



Town of Medway
DESIGN REVIEW COMMITTEE

155 Village Street
Medway MA 02053
508-533-3291

drc@townofmedway.org

September 10, 2019

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, DRC Chairman
RE: DRC Comments –William Wallace Village - Site plan review
274-276 Village Street

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 proposed multi-family residential development at 274-276 Village Street. The DRC met with representatives of this project during two prior meetings. On September 9th, 2019 the DRC met with developer Larry Rucki to review updated building elevation and site plans dated 9/4/2019.

The DRC has provided recommendations on landscaping and architecture to Mr. Rucki; these are detailed below. At this time, the DRC has not reviewed a revised landscape plan as it has not yet been provided. The DRC recommendations are as follows:

- Landscaping should be developed to provide a natural buffer and screening to adjacent properties and along the right-of-way.
- The DRC recommends that a rustic stone wall be placed along the front edge of the property on Village Street to the east of the proposed entrance. Landscaping should be included along this wall to create a buffer to the stormwater infiltration area that will abut the right-of-way. This will also provide some screening for the southern end of the triplex building at the edge of the property.
- A privacy fence is proposed to border the rear of the property at 276 Village Street. The DRC recommends that this fence be of a style with a natural wood appearance. This lengthy fence should also include plantings to break-up its length and create a naturalized appearance.
- The DRC has provided a number of recommendations regarding the architecture. The committee suggests that the applicant obtain the assistance of an architect to further develop the appearance of the units.
- The DRC recommends that the southern end of the triplex building (facing Village Street) be developed with more substantial street facing details. The updated drawings include a porch with a door, a picture window and a shingled treatment in the gable end. The DRC suggested that this can be further developed with a larger porch and by extending the shingle treatment farther down the facade.

- Materials for the siding, doors, windows and garage doors were provided. Color schemes for buildings have not yet been determined. The applicant will provide selections for review at the September 23rd DRC meeting.
- Samples for the large 16' garage doors were provided. A large portion of the entrance of each unit will be comprised of these doors. On the multi-family buildings, the garage doors will be side-by-side. The DRC recommends that a more architectural form be selected and that colors other than white be explored.

The DRC is pleased with the overall design of the proposed buildings and site. The DRC remains available to review any of these changes and will gladly provide feedback in the most effective manner that will assist these proceedings.

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 Buckley
Chairman