



Town of Medway
DESIGN REVIEW COMMITTEE

155 Village Street
Medway MA 02053
508-533-3291

drc@townofmedway.org

February 7, 2018

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Comments – Milway Auto, 50 Alder Street

Dear Members of the Medway Planning and Economic Development Board,

The Medway Design Review Committee [DRC] is pleased to provide a review letter for the proposed one-story industrial building at 50 Alder Street for Milway Auto. The DRC met with the owner and representatives for Milway Auto on January 22, 2018. During the meeting, we reviewed a site plan dated August 22, 2016 and received a presentation on the project that included preliminary elevations of the building.

The DRC is satisfied that the designs put forward for the building, to date, are consistent with Medway *Design Review Guidelines*.

The DRC provided recommendations to the applicant regarding the building and site as follows:

- The building is shown without windows in the work spaces on the westerly portion. The DRC recommends that windows be included in several possible locations. Those are: garage doors, above the garage doors as valances, and on the west and northern walls. The building has a pleasing overall form, inclusion of windows will improve the aesthetics of the building and provide ample natural light in the workspaces.
- The DRC asked the applicant if there would be a dumpster on the site and was told that all waste would be stored internally. The DRC recommends, that if a dumpster is allowed and becomes necessary, that it be properly screened with opaque fencing that is sufficient in height to fully conceal the entire dumpster. The shape of the site and presence of wetlands would require the dumpster to be located at the front of the site and therefore it is critical that it be properly screened from public view.
- The elevations shown to the DRC included a business sign of the front wall, positioned over the front door to the office. The DRC recommends that this sign be externally illuminated with goose neck style lights, which are consistent with the style of the building.
- The DRC advises that a sign permit application be filed for this sign and that the DRC review the details of the sign before a permit is issued.

- Additional site lighting was not shown on the plan. The DRC recommends that any exterior light fixtures be consistent with style used over the sign. The DRC commented on the shallow nature of the site and suggested that the fixtures be properly shrouded to prevent light from spilling off the site. All lighting fixtures should be included in a revised site plan.
- The DRC agreed that the building colors shown in the elevations were appropriate. The DRC requests that these colors and building materials be listed on the plan set along with the proposed elevations.
- The building materials and trim were discussed and the architect for the applicant indicated that broader trim would be used along the fascia and windows to improve the appearance of the building. The DRC requests that these be specified in the plan set and elevations.
- The applicant asked if he was permitted to include a large American flag on the western façade that faces Interstate 495. The DRC commented that it may be an attractive use of that space, but did not comment on whether it was allowed. The DRC suggested that a review of the bylaw would be the best way to proceed. The DRC commented that any treatment of that wall should not be incorporated into or represent a sign.
- The site plan includes no landscaping plan. The applicant indicated that he does not intend to include any landscaping. The DRC inquired about how the open areas at the front of the site between the sidewalk and driveway (within the concrete curbing) would be treated. The applicant indicated this area would be infilled with “washed stone”. The DRC suggest other alternatives, such as low growth landscaping, but the applicant is not interested in any vegetation due to concerns about upkeep and maintenance. The DRC recommends that the stone used in this area be of variable colors that are a mix of colors found in Medway like assorted granite colors. The DRC also suggests that this area of stone be maintained in a tidy fashion.

The DRC is pleased with the overall design of the proposed building. The discussion was constructive and the recommendations provided will help produce a plan that achieves both the design goals for Milway Auto and those set out in Medway’s *Design Review Guidelines*. The DRC remains available to assist in this ongoing process.

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: Phil Anza, applicant
Rick Grady, Grady Consulting, LLC