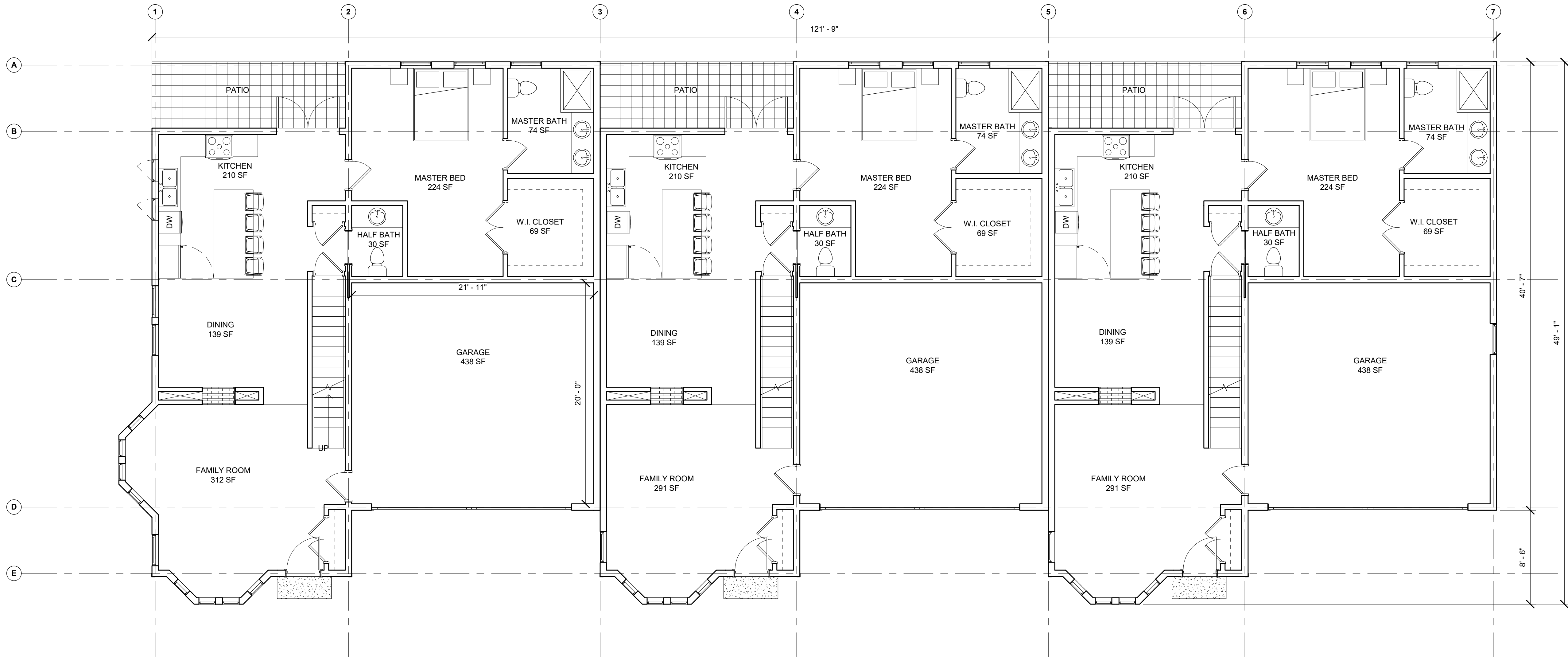
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Medway Multifamily Development (Triplex)  
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FIRST FLOOR PLAN

