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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

### DESIGN REVIEW COMMITTEE

February 14, 2023

To: Medway Planning & Economic Development Board  
From: Design Review Committee  
Re: Medway Commons Chipotle & Starbucks Site Plan

Dear Members of the Medway Planning and Economic Development Board,

The Medway Design Review Committee [DRC] is pleased to provide a comment letter for the updated designs for the proposed restaurants to replace the previous McDonald's building (Chipotle and TBD Tenant) and a site plan for reworking the Starbucks drive-thru. We understand the PEDB will begin the public hearing on this project on February 14<sup>th</sup>.

On February 6<sup>th</sup>, 2023, the DRC met with representatives of the project (Karen Johnson of Charter Realty, John Lorden, P.E., of Tighe and Bond Engineering, and Tom Scott, AIA of Scott Griffin Architects via Zoom. At this meeting, the DRC reviewed an updated site plan, elevations, and renderings that addressed the recommendations provided by the DRC during a previous pre-application meeting.

Those updates included the following:

- The building materials (materials, colors identified in elevations)
- Updated storefront and entrances to each tenant. Addition of gabled roof at second tenant entrance to give more street presence and accentuate corner entrance for TBD tenant
- Signage to upgrade the building and identify new businesses clearly from street views and plaza.
- Updates to the roof line to not exceed existing roof height and include opening for roof ladder access on west facade
- Landscaping plans to include screen of proposed/existing utility area at west facade
- Dumpster area will be screened
- Photo-real elevations of views from the traffic signage at Route 109/Medway Commons.

Below are new or remaining comments for consideration discussed with the applicant:

- **Dumpster Fence** - Dumpster area should be screened with natural colored, non-glossy wood fence. The enclosure height should be higher than the dumpster.
- **West Facade** – The proposed and existing utilities, back of house door/entry, and roof ladder are all located on the west facing façade of the building. Previously this view was mostly screened by the previous restaurant's drive thru signage, landscaping, and lattice screening. A cut out at the roof line has been added to access the rooftop equipment from the building exterior for maintenance as to not impact the two businesses when access to the roof is required. The

Committee spent some time reviewing options to screen this façade more fully as more utility equipment has been added as well as the service door being used for employees of the TBD tenant to take out trash, breaks, loading, etc. While the landscaping plan includes replacing some deciduous trees with larger evergreens, we feel this façade would benefit from further screening with additional landscaping and installation of a natural colored fence between the landscaping and the sidewalk to the employee service door. This would also assist in screening the roof access ladder discussed below.

- **Roof Access Ladder** - The proposed cut out at the roof line on the west facing façade is for access through the mansard to the flat roof beyond for serving of HVAC equipment. This cut creates an awkward gap at the roof line. The Committee discussed this and proposed a solid gate or wall to close the gap at the top of the roof and give illusion that the mansard roof continues. There was also some discussion about the cage around the top of the ladder (required for loss prevention) and use of a lockable gate at the ladder to prevent access by unauthorized persons. The Committee encouraged the applicant to consider the design of both and possibly incorporate both functions into a lockable shroud to further conceal the roof ladder.
- **Signage** - It was understood that signage would not be submitted for review at this time and therefore, will be submitted for review by the DRC on a future date when the sign permit is being sought. Consideration of the provided façade designs currently show “placeholder” wall signs on the east & north building facades. The Committee suggested that a sign on the west façade roof soffit for the TBD tenant could help bring more presence to the second business at the corner and further aid in screening needed at that façade.

It was a pleasure to review this proposed development. It will be a great reuse of the existing site, encourage new business and gathering spaces for the Medway community, and improve the traffic pattern for the existing Starbucks. The project appears to make good consideration of the local aesthetic and incorporates many design elements above and beyond the standards to maintain Medway’s community building vernacular.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matt Buckley". The signature is fluid and cursive, with the first name "Matt" and last name "Buckley" clearly distinguishable.

Matt Buckley  
Chair