



Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street
Medway MA 02053
508-533-3291
drc@townofmedway.org

June 14, 2021

Rocky's Ace Hardware
C/O Kevin Bradley
40 Island Pond Rd
Springfield, MA 01118

RE: DRC Façade Improvement Review
Rocky's Ace Hardware
Medway Place Shopping Center

Dear Mr. Bradley,

Thank you for submitting the proposed façade improvement for Rocky's Ace Hardware to the Medway Design Review Committee (DRC) for review. The information was filed with the Town on May 26, 2021.

Pursuant to the Medway's Site Plan Review regulations under the *Zoning Bylaw*, SECTION 3.5.3.A Façade Improvement Review, this communication serves as the DRC's review letter regarding the proposed façade improvement for the new soffit and facade parapet above Rocky's Ace Hardware store at 98 Main Street in the Medway Place shopping center. Please be advised that this letter does NOT constitute approval of the façade improvement by the Building Department. You must still finalize your building permit from the Medway Building Department with the new details prior to installation. Do not install the new parapet before finalizing the building permit as specified below.

On Monday, June 7, 2021, the DRC met with Todd Wilson and Joe Buchholz to review the proposed façade improvements for the soffit parapet above Rocky's Ace Hardware. The applicant proposed the following as represented on the facade design drawing dated February 1, 2021, last revised May 27, 2021, submitted by Sugrue & Associates of Smithfield, RI. (**See Attached**).

- The proposed Façade & Parapet area is 40ft in length and 13ft in height. The proposed façade is comprised of vertical metal standing seam panels and will be cut in flush with the adjacent EIFS façade material. The parapet will be positioned centrally above the storefront.

The DRC offers the following comments/recommendations regarding the proposed façade improvements:

Design Review Committee Members

Matthew Buckley, Member & Chair
Jessica Chabot, Member & Vice Chair
Janine Clifford, Member

Dan Connolly, Member
Tom Gay, Planning and Economic Development
Board Representative

Alex Siekierski, Member
Rachel Walsh, Member

- The DRC recommends that the applicant match the color of the existing shopping center's metal standing seam façade parapet areas (example: former Condon's Hardware space). The existing parapet areas that are made of metal standing seam have three angled sides which also shield the parapet supports on the roof side and they are of a red color. The DRC recommends that the applicant match the existing color, façade vertical slopes, soffit and parapet cap and length of side walls to conceal the structural supports and roofing.
- The DRC recommends that before the parapet work commences, the applicant provide updated technical drawings from Sugrue & Associates to the Building Department to include revised elevations for all three sides, partial roof plan to indicate the roof pitch and extent of side walls, and new parapet wall slopes. Additional details that would be helpful to understand are the parapet and soffit conditions.
- The DRC recommends that all existing areas of demolition on the façade be painted to cover any remnants of previous materials and/or signage. Any new wiring and access panels should be concealed.

The applicant/representative is welcome to return to a future DRC meeting for further conversation and review regarding the façade improvement(s) at Rocky's Ace Hardware. Please contact the Medway Planning and Economic Development office at 508-533-3291 if you would like to schedule another appointment with the DRC.

The DRC's goal is to emphasize architectural features and building components that reduce the scale of large building masses, reinforce the character of the building to reflect a New England village style, and provide detail and articulation of the overall building, particularly in areas with pedestrian traffic. We seek to help Medway businesses, organizations and property owners develop their buildings and facade improvements in a manner that suits budgetary constraints and enhances our community's appearance and appeal.