A1.1



1 LEVEL 1 FIRST FLOOR PLAN  
A1.1 Scale: 3/16" = 1'-0"



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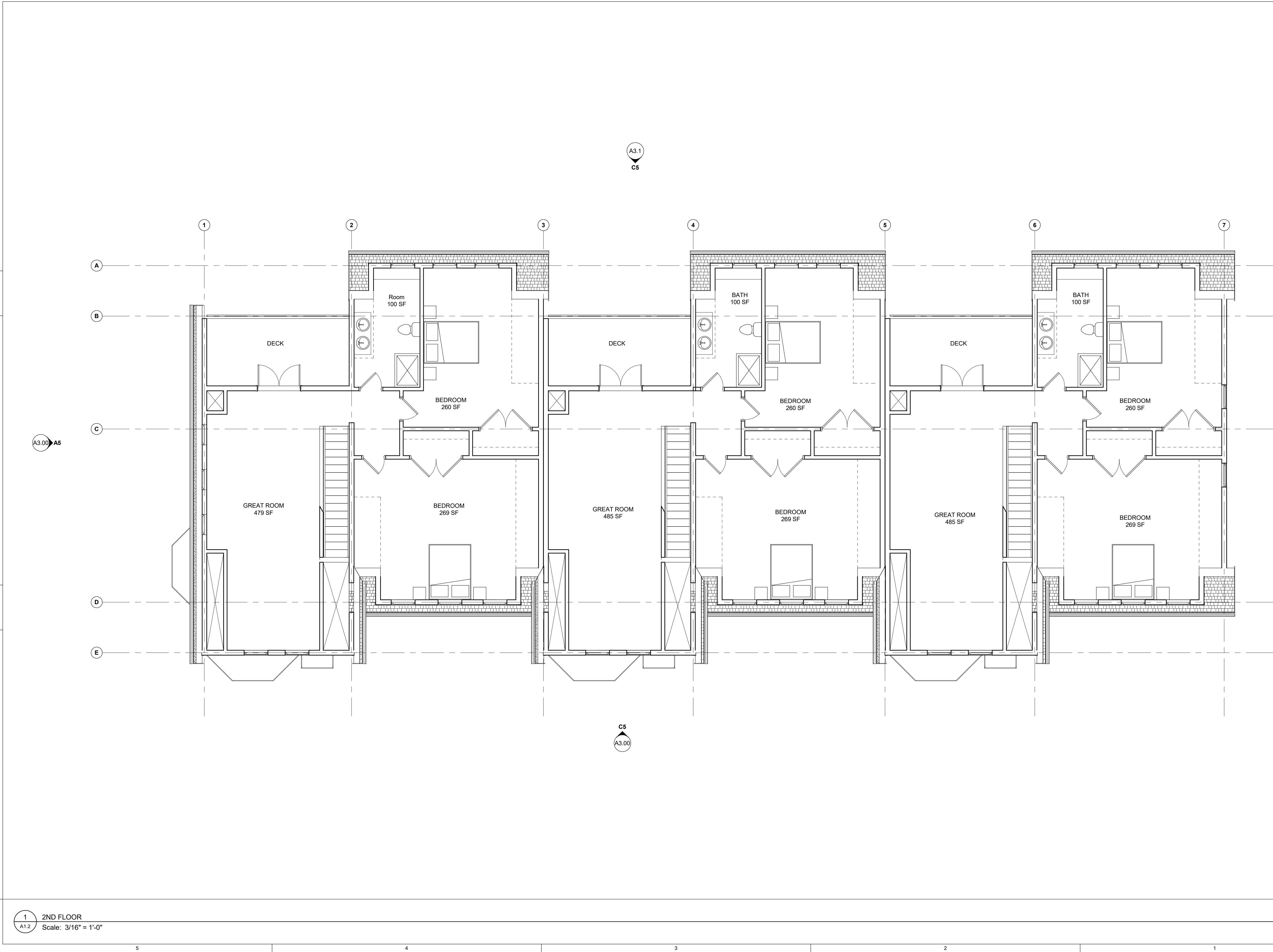
Medway Multifamily Development (Triplex)  
**218-220 Main Street**

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Medway, MA 02053

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12 MARCH 2020

SECOND FLOOR PLAN

**A1.2**



1 2ND FLOOR  
Scale: 3/16" = 1'-0"





