



Town of Medway  
**DESIGN REVIEW COMMITTEE**  
155 Village Street, Medway MA 02053  
(508) 533-3291

*Matthew Buckley, Chair*  
*Julie Fallon, Vice-Chair*  
*Tom Gay, Member*  
*Rachel Walsh, Member*  
*Mary Weafer, Member*  
*Lisa Graves, Member*

**Approved: 5/16/16**

DRC Meeting Minutes: May 02, 2016  
Medway Library, Cole Room

**Call to Order:** – With a quorum, this meeting was called to order by Chairman Buckley at 7:00 p.m.

**Attendees:**

	4/4/2016	4/25/2016	5/2/2016				
Matthew Buckley	X	X	X				
Julie Fallon	X	X	X				
Tom Gay			X				
Mary Weafer	X	X					
Rachel Walsh			X				
Lisa Graves	X	X	X				

Planning & Economic Development Coordinator Susy Affleck-Childs, Attorney Amy Kwesell - Rubin & Rudman, Engineer Eric Las and Landscape Architect Dave LaPointe - Beals & Thomas, PEDB member Matt Hayes, and Charlie Myers also attended the meeting.

**2 Marc Road Site Plan** - Mr. Dan Merrikin from Merrikin Engineering attended the meeting representing the applicant. The proposed medical marijuana facility is a two story, 60,000 sq. ft. building with 30,000 square feet on each floor. Parking will be in front with a driveway that circulates around the building. There is full security system both inside and outside the building. There was discussion about panels on the building walls. Discussion also included screening the rooftop HVAC equipment. Chairman Buckley talked about guidelines for the screening systems. Medway resident and former Energy Committee member, Mr. Charlie Myers asked about the filtering system and if the proposed screening system will act as a buffer to the noise produced by the filtering system. There was no clear response. It was stated that electric lights will be cycled in 12 hour cycles. Ms. Fallon suggested that the color

of the awning and the top horizontal stripe could be darker than the wall panel colors. Mr. Matt Hayes (Planning and Economic Development Board) asked how a 20 car capacity parking lot could handle a tractor trailer. Response was that the parking lot will not be completely occupied during the day since employees work in shifts. The tractor trailers will come into the facility mostly during early morning hours. There was discussion about bollards within the project limits. Mr. Merrikin stated that there aren't any proposed. The windows depicted are real windows and are part of the office areas in the building. Decision was made that the Committee will provide recommendations on vegetation to the Planning and Economic Development Board.

**Exelon Site Plan Presentation/discussion:**

Tom Gay excused himself from the meeting.

Mr. David LaPointe, Landscape Architect (Beals and Thomas) and Engineer Eric Las (Beals & Thomas) attended the meeting representing the applicant. They presented the landscape design (C-7.1 in the plans presented) to the Committee for discussion. Planting schedule and details were also provided to the Committee. Mr. Las stated that the landscape plan has not been reviewed yet with the Planning and Economic Development Board. They were submitted to the Conservation Commission as part of the process. Plans were described and Mr. Las stated that in addition to plantings, a landscape berm will run from the secondary access. The largest trees are positioned to be on top of the berms and shrubs will be provided on the side. In the foreground, 6' - 10' trees will be planted. It was stated that Eversource's planting guidelines will be looked into to ensure proper coordination with the Exelon project. As part of a recent site plan of its own on the site, Eversource committed to do some plantings. There are 13KV distribution lines running through the property. Exelon will need a number of easements from Eversource as part of this project. There was discussion on sound walls especially about the one that will be installed on the property line with the day care center on Summer Street. Chairman Buckley asked if the team had samples of sound wall material but the team didn't have the samples or any clear information. Without much information, Chairman Buckley stated that it would be difficult for the DRC to make its recommendation to the Planning and Economic Development Board. To a question on the need to have the proposed sound wall at this location, Ms. Kwesell stated that MassDEP regulations mandate the installation of a 20' sound wall at this location since the day care is considered as a "sensitive receptor" due to its adjacent location. With regards to the planting plan, Mr. LaPointe stated that multiple species of plants will be planted. There are evergreens included in the plan. Ms. Walsh recommended that 50% of the pine trees be taller (12' - 15') and the other 50% be shorter so to achieve a varied appearance. One of the Committee's recommendations would be for the applicant to communicate with the Town of Bellingham to

discuss the potential impacts of the project to the vegetation/ wetlands. As part of the project, an 8' foot fence will be installed and it will have three strands of barbed wire on top. The Committee recommended a black vinyl coated fence. The barbed wire and extension arms should be the same black color as well. The Committee noted that the elevations did not include the barbed wire. They also recommended that the applicant add plantings in front of the fence to buffer it. There was discussion about providing some landscaping on the abutters' side of the fencing. Ms. Kwesell stated that it might be difficult to add that component to the plans at this point. To improve the aesthetics, Ms. Walsh and Ms. Affleck-Childs reiterated that the applicant should consider the option of providing some kind of landscaping on the abutters' side. She assured that fence around the farm fields will be looked into and stated that the proposed landscape plan will address the issue around the fence and barbed wires. Chairman Buckley requested that the conceptual design in the proposed berm area should also be submitted for the Committee's review. Concerns were expressed about the nature, pitch, and volume of noise produced when the plant is operational.

Ms. Fallon talked about the proposed administration building and potential mitigation measures. Members stated that the roof color should be dark and reiterated that the color of the building and the roof should compliment the color of the sound wall. Discussion also included the colors for the water tanks. Members stated that Committee has not been presented with the lighting plan and that the samples of fixtures, colors, and lighting plans should be discussed. Project team agreed to provide the color samples and other requested information by the May 16, 2016 meeting. They requested to meet with the Committee at the June 6, 2016 meeting.

**DRC Meeting Minutes** - The DRC decided to review the minutes at the next meeting.

## **OTHER BUSINESS**

**Continued Discussion on electronic message signs:** Committee members continued their discussion on appropriate nature, size, and content to be displayed on an electronic message sign. Concepts for Choate Park were discussed as well. They discussed an option of using different type of signs based on town zoning. Discussion also included the use of flashy and distracting message signs in the towns of Walpole and Foxborough. Ms. Graves agreed to outline the guidelines for electronic message signs in the Town of Medway.

**Other business as may come before the Committee:** Ms. Childs encouraged DRC members to attend the annual Town Meeting on May 9<sup>th</sup>.

**Action Items:**

- ❖ Chairman Buckley will draft an update to the BOS on the status of the DRC's research on electronic messaging signs.
- ❖ Ms. Graves will outline the guidelines (draft) for electronic message signs in the Town of Medway.

**Adjournment:**

With no further business before this committee, a motion was made by Mr. Hayes, seconded by Ms. Walsh to adjourn at 9:50 p.m.

Respectfully Submitted,  
Sreelatha Allam

Reviewed and edited by Susy Affleck-Childs  
Town of Medway Planning Coordinator



