



Town of Medway

DESIGN REVIEW COMMITTEE
155 Village Street, Medway MA 02053
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Matthew Buckley, Chair
Julie Fallon, Vice-Chair
Tom Gay, Member
Rachel Walsh, Member
Mary Weafer, Member
Lisa Graves, Member

Approved: 4/25/16

Meeting Minutes: March 16, 2016
Medway Library, Cole Room

Call to Order: – With a quorum, this meeting was called to order by Chairman Buckley at 7:01 p.m.

Attendees:

	1/4/16	1/25/16	2/1/16	2/29/16	3/7/16	3/16/16	3/21/16
Matthew Buckley	X	X	X	X	X	X	
Julie Fallon		X	X			X	
Tom Gay				X		X	
Mary Weafer	X	X	X	X	X	X	
Rachel Walsh	X		X	X	X		
Lisa Graves	X	X			X	X	

Planning & Economic Development Coordinator Susy Affleck-Childs and resident Dan Hooper also attended.

The Willows ARCPUD:

Dave Thompson, one of the landscape architects for the project, attended the meeting on behalf of the applicant. The applicant did not attend the meeting. The DRC recommended previously that the applicant broaden the landscape plan for the eastern border. Chairman Buckley said he recently walked the site and reported that there isn't much vegetation in this area on the current site. The group discussed how the landscape plan has changed from the inception of the project. Many of the original proposed plantings were eliminated once the idea of a natural buffer was adopted. Mr. Thompson agreed that there will not be much vegetation remaining particularly on the eastern border. Chairman Buckley reported that the Town's Conservation Agent Bridget Graziano said she is ok with trees being planted in the "do not disturb" zone as long as they are native species. Mr. Thompson said the applicant is not agreeable to planting trees in the backyards of the cottages. The group discussed planting the suggested trees and shrubs to the east of the swale. Mr. Thompson said locating the trees on the east side of the swale will not impact the function of the swale. He said he would

follow-up with the applicant on this matter. Mr. Thompson shared pictures of three sites where they have used similar plantings to create a screen. The DRC said they really like the picture of the facility in Stoughton and said something similar with white pine, hemlock, and spruce would work. The group agreed that some areas on the eastern border need more screening than others, particularly in the abutters' backyards. Mr. Thompson said he thinks adding more plantings to the back of the pavilion would be helpful as well. Mr. Thompson said he will follow-up on how the basin near the pavilion will be accessed. In addition, the group discussed the fence and guardrail on the eastern border. Mr. Thompson said he would speak with the applicant about planting trees along the fence similar to the picture in the plans that he showed the DRC. Dan Hooper said a mix of deciduous multi-trunk trees with evergreens would work. Mr. Hooper said anything that can break up the appearance of the long fence would be helpful. Mr. Hooper said hemlocks would be a good choice because of their slow growth and shade tolerance. The group also discussed including openings in the fence so abutters can access the site. Mr. Hooper said he would prefer having panels offset instead of having gates or traditional openings. Mr. Thompson said the applicant is planning to use CertainTeed Bufftech for the fence. The specific details of the fence need to be incorporated into the site plans. The DRC said they prefer a darker fence so that it blends with the surroundings. The Committee viewed the CertainTeed Bufftech website and said their preference for color is timber blend. Ms. Affleck-Childs said she will request a sample of the fence. The group discussed the need for some of the plantings to be decided as the site is developed. The Committee thinks a dense screen on the eastern border is important but agreed that exact placement needs to be flexible. The DRC will submit their recommendations and Chairman Buckley's drawing (see attached) to the Planning & Economic Development Board (PEDB).

Ms. Affleck-Childs circulated a picture of the gazebo that she received from the applicant. The Committee would like additional details on the gazebo. They recommend that the style of the gazebo be consistent with either the cottages (arts and crafts) or the medical office building (federal). Ms. Affleck-Childs also circulated a picture of the proposed bike racks that she received from the applicant as well.

Tri-Valley Commons:

The Committee discussed the decorative windows at Tri-Valley Commons. The group discussed Chairman Buckley's idea for how to improve the appearance. The group agreed that the decorative windows need luster and the color needs to be a bit darker. Tom will relay the Committee's recommendation to the PEDB. Ms. Affleck-Childs said she will include Chairman Buckley's drawing in the PEDB packet.

Sign Bylaw Update Taskforce:

Chairman Buckley reported that representatives from the Northeast States Sign Association attended last night's meeting. Dan Hooper, who is a member of the Taskforce, said it was very helpful to get the group's perspective. The organization focuses on the legal and technical aspects of the sign industry. He said he thinks it would also be helpful to hear from an organization that focuses on design.

Action Items:

- Committee members should come to next week's meeting prepared to discuss electronic signs. Matt will forward info from Lisa.
- Mary will work on Annual Report.
- Susy will schedule meeting with Schools about new DRG.
- Ms. Affleck-Childs will draft something for local sign companies about new DRG.
- Matt and Tom will work on presentation at Annual Town Meeting on bylaw article.
- Ms. Affleck-Childs will forward the Committee the petition for variance relative to 122 Main Street when it is filed.

Adjournment:







With no further business before this committee, a motion was made by Chairman Buckley, seconded by Julie to adjourn at 8:18 p.m.

Respectfully Submitted,

Michelle Reed

Salmon Health & Retirement Landscape Plan - Buffer Enhancement Plants

Plant Key:

-  Canadian Hemlock (*Tsuga canadensis*)
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-  Eastern White Pine (*Pinus strobus*)
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-  Mountain Laurel (*Kalmia latifolia*)
-  Rhododendron, Catabwa or Rosebay (*Rhododendron catabwabiense* or maximum)

NOTE: Plants and plant locations shown relating to this Plant Key are in addition to the plants designated on the Salmon Health & Retirement - Landscape Plan, date 2/18/16.