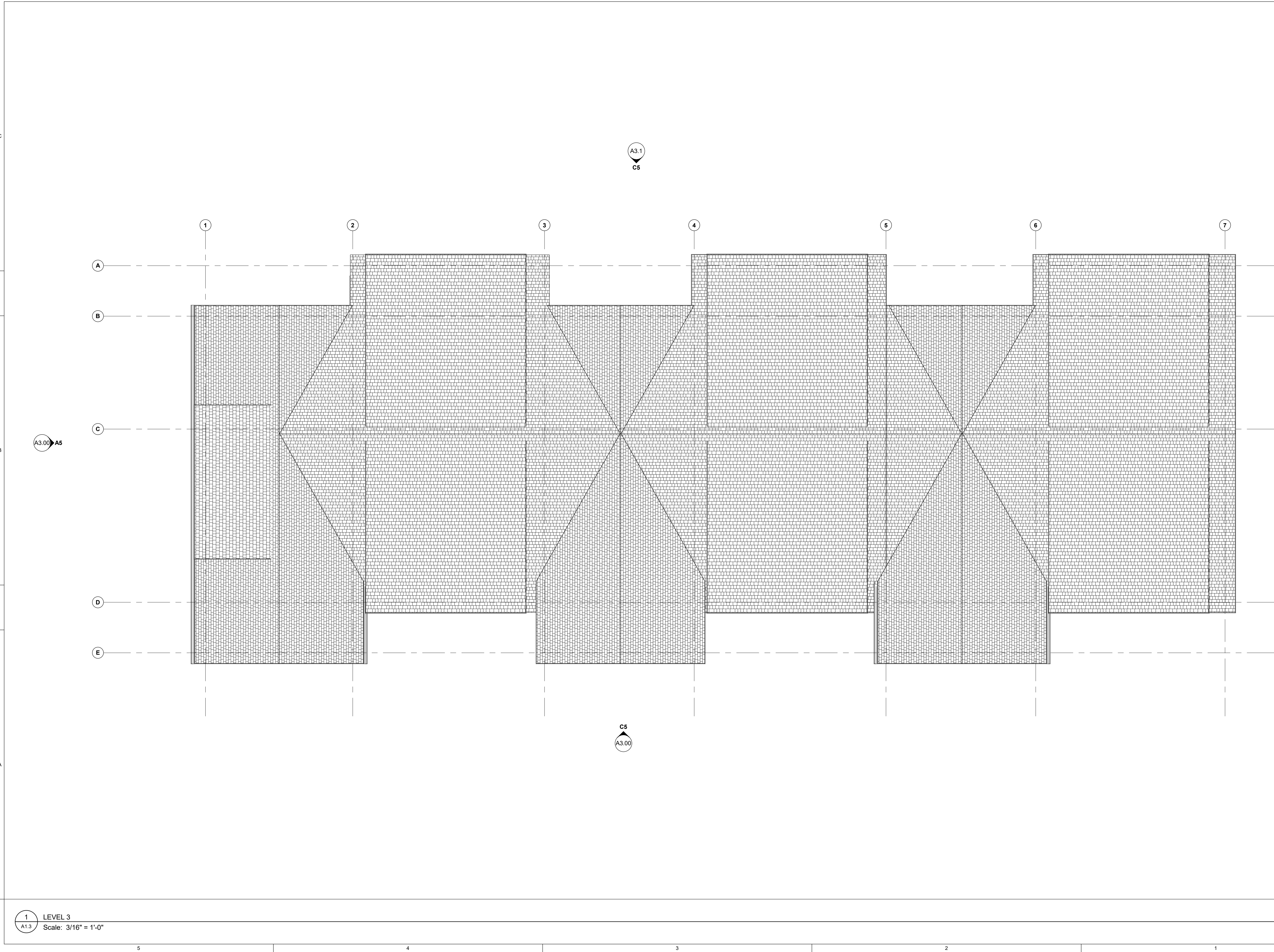
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ROOF PLAN

A1.3

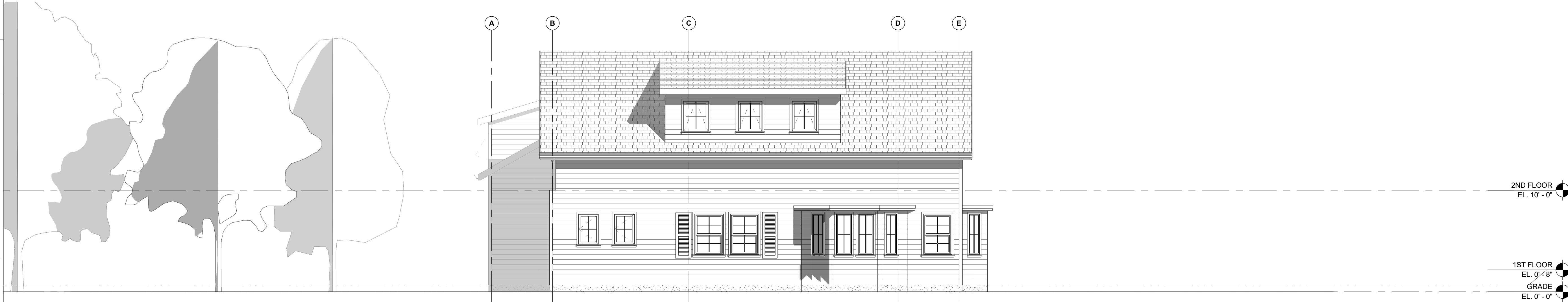




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C5 EAST ELEVATION  
A3.00 Scale: 3/16" = 1'-0"



