

## Board Members

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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

## DESIGN REVIEW COMMITTEE

February 10, 2024

PEDB  
Mockingbird Lane  
56 Summer Street  
Medway, MA 02053

Dear Members of the Medway Planning and Economic Development Board

The Design Review Committee [DRC] is pleased to provide an update regarding recommendations for the site plan proposed at 56 Summer Street. Please note, currently, the DRC has not provided a letter of recommendation for this special permit and awaits the final proposed site layout, materials, landscaping and site amenities review.

The DRC has met 3 times with Mr. Marx and members of his team to review site design, on May 1<sup>st</sup>, 2023, December 18<sup>th</sup>, 2023, and January 22<sup>nd</sup>, 2024. During these meetings, discussions focused on the layout, design, and appearance of the proposed structures on the site. The majority of the review focused on the quadplex proposed at the west of the site, closest to Summer Street. The rear of the building was designed to face the street. While the fronts of this building, which faced into the site, were appropriately developed, the rears were not. This emphasized the scale of the building in both length and height. The design and layout were not in keeping with the *Design Review Guidelines*.

The DRC explored solutions with the applicant, such as moving the large building within the site to conceal its size. The applicant indicated, due to the demands of the site, this was the only position that was workable for this building. In lieu of this, the committee recommended that the architecture be more highly developed on this rear façade along with buffer and landscape designs be proposed.

During the December meeting new renderings of this building were shown and discussed. While more developed, they did not reduce the effects of this long and tall building. The DRC requested to see the buffering solutions, which were provided at the January 22<sup>nd</sup> meeting.

It was determined by the committee that these changes to the facades and added landscape buffers, did not offer adequate solutions to allow this building to align with *Design Review Guidelines*. The discussion turned to the larger solution of altering or moving the large building. The DRC proposed that the building be turned 180 degrees at the same location. This would allow the fully developed facades from that front side to face Summer Street. The less developed side from the rear would face into the site. The applicant indicated that this was a feasible solution and would prepare updated designs. The DRC awaits an opportunity to review this new layout and provide a letter or recommendation to the PEDB.

The DRC remains available to review any of changes and will gladly provide feedback in the most effective manner that will assist these proceedings.

Thank you for your time.

Sincerely,

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

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  
Sean Donovan, Viewpoint Signs  
Laura Cronin, Viewpoint Signs  
Manuel Andrade, MA Realty Acquisitions