



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

October 21, 2019

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, 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 William Wallace Village, a multi-family residential development at 274-276 Village Street. The DRC met with representatives of this project, owner Larry Rucki and project engineer Dan Merrikin, during four meetings, the most recent on October 7th, 2019. During this meeting, the DRC reviewed a presentation of updated landscape plans dated 9/11/2019 and perspective renderings of the site.

The DRC provides recommendations as follows:

- The applicant **will not** install a stone wall along the full length of Village Street (east of the roadway entrance to the development), but instead create entranceway walls that will bracket the driveway in an arched format on each side. The DRC recommends that the stone and stonework appear in an indigenous style as shown here. If mortar is used, the joints should be raked sufficiently to appear more as a dry laid wall.



- In lieu of the full length stone wall, a more robust landscaping has been proposed along the southeast border with Village Street. At the recommendation of the DRC, the applicant has agreed to develop this landscaping with larger specimens at planting to establish an immediate buffer along the edge of the site. This would include larger caliper trees and shrubs.
- The applicant indicated that additional vegetative buffering will be installed along the perimeter of the property that abuts the Bedelia Way development.
- The DRC recommends that the fencing that abuts 276 Village Street, (running along the driveway and then across the northern edge of the site heading to the west) should be in a natural wood tone instead of the more visible, glossy white. Plantings along this fence should also be on the abutter's side of the fence to break up its length.
- The DRC recommends that the columns on the building units be a consistent square format at both the front porch/entryways and side porch.
- The DRC recommends removing the gas stove bump-out on Unit 1's southern façade facing Village Street. This unit's south side was developed with elements to appear as a street facing building. The chimney unit appears as a shed directly adjacent to the porch and disrupts the street facing appearance. The landscape plans show foundation plantings that would not be possible with the required gas stove pipe outlet. The applicant agreed to remove this architectural element.
- The applicant presented a paint color pallet for the units. The DRC felt they were very similar and muted, and recommends that greater contrast in colors be used to differentiate the buildings and eliminate a sense of repetition. This can also be done by using assorted front door colors.
- The applicant indicated that the Cloplay Gallery garage door with architectural hardware will be used on the buildings. The DRC indicated that this was an excellent improvement to the appearance of the units.
- The DRC recommends that light fixtures be affixed to the buildings that are appropriate in size and style to the architectural format of the buildings.

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,



Matthew Buckley
Chairman

