



Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street
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March 15, 2017

TO: David Cole, Chairman
Medway Zoning Board of Appeals
FROM: Matthew Buckley, Chairman
RE: DRC Comments – Timber Crest Estates Residential Development

Dear Mr. Cole:

The Medway Design Review Committee [DRC] provided a comment letter on the proposed Timber Crest residential community to the ZBA and the applicant in late January. Many of those recommendations were introduced and discussed by Ms. Mackenzie Leahy during the ZBA meeting on February 15th. The DRC provided further comments during that meeting regarding site design, landscaping, open space, etc. The DRC also noted that several of its previous recommendations had been addressed by the applicant.

The DRC is happy to provide the list of recommendations below. Many of the recommendations are updated comments on the January letter. The DRC is available to clarify any of these points and will gladly be available for additional input throughout the hearing process.

The DRC comments are as follows:

- The recommendation that follows was addressed by the applicant in part, but the DRC believes that the condition remains and recommends that the density be further reduced. Many of the issues and deficiencies of the site design follow from this density condition. Consideration should be given to swapping some of the areas selected for storm water management with some portions of the most densely clustered homes.

The revised plan continues to show several areas of significant density, with clusters of houses together on small lots. These areas of density will create the greatest alteration to the existing patterns of this residential area. The DRC recommends that these concentrations of buildings be diminished or relocated within the site. The areas of most concern are those areas that closely abut existing homes along the property lines at each side of the site immediately at the entryways off of Holliston and Winthrop Streets.

- The DRC recommends that the applicant provide a comprehensive buffer and screening plan for review versus individual agreements with abutters. A complete plan will allow each abutter to understand what screening will be provided and from that make requests to augment their specific lot. The DRC recommends that these buffers use landscape berms, privacy fences and landscape plantings together to create a lasting and complete screen. Please refer to section 7 of the residential section of Medway's *Design Review Guidelines*.

- Screening should also be included within the site between residences. This will lessen the effect of intimate density for the residents and create naturalized private spaces. These buffers can be created at the lot edge to avoid any underground systems and include a scheme as described above.
- Retain existing vegetation as much as possible. No clear cutting of existing landscape should be performed along the property lines.
- Defined and accessible open space should be created within each portion of the site. These spaces will establish natural areas for the residents to congregate and promote a sense of community within the development. An excellent option is a walking trail that will provide both open space and increase pedestrian circulation within the site. These trails can be linked to small parks or seating areas within the site to define gathering spaces. Without any definition, these types of spaces may manifest in unintended locations, like beneath the power lines.
- Any exposed storm water management areas and detention ponds should be naturalized with appropriate landscaping, which is subject to a regular maintenance schedule. These areas may also be incorporated into the open space scheme and when naturalized, they will become a pleasing aesthetic feature.
- The DRC noted the successful form and high quality design of the proposed bus stop/mailbox enclosure. The DRC encourages that this style and attention to detail also be extended to the design of the residences. None of the proposed house styles possess these characteristics. The DRC is available to provide feedback on the selected architectural forms.
- The building designs indicate they will have full height basements. In those areas with a shallow water table, exposed foundation walls will result. The DRC recommends the use of terraced landscapes to conceal these foundation walls.
- Any site signage regarding the name of the development should be presented ahead of time so that the DRC may review the sign design prior to fabrication. Any sign that will be placed at the entryway that is larger than six square feet will require a permit from the Town and review before the DRC. The DRC recommends a single monument sign at each entrance that conforms with the Sign Bylaw for this zone.

The DRC respectfully submits these review comments for consideration by both 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: Mounir M. Tayara, Timber Crest LLC