



Town of Medway
DESIGN REVIEW COMMITTEE

155 Village Street
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August 2, 2017

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Comments – M.E. O'Brien & Sons Site Plan, 17 Trotter Street

Dear Members of the Medway Planning and Economic Development Board

The Medway Design Review Committee [DRC] is pleased to provide an updated comment letter on the proposed one-story office building at 17 Trotter Drive for O'Brien & Sons corporate offices. The DRC met with representatives for M.E. O'Brien & Sons, Meridian Associates (engineers) and Gorman Richardson Lewis (architects) on June 5, 2017 and again on July 31, 2017 with Anita Sandberg of GRL Architects and business owner Erin O'Brien. During the recent meeting, we reviewed a revised site plan dated July 17, 2017 and received a presentation on the project from Ms. Sandberg.

The DRC is satisfied that the designs put forward, to date, are consistent with Medway *Design Review Guidelines*. Ms. Sandberg provided updates related to the recommendations made by the DRC during the June 5th meeting. The DRC is confident that these changes have satisfied each of our prior recommendations as expressed in the DRC's first review letter dated June 13, 2017. These included a detailed landscape plan, options for the retaining wall and other walls, lighting fixture details and a dumpster enclosure. The DRC provided feedback on each of these topics as follows:

- The DRC was shown three styles of materials for the retaining walls along the site's eastern boundary and for the curved wall at the southwest corner of the site by Alder Street. The DRC recommends that the option of the flat style stone be used at the rear for the tiered retaining wall. This will most closely match the building's contemporary style. The retaining walls will be internal to the site and not visible from the street. See image here.



- The DRC recommends that the option of the fieldstone style be used at the curved wall at Alder Street and Trotter Drive. This style will match the existing fieldstone wall that runs along Alder Street. [See Sheet C-4 of the site plan.] This will create the appearance of the continuation of an existing feature and offer a transitional element joining the residential area to the office use. The attributes of the materials for this wall are stones of varied sizes and color, in tones that reflect indigenous stone. See image here.



- The DRC recommends that the dumpster enclosure material be of a natural wood appearance and color. An example is provided in the image below. This enclosure should also be of a greater height than the dumpster within to sufficiently screen it.



- The DRC recommends that the frequency of the LED lights be of a lower color temperature [2700-3000K] to provide a more natural appearance.

- A rendering of a proposed monument sign was shown to the DRC during the meeting and a general position on the site is shown on the plan. Currently, no application for this sign or any other sign has been filed and the DRC has not made a formal review. The DRC requests that an application be filed to allow the review and approval of the monument sign and any other sign on the site that falls within the sizes requiring permitting. The DRC recommends that a master signage program be created for the site to establish a cohesive style and appearance.

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.

The DRC members would like to make note of the exceptional quality of the designs put forward for this new site and building, as well as the astute professionalism of the design team and the applicant. They have produced a plan that achieves both the design goals for the O'Brien & Sons new corporate office and those set out in Medway's *Design Review Guidelines*. Moreover, this professional approach has enable the review process to move quickly and effectively.

Sincerely,

A handwritten signature in black ink, reading "Matthew J. Buckley". The signature is written in a cursive, flowing style with a large, prominent "M" and "B".

Matthew Buckley
Chairman