A5 SOUTH ELEVATION  
A3.00 Scale: 3/16" = 1'-0"

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**218-220 Main Street**

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EXTERIOR ELEVATIONS

**A3.00**



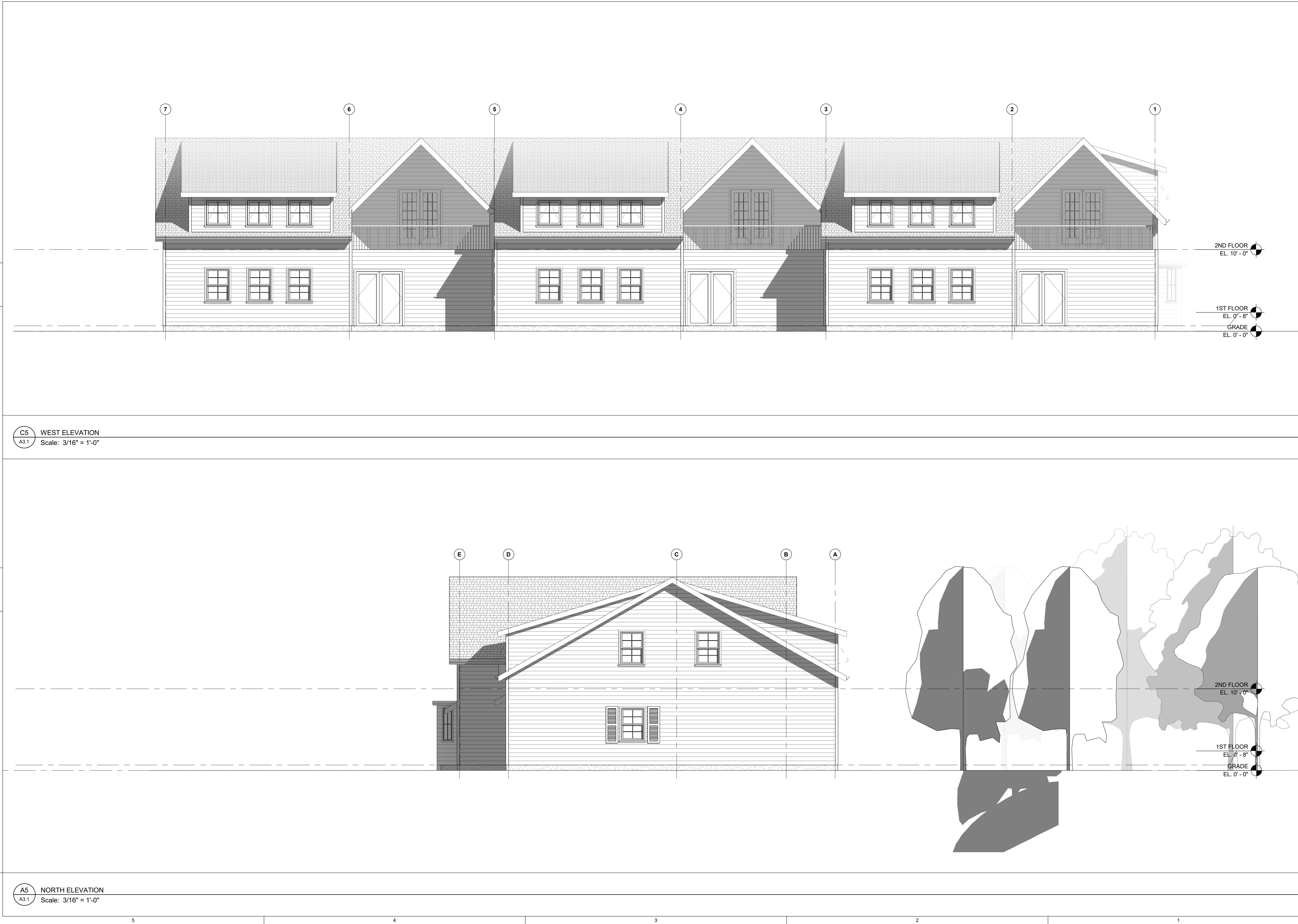
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EXTERIOR ELEVATIONS

