

## APPROVED 12-3-2018



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*

### **DRC Meeting Minutes: November 05, 2018** Medway Public Library

**Call to Order:** – With a quorum present, this meeting was called to order by Chair Mr. Buckley at 7:04 p.m.

**Attendees:**

	11/05/2018			
Matthew Buckley	X			
Rich Di Iulio	-			
Jessica Chabot	X			
Tom Gay	ABSENT WITH NOTICE			
Rachel Walsh	X			
Dan Connolly	X			
Seth Kendall	X			

Also Present:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Sreelatha Allam, Recording Secretary
- Rachel Wolff Lander, prospective DRC member
- Geoff Engler, Andrew ????, Nick Griffin, Justin Krebs

**Informal Pre-Application discussion – Multi-family housing development for 39 Main Street - Justin Krebs, Geoff Engler, Nick Griffin and Andrew ??**

- DRC members introduced themselves to the project team.
- Mr. Engler opened the discussion on the topic and provided an overview of the concept. The Town was approached by Mr. Engler 3-4 months ago about a proposed “friendly” 40B project. He met with Ms. Barbara St. Andre, the Town Administrator, and a BOS representative and introduced the concept plan.

- An ad-hoc presentation was made to DPW, Fire, Police, CONCOM, and other Town staff two weeks back. No official filing for the project has been made with any Town department. The plan is to do the filing with the BOS in December. A neighborhood meeting was conducted last week and the outcome was constructive. Mr. Engler said the project team is open to suggestions and design changes/enhancements.
- It's a rental project with 190 housing units. All 190 units will be count toward the Town's 10% affordable housing goal. The project team has developed many 40B projects and has represented many developers of 40B projects. He said the site location is ideal for the proposed housing.
- Mr. Buckley asked about the general feedback from the presentations and outreach that's been conducted for the project so far. Mr. Engler's response was that a traffic study and fiscal impact (impacts on schools, fire, etc.) study of the project area was requested by the Town. He said the Town and BOS responses for the project have been encouraging.
- Ms. Walsh asked if *Medway Design Guidelines* were used in the developing the design concept for the building. Mr. Griffin said the proposed design is a first cut and the *Design Guidelines* will be followed and used moving forward. The project team has received information/comments from other entities and the proposed design has not yet been updated based on their feedback. The project team would be interested in hearing the DRC's comments as well before making changes to the design.
- A handout of the proposed design/site plan was distributed at the meeting. (**See Attached**) Mr. Griffin provided a general overview of the project area and the design. The DRC inquired about sidewalk connections between the site and Medway Commons. Mr. Engler said a better sidewalk infrastructure on Main Street between the project area and the Medway Commons commercial/retail area is being discussed as part of this project. He reported that neighbors and the BOS were not receptive to the idea. DRC members stated that the Town's Master Plan encourages making the town more walkable and connected.
- Mr. Griffin said based on the current design, community garden may move but the idea was not looked favorably by the Town. Neighborhood residents abutting the project asked for maintaining the existing vegetation on Main Street and supplement the non-vegetated areas with new vegetation. Members asked if an indoor pool was considered as part of the design and the response was no; an outdoor pool is planned.
- First floor has a mix of 1, 2, and 3 bedroom units. To a question on whether the affordable units would be Section 8, Mr. Engler responded that none of the units are specifically for the Section 8 subsidy/voucher program. Anyone with some income and a voucher might qualify for renting one of the "affordable" apartments. With 190 units being proposed, there could be 48 voucher holders. There was some discussion on the number of units required by voucher holders.
- There was a question on the avg. height of the existing trees on Rt. 109. The project team agreed to look into the height of the trees. There was general discussion on the height of the proposed construction considering the existing heights of the properties in the area. The building is about 45 ft. tall with four floors.

- There are wetlands abutting the property. Parking spots will be designed at a ratio of 1.6 spaces per apartment. Trash areas will be located inside the buildings.
- Mr. Kendall showed some styles of building exteriors that could be considered for the project. Architecture at Thayer House was also discussed. Project team was encouraged to take a look at the building to get some ideas.
- Mr. Kendall made a suggestion on the aesthetics of the proposed project. He said an old factory renovated (sloped roof with gables) look should be considered as an option. He showed some examples online. Discussion ensued on the look and feel of the building(s).
- A question was raised on the ability to change the location of the proposed main entrance considering the sight issues. Response was that the entrance could be moved but there has been some resistance to the idea from some of the BOS members.
- Playground, lawn areas around the bus-stop(s), package delivery/drop-off areas were discussed.
- Members said the lighting plan, landscape plan, specs on the exterior would be required and should be approved by DRC as part of the process. Mr. Engler responded that such a level of detail is not generally available until the construction plan phase begins. However, Mr. Engler indicated that a landscaping plan will be submitted to the Committee soon and that the Landscape Architect for the project will attend a future DRC meeting.
- Mr. Engler said the group will come back with some renderings addressing the comments from the members.

### **Meeting Minutes:**

**10/15/2018:** DRC members reviewed the draft minutes and made few edits/corrections.

***A motion was made by Ms. Chabot seconded by Mr. Buckley to approve the minutes of the 10/15/18 DRC meeting as amended. All were in favor. Mr. Connolly and Mr. Kendall abstained.***

### **Other Business**

- Ms. Affleck-Childs reported about a program scheduled for Thursday night at the Middle School. It's being sponsored by the Town to inform the residents about the three 40B proposals in the pipeline.
- Ms. Affleck-Childs reported that Verizon will be coming before the Committee for a new wall sign. They will be relocating within the plaza.

### **Discussion on preparations for 11-19-2018 Town Meeting-**

- Members went over the warrant article to discuss "Choate Message Sign" item for the fall town meeting on 11/19.
- A poster was created by Mr. Kendall for the purposes of the meeting. Some minor changes to the color, wording, etc., were discussed. It was agreed that a flier will be

created and distributed at the meeting. Ms. Affleck Childs will bring the poster board to the meeting.