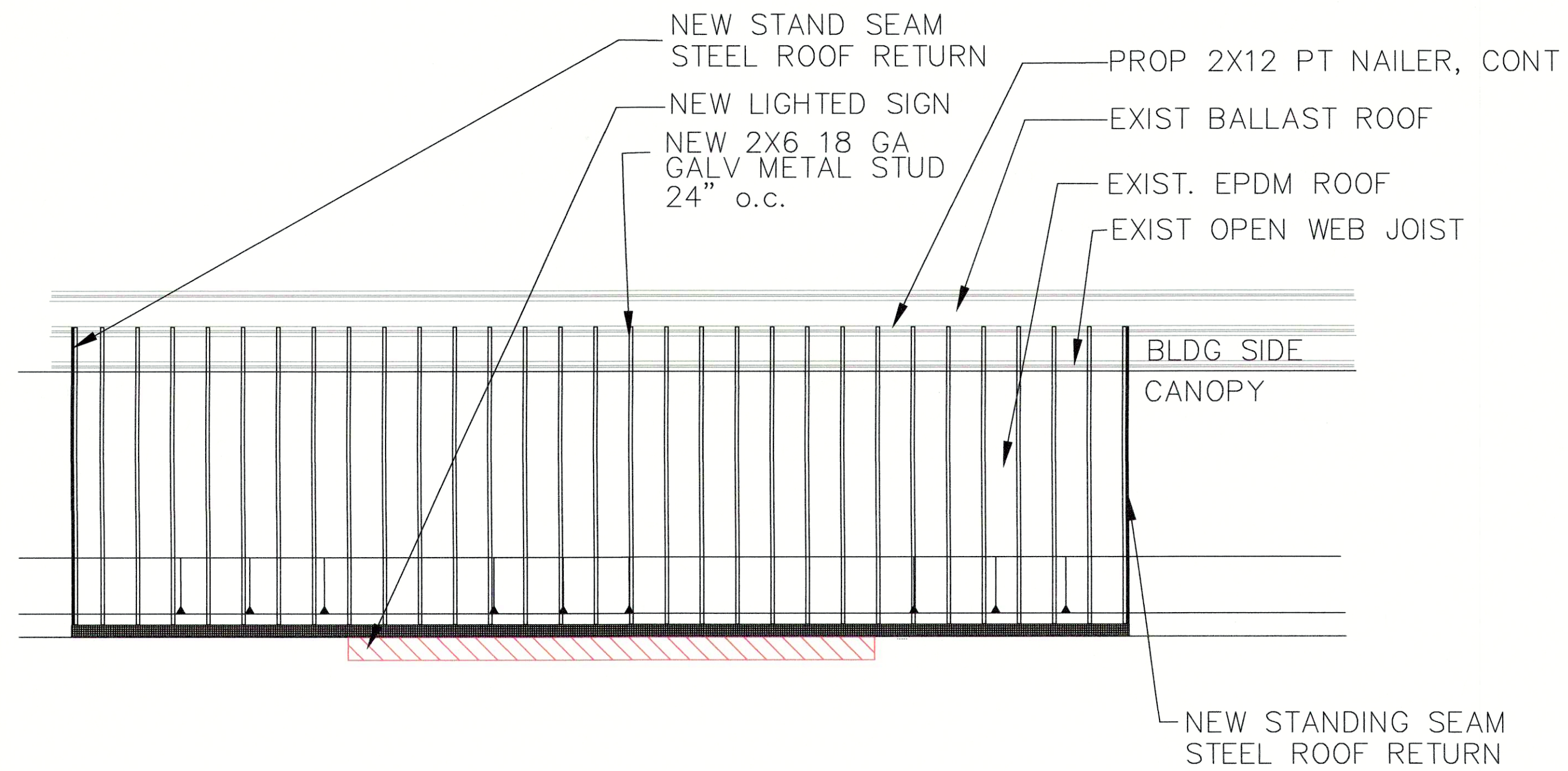
Thank you for your time. We wish Rocky's Ace Hardware much success in Medway.

