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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW COMMITTEE

March 27, 2023

Ms. Louise O'Neil
East Bay Donuts, dba Dunkin
81A Main Street
Medway, MA 02053

RE: Façade Improvements at Dunkin, 81A Main Street

Dear Ms. O'Neil

The Medway Design Review Committee [DRC] is pleased to provide review comments regarding the proposed façade changes to the Dunkin facility at 81A Main Street. During its meeting on March 5, 2023, the DRC reviewed the proposed changes as provided by Erik Medeiros of Aharonian & Associates Architects submitted on February 20, 2023. The plans detail the proposed changes of the parapet design and relocations of the building signs. As described in the application materials, the following scope of work is planned:

- The existing concrete masonry unit (CMU) finished walls will remain in place and receive a new coat of paint in shades of gray and charcoal. The existing vertically oriented fascia panels around the building shall be replaced with new fiber cement panels, some in gray, some in off-white, to provide a clean, more neutral parapet finish.
- The existing dark brown monolith features on the north and west facades shall receive new wood toned and cement board siding with multi-colored trim bands and be squared off vs. the current angled configuration.
- The existing mid-height horizontal accent bands are to remain and receive a fresh coat of Dunkin orange paint.
- In place of the existing fabric awning over the pick-up window, a new pre-fabricated metal canopy with recessed downlights shall be installed. The canopy style has been designed to better complement the building's architecture and enhance Brand recognition.
- Feature walls shall be installed on the blank stretches of concrete masonry (CMU) surfaces on the west and east facing facades to include wood toned fiber cement board siding with custom location graphics.

A constructive discussion took place on March 6th. The applicant returned on Monday, March 20th to present the updated plans that incorporated the concepts discussed and

recommendations provided during the prior meeting. **See attached** revised storefront renovation package by Aharonian & Associates dated March 14, 2023.

The DRC agrees that the updated facade improvement designs and intent of the project comply with the framework outlined in the *Medway Design Review Guidelines*. The storefront renovation design is cohesive and sympathetic to the existing structure. It improves the site as it now exists and restores it use to a higher purpose. The DRC recommendations included the following which are reflected in the revised storefront renovation package:

- Lower the signs on the raised parapets below the level of the roofline to comply with Zoning Bylaw 7.24.4, B-4. The applicant lowered the north facing sign, centering it on the raised parapet section. The applicant moved the west facing sign to the left corner of the parapet, off of the raised section, and changed the text to DD.
- Eliminate the originally proposed east facing sign. As reflected in the revised signage package, this sign is no longer proposed.
- Revise the messaging on the wayfinding directional signs to only include enter and exit directional information vs. the salutations as originally proposed. The applicant has updated those signs to indicate Enter/Exit only.

We appreciate the collaborative nature of the DRC's review and discussion with you and Mr. Medeiros and the Viewpoint Signs personnel.




We wish you the best with the rebranding and look forward to having Dunkin in Medway for many years to come.