**Identification of possible sign violations to report to building commissioner**

**Hogan Tires:** The business installed a new panel in the existing free-standing sign without review by DRC or a sign permit. They have been informed of the error and non-compliance. Business owner will be filing an application and attending a future DRC meeting. Hogan Tires is operating where Long Distance Tire had been located.

**Adjournment**

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

The meeting was adjourned at 9:25 p.m.

Respectfully Submitted,

Sreelatha Allam



To: Interested Parties & Neighbors  
From: Strategic Land Ventures / Justin Krebs & Geoff Engler  
Re: Neighborhood Meeting / Development of 39 Main Street

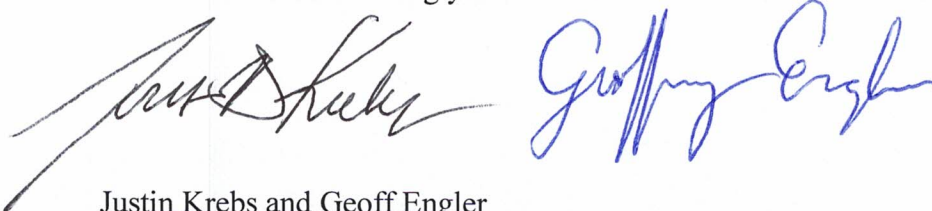
We are inviting you to attend a neighborhood meeting at which we will share with you our vision for developing 39 Main Street. We have reserved the Medway Senior Center (76 Oakland Street) on Monday October 29<sup>th</sup> at 7:00. We look forward to seeing you there.

Our proposed plan features 192 1BR, 2BR, & 3BR apartment units ranging in size from about 700 square feet to 1,400 square feet. On the evening of the 29<sup>th</sup>, we will be presenting our preliminary architecture and engineering to those in attendance.

While we acknowledge what we are proposing obviously has more units than what is allowed under current zoning, we are responding to the Town's objective which calls for increased density around the village centers and within walking distance to retail and commercial amenities. Moreover, due to the inherent nature of the site, we will be able to provide a robust landscaping plan and screening from Main Street so that the building is set back hundreds of feet from Main Street and not materially close to any other residential structures. Lastly, and as part of the proposed development, we will be committing to improving (and creating) sidewalks in the neighborhood that provide easier walkability and accessibility to the retail, community and commercial amenities.

We are seeking a comprehensive permit under Chapter 40B of the Massachusetts General Laws which allows us to override the local zoning bylaw if we provide at least 25% of the units as affordable to households earning less than 80% of the Boston area median income and if there are no serious health and safety factors with our proposal which could override the need for affordable housing. You all will have an opportunity to comment on our proposal during this time period, but we wanted to start by meeting directly with you to respond to any initial concerns and answer any questions you might have.

We look forward to seeing you on the 29<sup>th</sup>.



Justin Krebs and Geoff Engler  
[jkrebs@kig.com](mailto:jkrebs@kig.com) and [gengler@s-e-b.com](mailto:gengler@s-e-b.com)



# 39 MAIN STREET PRELIMINARY SITE PLAN

PREPARED BY:  
MERRIKIN ENGINEERING, LLP  
730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054

MEDWAY, MA  
October 11, 2018

PREPARED FOR:  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

OWNER  
NOTWEN REALTY TRUST  
33 FRUIT STREET  
NORFOLK, MA 02056

APPLICANT  
STRATEGIC LAND VENTURES  
257 HILLSIDE AVENUE  
NEEDHAM, MA 02494

MAP AND PARCEL  
MAP 4:1  
PARCELS 35 & 35-1

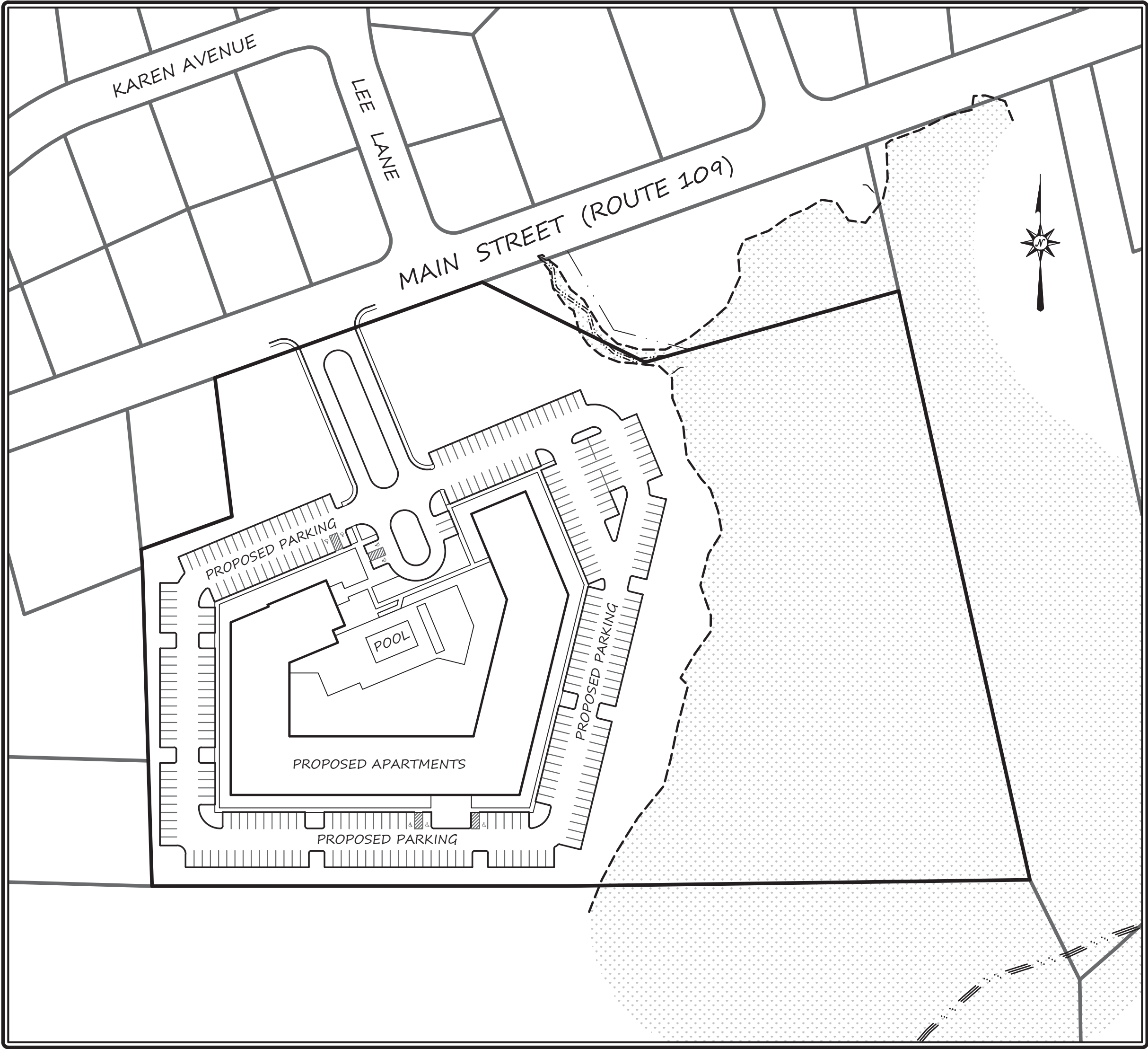
ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL 1  
GROUNDWATER PROTECTION  
(PORTION OF SITE)



