



Town of Medway  
**DESIGN REVIEW COMMITTEE**  
155 Village Street  
Medway MA 02053  
508-533-3291  
[drc@townofmedway.org](mailto:drc@townofmedway.org)

September 20, 2017

TO: Medway Planning and Economic Development Board  
FROM: Matthew Buckley, Chairman  
RE: DRC Comments – 143 Village Street

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Dear Members of the Medway Planning and Economic Development Board,

The Medway Design Review Committee [DRC] is pleased to provide this review letter on the proposed renovations at 143 Village Street. On September 11, 2017, the DRC met with representatives from N.E. Premier Properties, LLC (Kevin Tucceri, Jeff Swahn and BJ Carlucci) regarding the proposed three-unit condominium project. During the meeting, we reviewed the site plan dated September 6, 2017 by Guerriere and Halnon of Franklin, MA, building elevations and floor plans by JG Architecture of Holliston, MA and received an overview presentation on the redevelopment project from the team at N.E. Premier Properties. The plan for the existing structure is to convert it to three residential condominiums with interior renovations and minor exterior improvements including but not limited to new parking lot/driveway, walkways, entrances, door at the parking lot, shutters, and stonework. The proposed schedule would include closing and sale of the three units before the end of the year.

The DRC is providing the following recommendations based on its review of the September 6, 2017 plans and discussions from its September 11 and September 18, 2017 meetings.

- The DRC recommends painting the existing garage doors another color and/or providing a decorative trim or architectural feature that would provide some color contrast between the existing garage door color and the siding color.
- The DRC suggests the shutters be painted black; all present at the September 11<sup>th</sup> meeting confirmed this color was acceptable.
- N.E. Premier Properties confirmed that there would be no exterior dumpster or trash enclosure. The condo owners will be responsible for bringing rollout containers to the curb for trash pick-up and back to the garages where they will be stored inside.

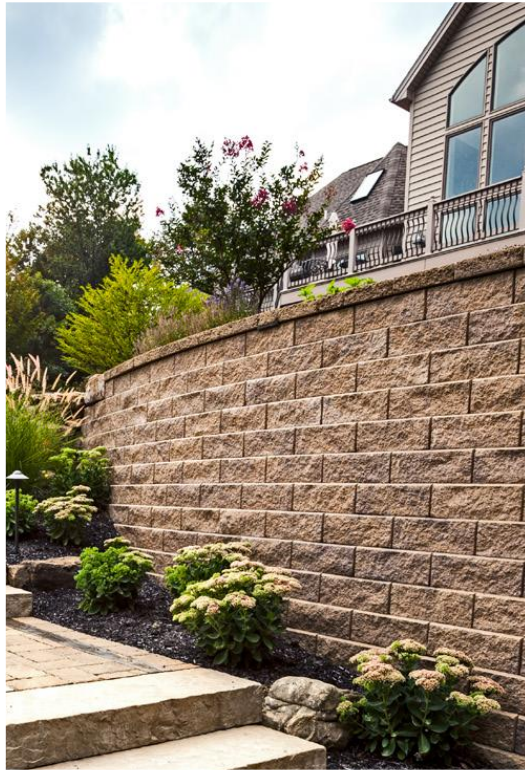
#### **Design Review Committee Members**

*Matthew Buckley, Member & Chair*  
*Jessica Chabot, Member & Corresponding Secretary*

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

*Seth Kendall, Member*  
*Alex Kevork, Member*  
*Rachel Walsh, Member & Vice-Chair*

- The DRC recommends using colors for the block retaining wall and walkways that reflect indigenous, New England materials. Based on samples provided by the applicant, the DRC concurs with the applicant's choice of the Sandlewood color for the Semma style wall and Architectural style cap by Techno-Bloc.



Sandlewood

- The DRC suggests installing a "light block" in the form of hedges or vinyl fencing along the west elevation of the site to block light from the adjacent St. Joseph Church parking lot and eastbound traffic on Village Street. Use of a naturalized wood look with a matte finish is recommended for the fence as compared to a high gloss finish. Based on the samples provided, the DRC recommends a 5' high Scallop Hamilton fence with Dado Capstrip and custom 1" spacing as shown on page 10 of the catalogue by Colonial. See below.



- A full lighting plan is requested for review and comment. The DRC would like to review the front entrance lighting, proposed lighting for the rear walkway and stairs, and the suggested recessed down lights at the garage doors. The DRC noted that there should be no light leaks off the property
- The mechanical equipment located at the southwest corner of the building should be hidden from view with a landscaping element or fence.
- The DRC discussed the (3) “small” round window openings and recommends converting them to “larger” openings or even awning style windows if there were conflicts with the bedroom layouts.
- The DRC suggested painting the brick on the north elevation where it appears that a basement window was removed or reinstalling a window back in this location.
- The DRC requests that actual physical samples be provided for the following elements for its review: stone, fencing, shutter color, and interlock brick.

The DRC respectfully submits these review comments for the Planning and Economic Development Board. As always, the DRC is available to discuss any of these points and would gladly offer any additional recommendations and looks forward to meeting with N.E. Premier Properties again to review samples and updated design documents.

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

cc: Kevin Tucceri, N.E. Premier Properties, LLC