**A3.1**



C5 WEST ELEVATION  
A3.1 Scale: 3/16" = 1'-0"

A5 NORTH ELEVATION  
A3.1 Scale: 3/16" = 1'-0"





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774.633.1272  
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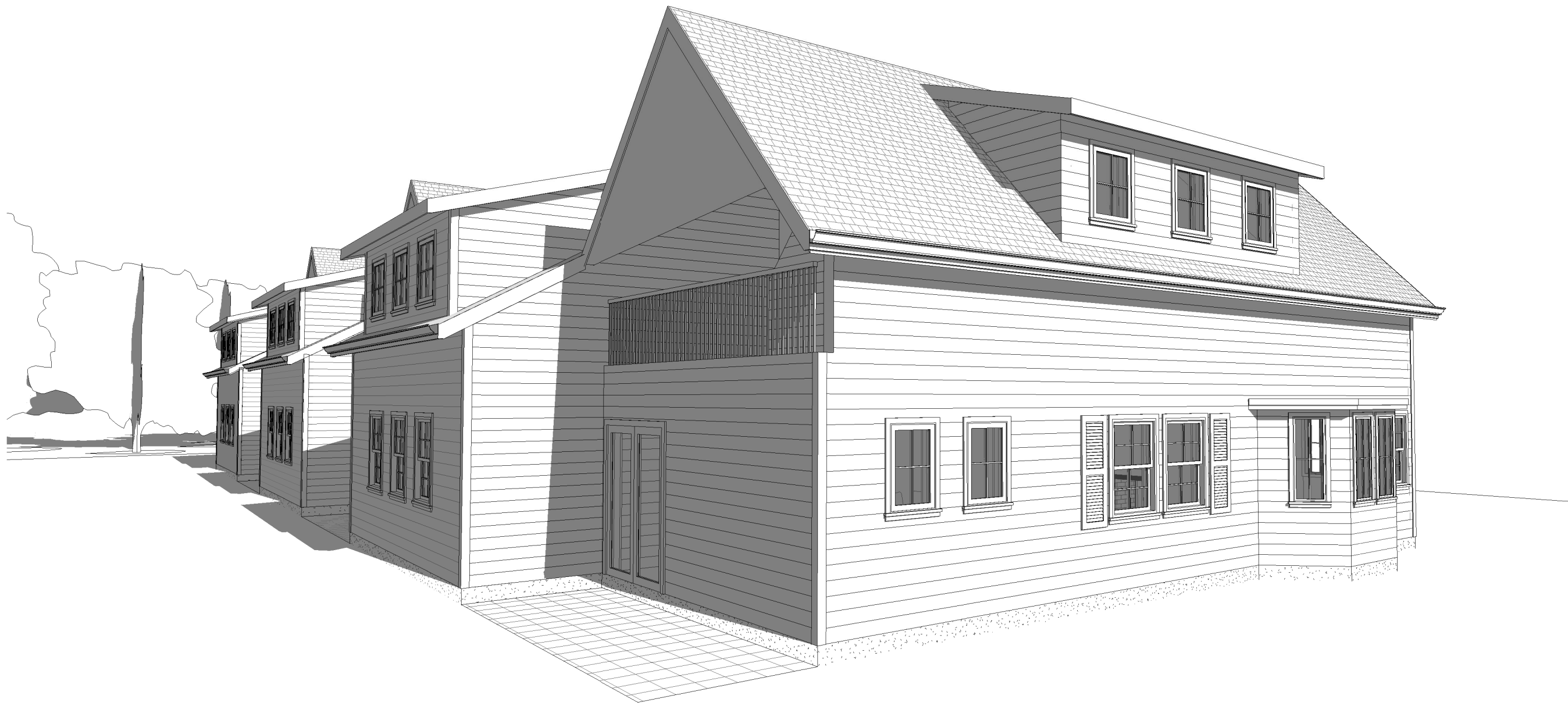
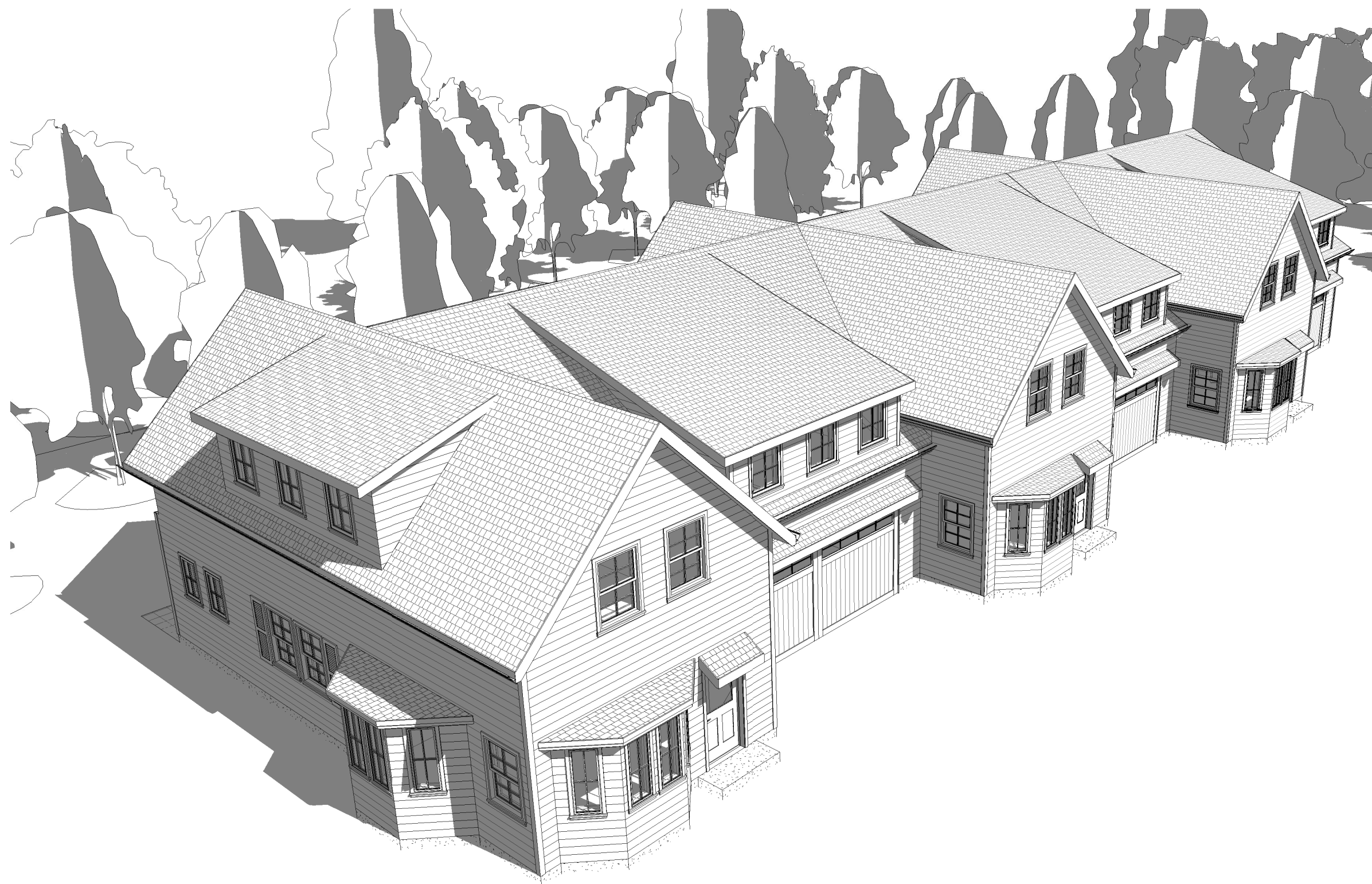
Medway Multifamily Development (Triplex)  
**218-220 Main Street**

218-220 Main Street  
Medway, MA 02053

DESIGN INTENT  
NOT FOR CONSTRUCTION  
12 MARCH 2020

3D VIEWS

A4.0





REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.

Preliminary Layout Plan  
**Multifamily Development**  
218-220 MAIN STREET  
MEDWAY, MA 02053  
Prepared For:  
New Generation Custom Homes  
Milford, MA



Date:  
**January 15, 2020**

Scale:  
**1"=20'**

Project No.  
**8521**

Sheet No.  
**P-1**  
OF