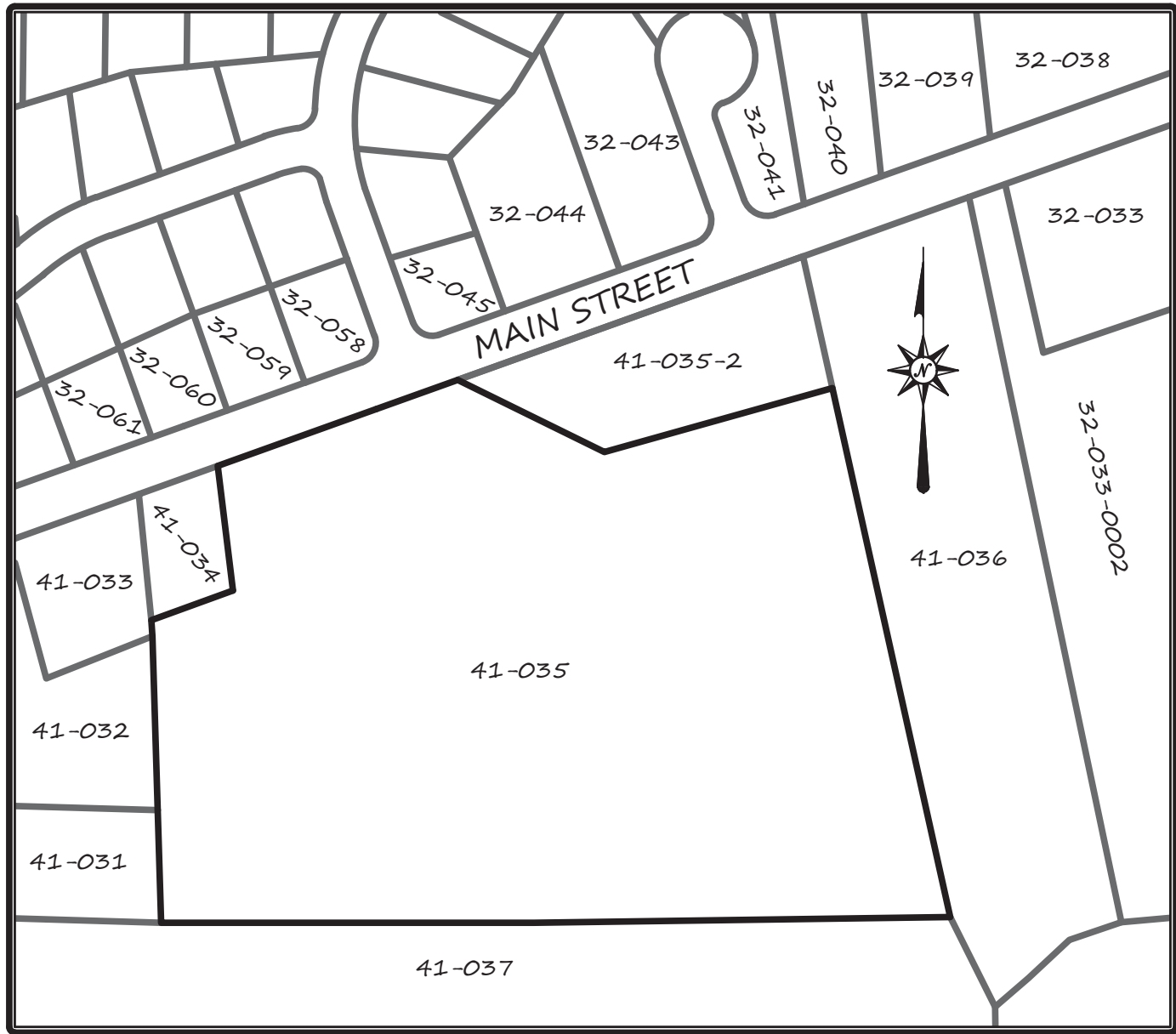
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J. Merrikin, P.E.  
Date: 2018.10.12 08:04:06  
-04'00'



2014 MASSGIS AERIAL LOCUS  
SCALE: 1" = 500'



LOCUS  
SCALE: 1"=100'



MEDWAY ASSESSORS LOCUS  
SCALE: 1" = 200'



PLAN SCALE: AS NOTED

REVISION		DATE	BY

PLAN DATE: OCTOBER 11, 2018

39 MAIN STREET  
COVER SHEET  
PLAN OF LAND  
IN  
MEDWAY, MA

PLAN INDEX

SHEET 1 - COVER
SHEET 2 - EXISTING CONDITIONS & EROSION CONTROL
SHEET 3 - LAYOUT SHEET
SHEET 4 - GRADING & UTILITY



730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054  
ph. 508-376-8883 fax 508-376-8823





1. SURVEY & PLAN REFERENCES:
  - 1.1. PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
- 1.2. REGISTRY REFERENCES:
  - PLAN BOOK 659, NO. 45
  - DEED REFERENCES: BOOK 9237, PAGE 439
- 1.3. DATUM: NAVD88
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC. EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
3. FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE AND NOT BASED ON AVAILABLE AERIAL PHOTOGRAPHY.