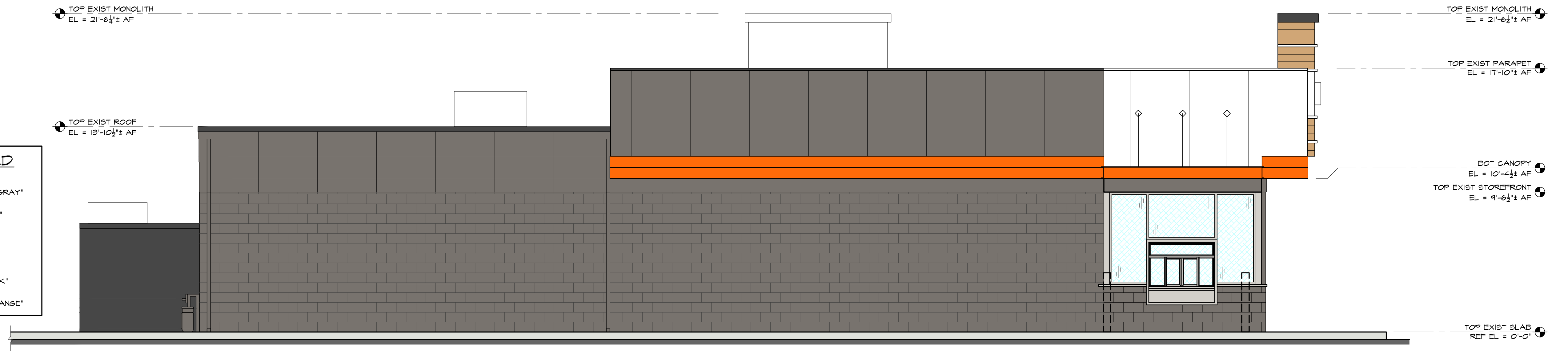
Sincerely,



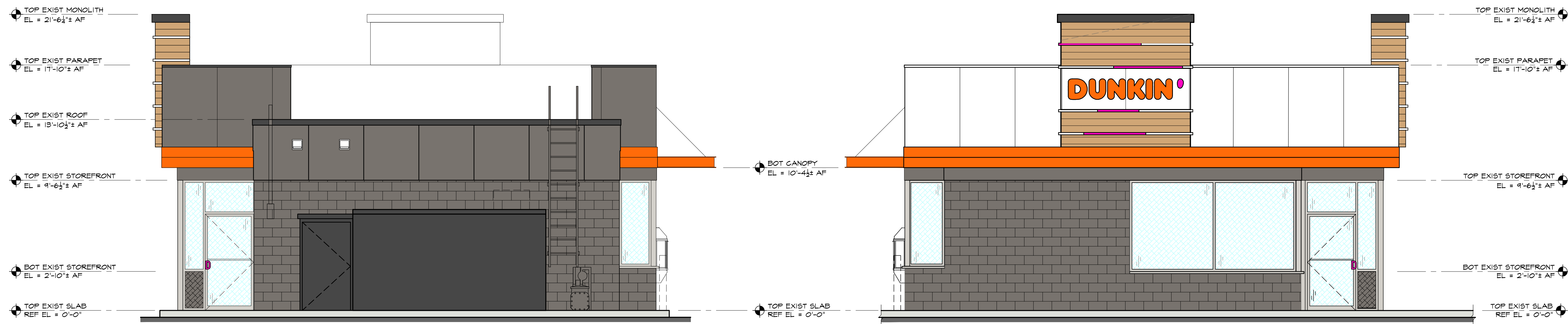
Matthew J. Buckley
Chair

cc: Jon Ackley, Medway Building Commissioner
Rindo Barese, Medway Building Department
Erika Robertson, Medway Building Department
Kelly O'Brien, Medway Building Department
Erik Medeiros, Aharonian & Associates Architects

COLOR LEGEND	
	-01 "SAUNTLET GRAY"
	-02 "CHARCOAL"
	-03 "WOOD"
	-04 "OFF WHITE"
	-12 "DUNKIN' PINK"
	-13 "DUNKIN' ORANGE"

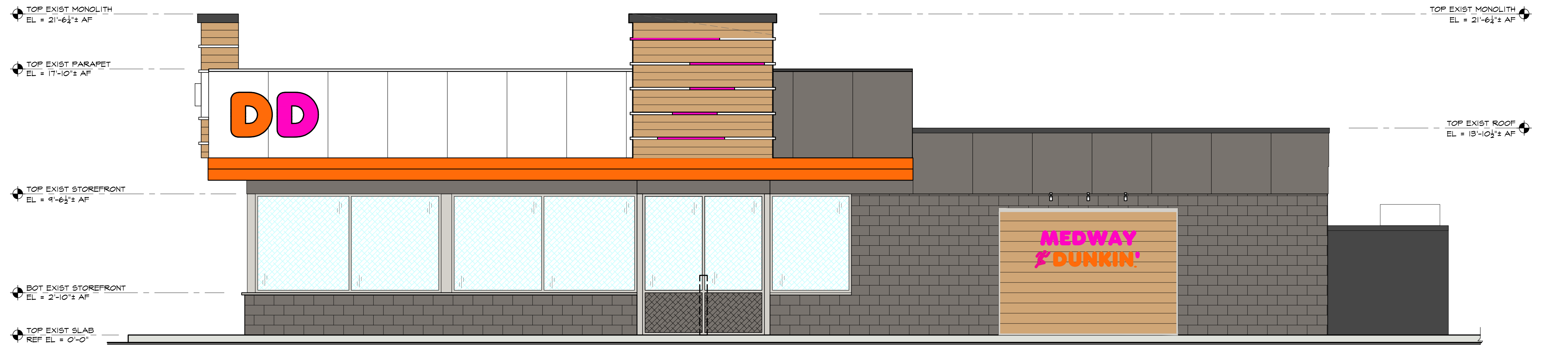


4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

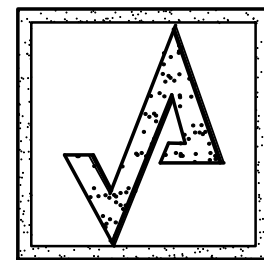


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

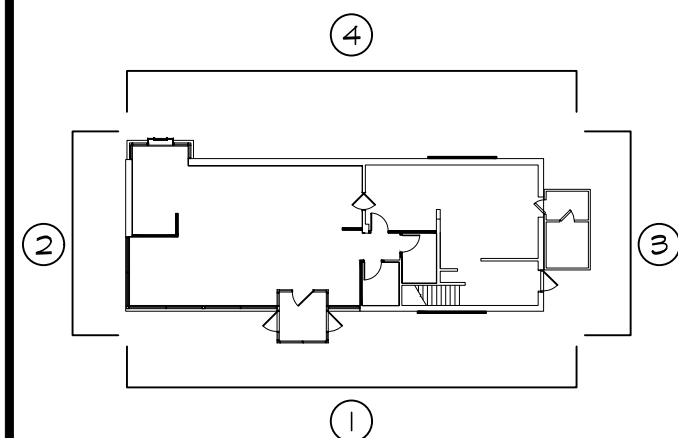


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KEYPLAN

REVISIONS

NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE

DUNKIN'
PC# 306103
IMAGE: NEXTGEN COOL PALETTE

81A MAIN ST
MEDWAY, MA 02053
NORFOLK COUNTY

DRAWING TITLE

COLORED EXTERIOR
ELEVATIONS

DATE MAR 14, 2023	PROJ NO 21143
DRAWN BY ECM	CHECKED BY -

DRAWING NUMBER

A3.3