



Town of Medway
DESIGN REVIEW COMMITTEE

155 Village Street
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May 24, 2017

TO: Mr. David Cole
Medway Zoning Board of Appeals
FROM: Matthew Buckley, Chairman
RE: DRC Comments – Glen Brook Way Apartments 33 West Street

Dear Mr. Cole,

The Medway Design Review Committee [DRC] offers the following comments on the proposed Glen Brook Way Apartments. The DRC has met twice with Jennifer Van Campen from Metro West Collaborative Development and Mike Wolfson from Meander Studio, once on November 28, 2016 and again on April 3, 2017. During each meeting, we reviewed a draft presentation for the project with Ms. Van Campen and Mr. Wolfson. On May 22nd, the DRC reviewed the current plan set dated April 24, 2017 as submitted with the application to the ZBA. At each meeting, we have reviewed plans sets, which successfully incorporate those recommendations discussed previously.

The DRC is satisfied that the designs put forward, to date, are consistent with Medway *Design Review Guidelines*. Mr. Wolfson has demonstrated the ability and willingness to design to the standards set out in the *Guidelines*. The current site plan illustrates attractive and appropriate structures, landscaping and site layout.

Currently several items that were recommended by the DRC and agreed to by the applicant are absent from the site plan. The applicant previously indicated that they would be forthcoming as the project progresses. The DRC understands this condition and is encouraged that they will be satisfied, but would request that the ZBA require these items be detailed and provided for review by the DRC. Those items are listed below:

- The landscape buffers along each side of the site should provide comprehensive screening by using the combined elements of a landscape berm, privacy fence and vegetation. The fencing should be of a non-reflective material with a natural color tone and the vegetation should have four season elements. The specifics of this layout should be provided.
- A completed landscape plan has not yet been prepared for the overall site. A general layout and generic species have been shown. The DRC has requested that a complete landscape plan with specifics be provided for review.

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- The colors of the rear buildings have not been selected. When that has been determined, the DRC requests the opportunity to review color and material samples for each of the proposed buildings.
- A complete lighting and site amenities plan [benches, dumpster enclosures, bike racks, light fixtures, etc.) has not been prepared for the site. The DRC requests to review that when provided.
- An open space plan has been suggested in the plans. The DRC requests to review that when provided.
- A variety of low walls have been shown but the plans lack specifics. The DRC requests that materials be detailed for review.

The DRC also suggests aligning the crosswalk across the parking area at the rear of the site with the pedestrian pathway that runs east to west through the middle of the front four buildings. This will create a more natural and safer pedestrian flow across the parking area. The DRC requests that this change be included.

The DRC respectfully submits these review comments for consideration by the Zoning Board of Appeals and the applicant. Once again, the DRC is available to discuss any of these points and would gladly offer any additional recommendations.

Sincerely,



Matthew Buckley
Chairman

cc: Jennifer Van Campen, Metro West Development Collaborative
Michael Wolfson, Meander Studio