1. WETLANDS BOUNDARIES WERE DELINEATED BY RUSSELL WALDRON AND HAVE NOT BEEN APPROVED BY THE CONSERVATION COMMISSION AS OF THE DATE OF THIS PLAN.

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

- Ⓢ CB: EXISTING CATCH BASIN
- Ⓢ CB: PROP. SINGLE-GRATE CATCH BASIN
- Ⓢ CB: PROP. DOUBLE-GRATE CATCH BASIN
- Ⓢ CCK: CATCHER FOR TREATMENT UNIT
- Ⓢ DMH: DRAIN MANHOLE
- TR: DRAIN INFILTRATION DRAIN
- INFIL: TR: INFILTRATION TRENCH
- Ⓢ D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- Ⓢ SMH: SEWER MANHOLE
- Ⓢ X S SEWER PIPELINE
- C/S: SEWER SERVICE CLEANOUT
- Ⓢ X W WATER MAIN
- Ⓢ HYD: HYDRANT
- G.V: WATER GATE VALVE
- C.S: WATER SERVICE CURB STOP
- M.B: WATER SERVICE WATER BOX
- Ⓢ G GAS PIPELINE
- Ⓢ L.P: LIGHT POLE
- U.P: UTILITY POLE
- Ⓢ G.W: GUY WIRE
- Ⓢ S.P: TRAFFIC SIGNAL POLE
- 252 EXISTING CONTOUR
- 252 PROPOSED CONTOUR
- E.O.P. EDGE OF PAVEMENT
- C.B.S. INTEGRAL SLOPED BIT. BERM
- W.B.M. WEDGED BITUMINUS BERM
- S.G.C. SLOPED GRANITE CURB
- V.C.C. VERTICAL CURB
- V.C.C. VERTICAL CONCRETE CURB
- E.C.S. EDGE OF CONCRETE SLAB
- G.V. GATE VALVE
- C.L.F. CHAIN LINK FENCE
- U.S.F. UPRIGHT STOCKADE FENCE
- P.P.F. PICKET FENCE
- G.R. GUARD RAIL
- C.C. HANDICAP CURB CUT

PLAN SCALE: 1" = 40'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'', '40'', '80'', and '160'' at regular intervals.

[illegible]

39 MAIN STREET  
EXISTING CONDITIONS  
PLAN OF LAND  
IN  
MEDWAY, MA



**MERRIKIN**  
ENGINEERING, LLP

730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054  
ph. 508-376-8883 fax 508-376-8823