Sincerely,

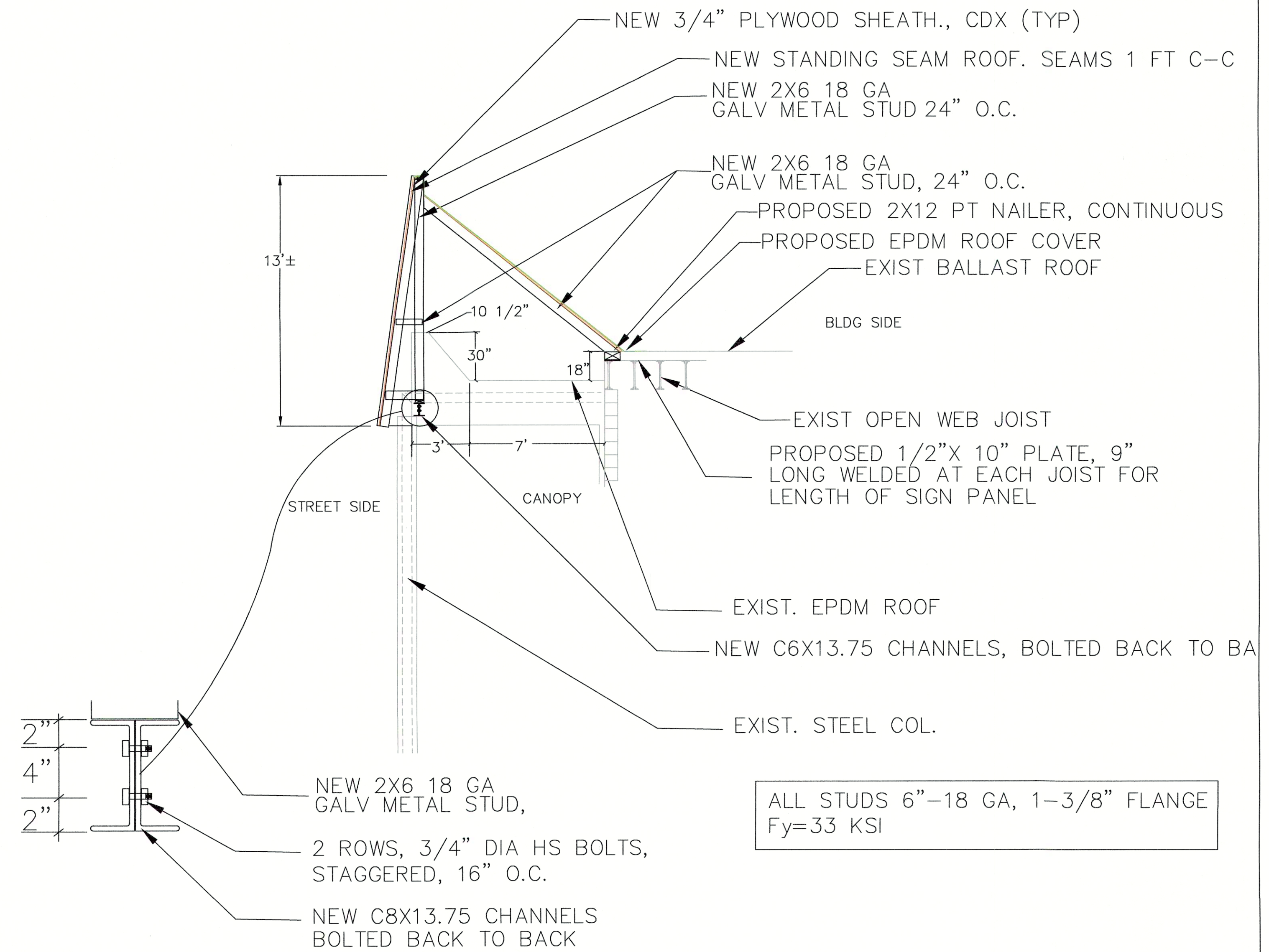


Matthew J. Buckley
Chairman

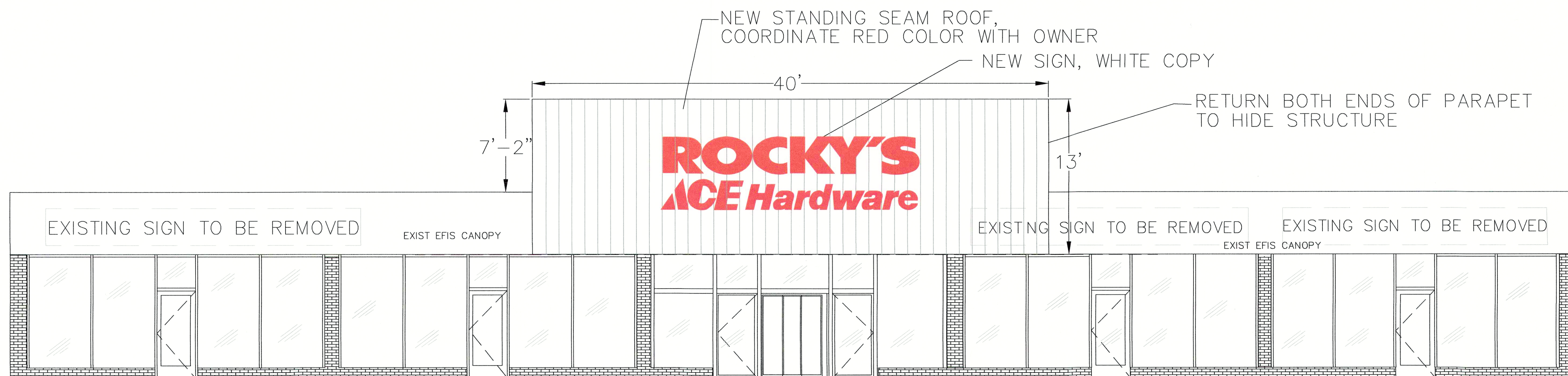
cc: Jack Mee, Medway Building Commissioner
Rindo Barese, Medway Building Department
Ericka Robertson, Medway Building Department
Kelly O'Brien, Medway Building Department
Todd Wilson, Medway Realty LLC
Joe Buchholz, Viewpoint Sign and Awnings



PLAN VIEW—SCALE: 1/4" = 1 FT

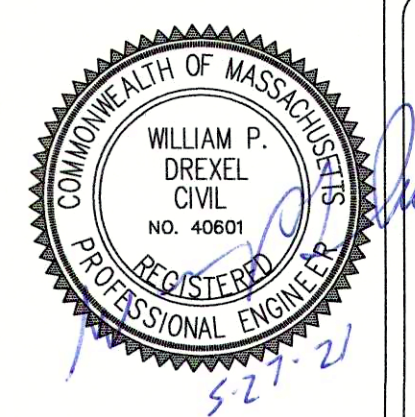


SECTION VIEW—SCALE: 1/4" = 1 FT



FRONT ELEVATION VIEW—SCALE: 1/4" = 1 FT

SUGRUE & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
9 THURBER BLVD, SUITE A
SMITHFIELD, R.I. 02917
(401) 647-3890 FAX (401) 647-7067



REV.	NO.	DATE	REVISION	MADE BY	CHECK BY	APPROVED BY
1	5-28-21	DATE OF ISSUE				
2	5-27-21	REV'D SIGN SIZE				

SCALE: AS SHOWN

ACE HARDWARE FITOUT
ROOF PLAN & DETAIL
98, 108-114 MAIN STREET
MEDWAY, MA
FOR: DIVERSIFIED FUNDING INC.
DATE: FEBRUARY 1, 2021

JOB #
DWG # SAI