**D150-01** | SHEET 2 OF 4











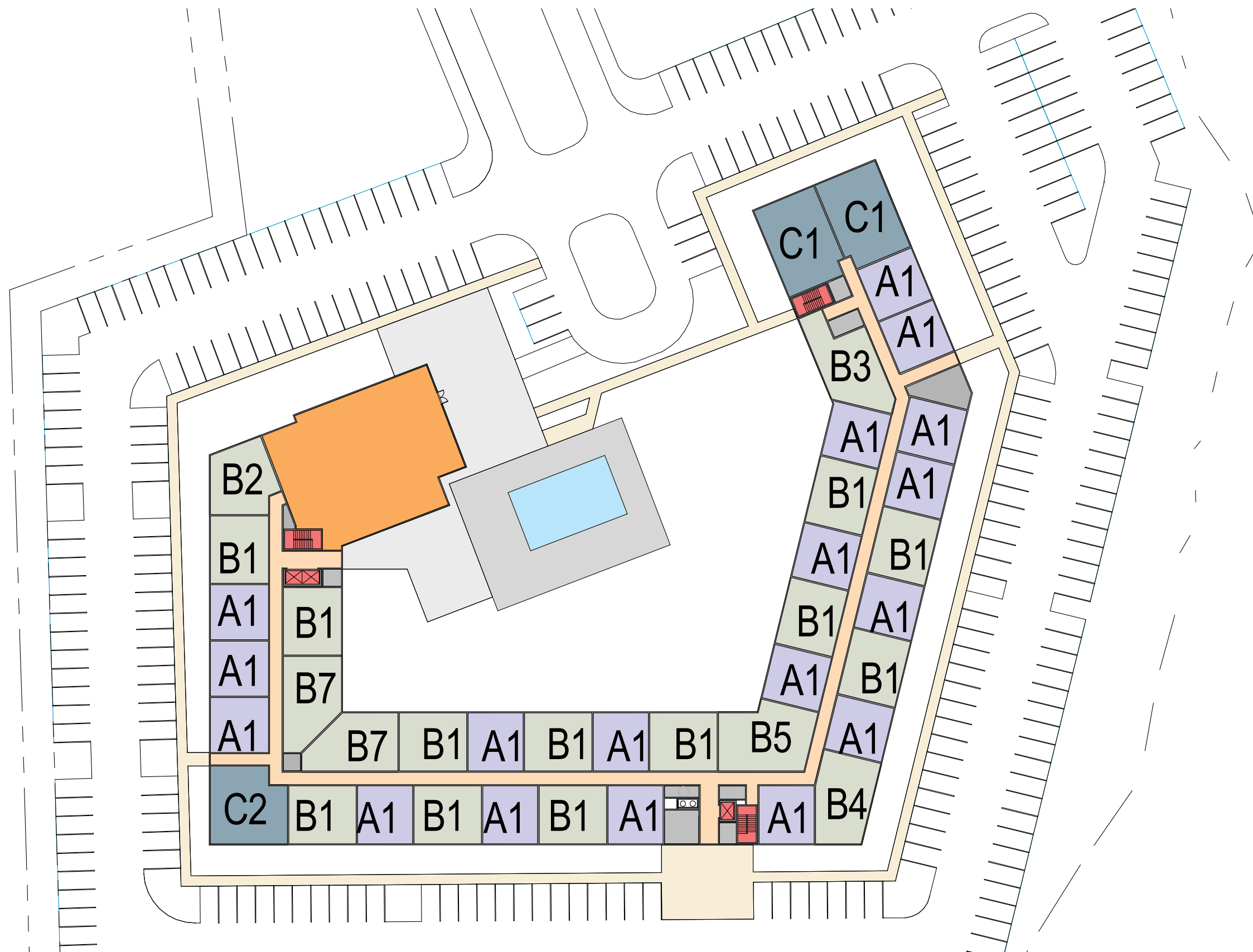
# Main Street, Medway

Site Concepts and Experience



## Landscape Site Plan





First Floor

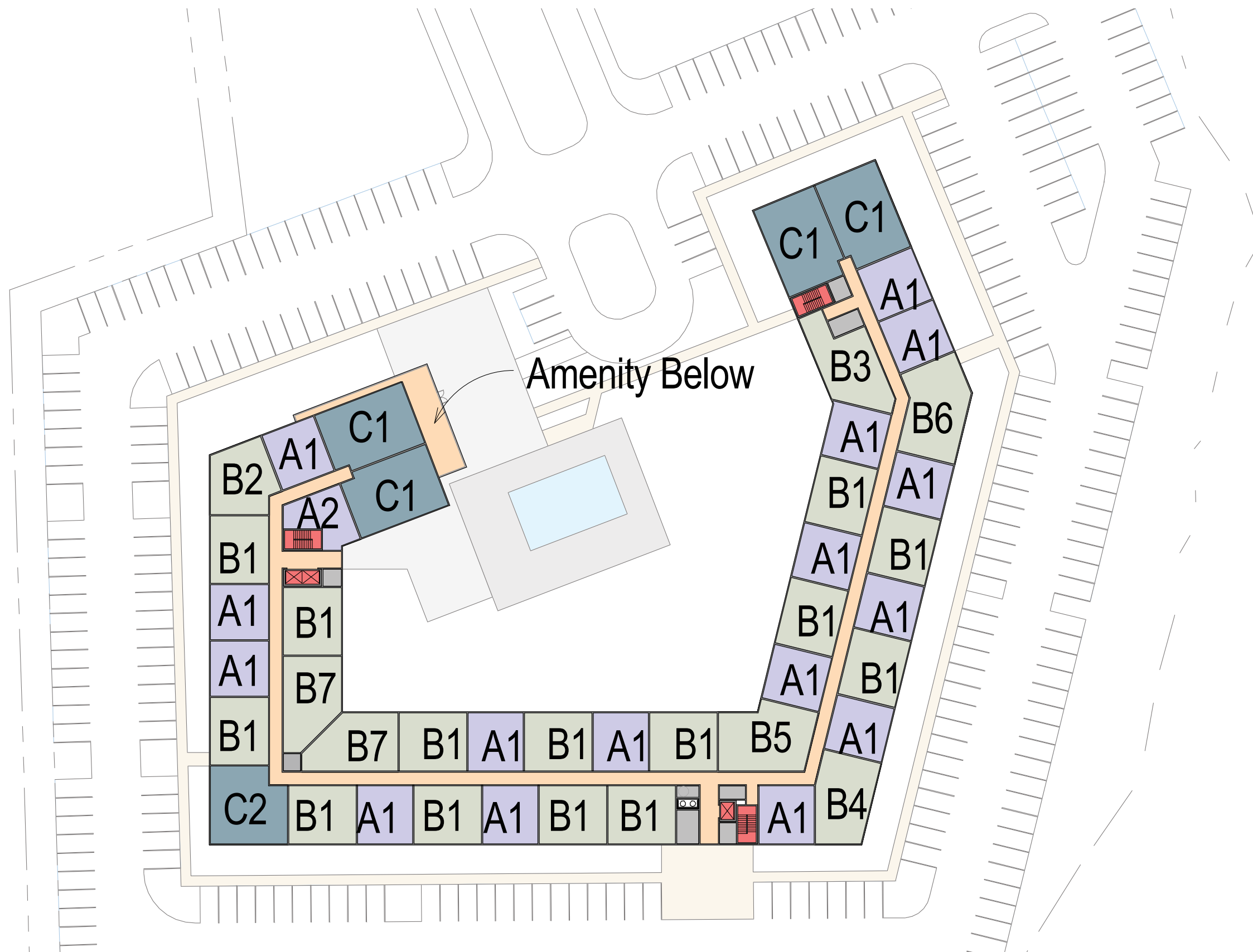
SEB LLC

KIG  
 REAL ESTATE ADVISORS  
 DEVELOPMENT • INVESTMENT • LAND USE

CUBE3  
 STUDIO

architecture interiors planning  
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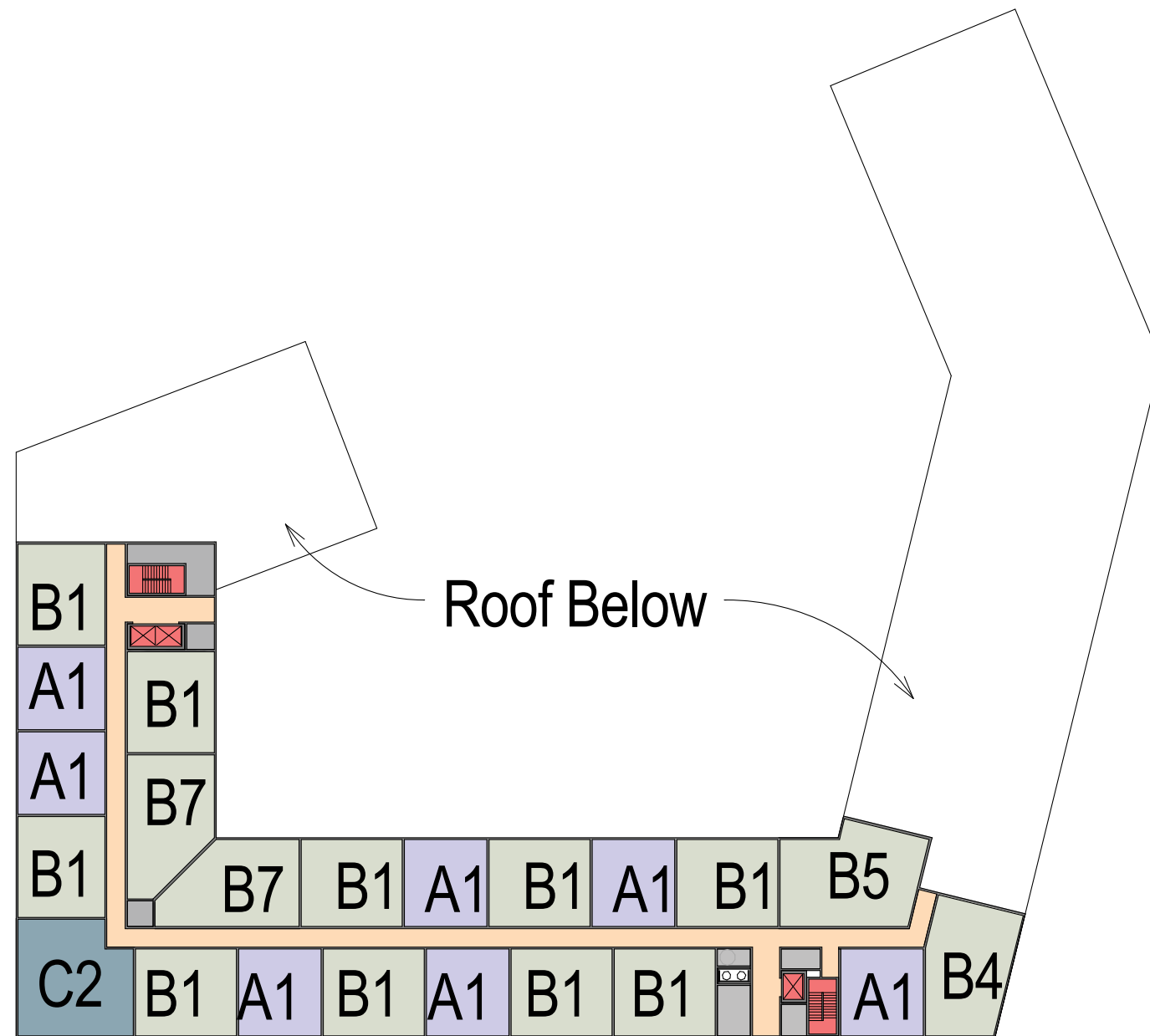




190 Units  
 76 - One Bed  
 95 - Two Bed  
 19 - Three Bed

303 Parking Spaces  
 1.6 Ratio

Typical Floor

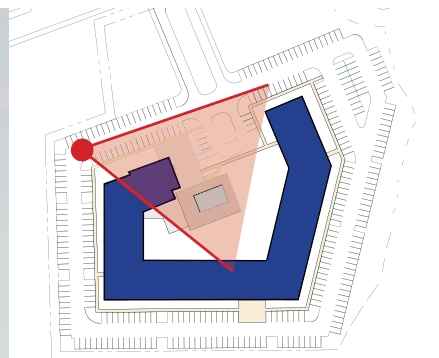


190 Units  
 76 - One Bed  
 95 - Two Bed  
 19 - Three Bed

303 Parking Spaces  
 1.6 Ratio

Fifth Floor

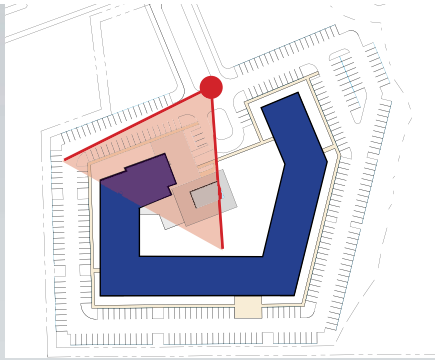




Conceptual Perspective







Conceptual Perspective

SEB LLC



architecture interiors planning  
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Exterior Design

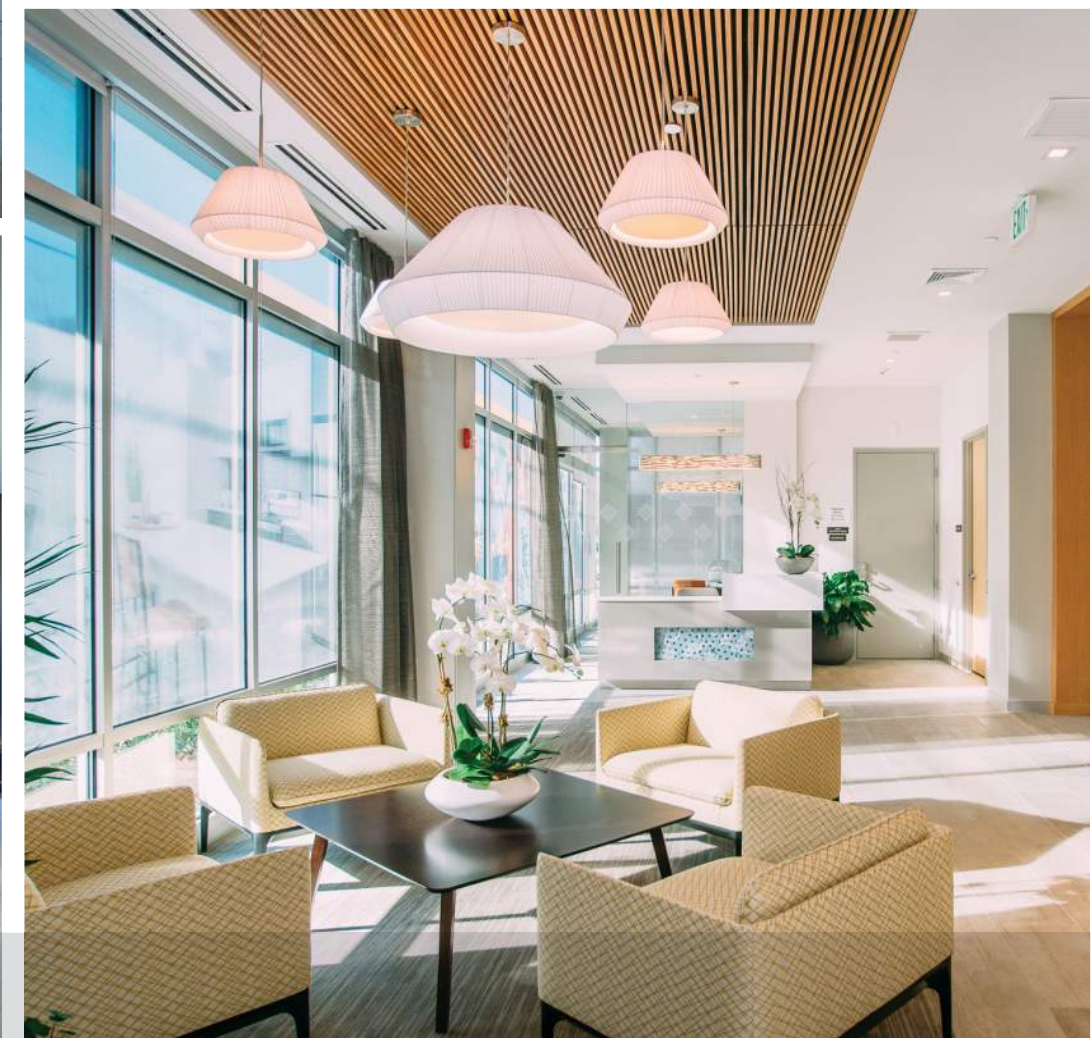
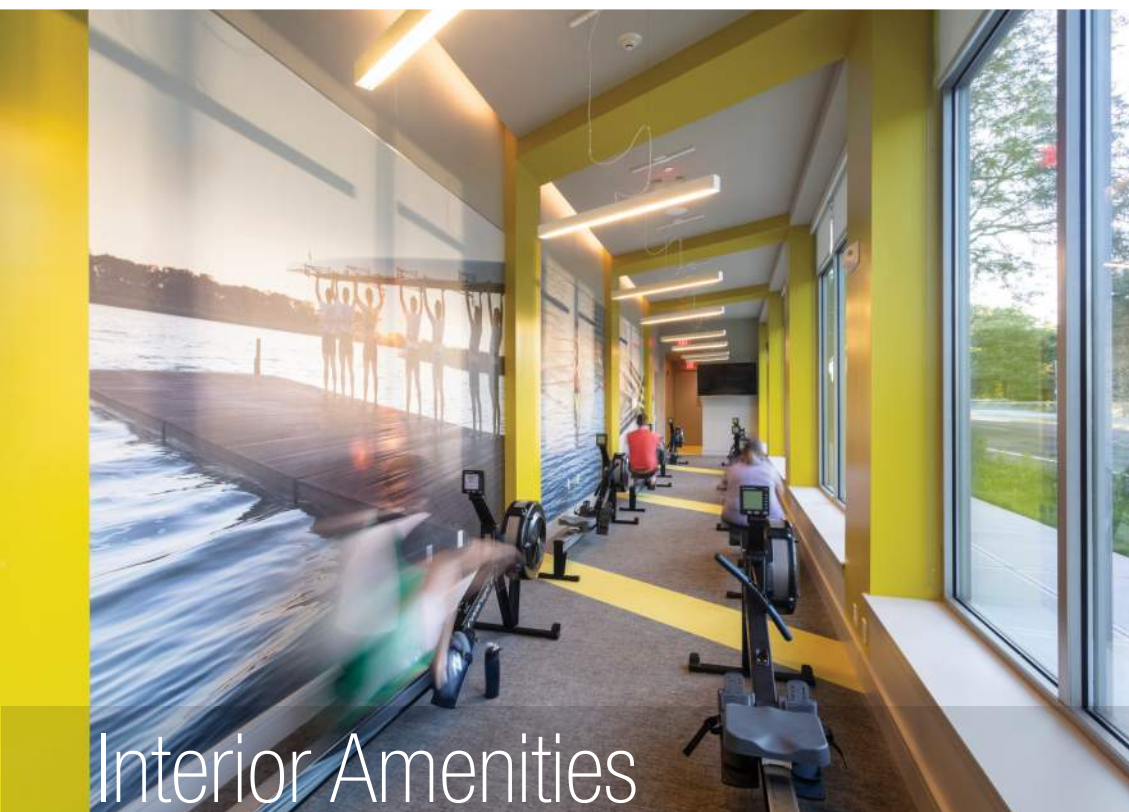
SEB LLC

KIG  
REAL ESTATE ADVISORS  
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STUDIO

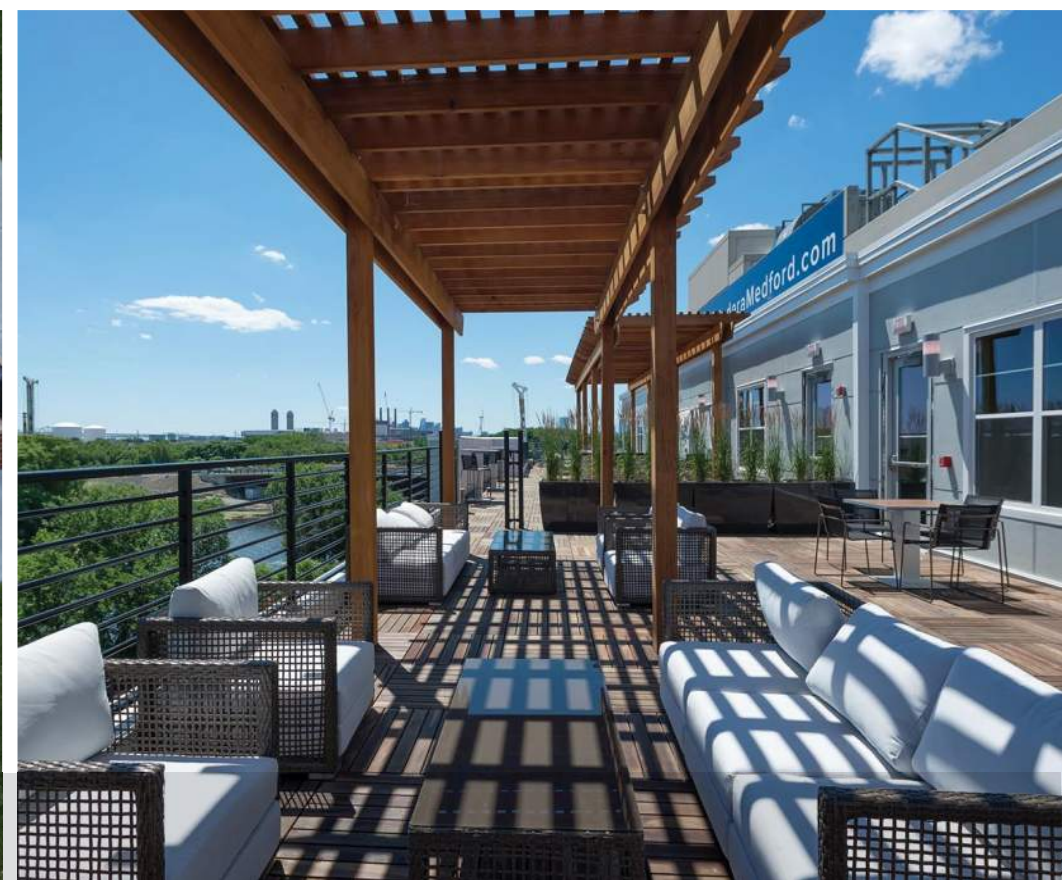
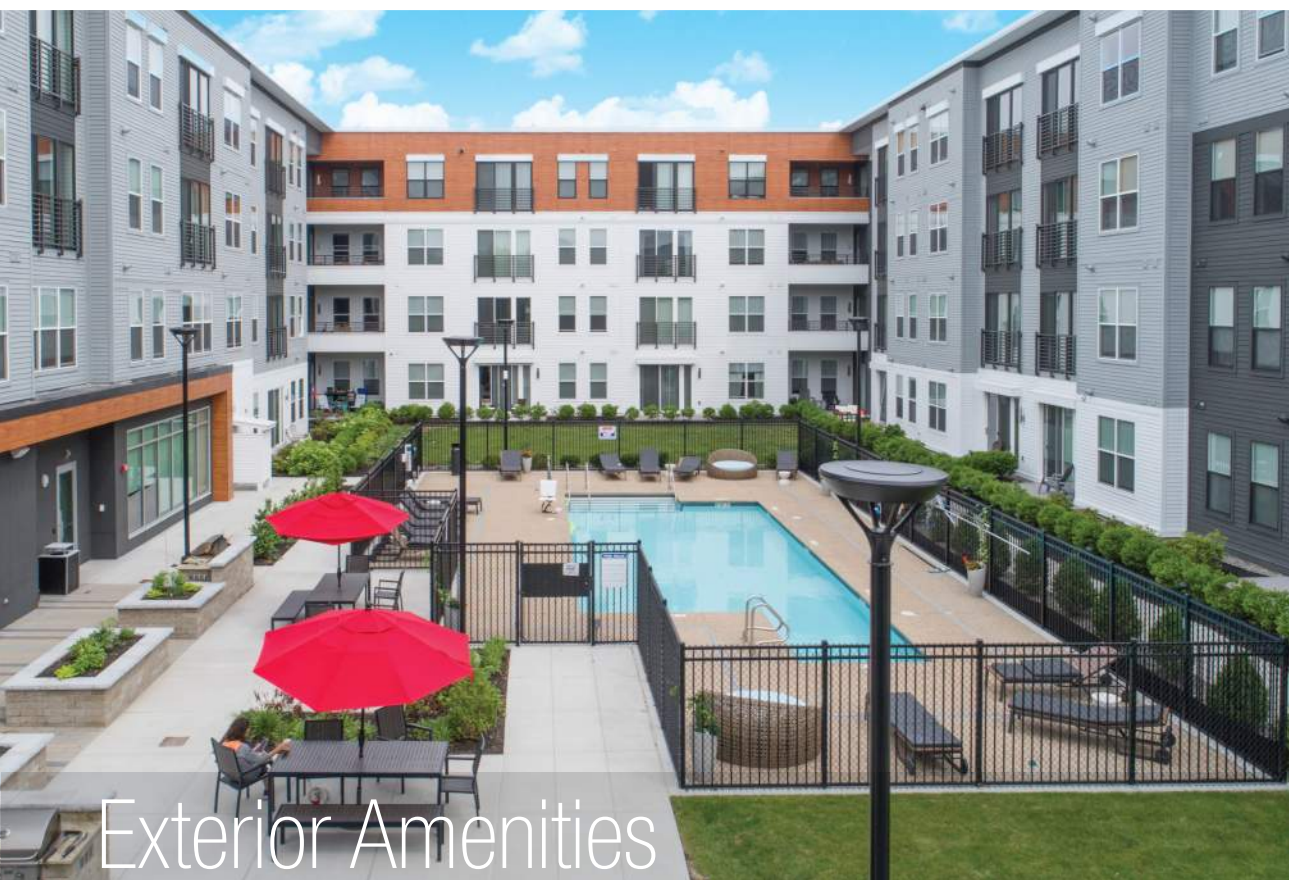
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Interior Amenities





Exterior Amenities





Interior Units











