



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
Jessica Chabot, Member

Approved: 7/11/16

DRC Special Meeting

Monday, June 27, 2016
Medway Senior Center – 76 Oakland Street

Call to Order: – With a quorum present, this meeting was called to order by Chairman Matt Buckley at 7:23 p.m.

Attendees:

	6/27/2016					
Matthew Buckley	X					
Julie Fallon						
Tom Gay						
Mary Weafer	X					
Rachel Walsh	X					
Lisa Graves	X					
Jessica Chabot	X					

Also present: Susy Affleck-Childs, Planning and Economic Development Coordinator
Dan Hooper
Attorney Amy Kwesell for Exelon

Prepare/ Review comment letter to PEDB re: proposed Exelon expansion project at 34 West and 9 Summer Streets:

Members reviewed the draft comment letter and discussed needed changes. (**See Attached**)

There are site elements that are outside the scope of Medway Design Review Guidelines. Mr. Buckley stated that the most recent Exelon site plan does not call out the color of the fence as black. Ms. Kwesell responded that it's not on the plans because the interior fencing (current fence and new fence that cannot be seen) is not black. It is silver. It was agreed that plans will be revised to show new perimeter (along West Street) fencing in black. Gate will also be colored black. A bullet point will be added to the letter about the new perimeter fencing and the gate to be in black vinyl coating.

A line will be added in the building colors section of the letter saying that the proposed ASA-70 Gray for the smoke stacks is acceptable by Design Review Committee. The existing chain link fence is 8' – 10' in height and the existing gate is approximately the same height (10').

A second bullet will be added in the landscaping section of the letter to indicate that Sheet 9.5 Site Details does not indicate that the fencing is black. Gate will be black on both sides (Layout Materials Plan, C. 7.31).

Regarding the comment of providing a robust landscape screen to buffer the impact of a sound wall on the daycare center (5 Summer Street) Ms. Kwesell stated that there is a possibility that Exelon might build the wall and purchase the daycare center. This wall will not be built at the beginning of the project. She reported that noise will be discussed at the Planning Board meeting on June 28th. Exelon and Medway noise consultants have already determined that the proposed project complies with the state and local noise regulations.

Susy will check if the Committee had five meetings with Exelon and make any changes needed to the letter.

All the discussed changes will be incorporated into the DRC's review letter to provide to the PEDB for discussion at the 6-28-16 hearing.

A motion was made by Mr. Buckley to accept the draft comment letter as amended, seconded by Ms. Walsh. All were in favor.

NOTE – The letter will be revised and submitted to the Planning and Economic Development Board for the next Exelon hearing on June 28th.

Other Business:

- Starting July 1, 2016, there will be a new (additional) building inspector working for the Town of Medway.
- Members thanked Mary Weafer for her time and service to the DRC.

DRC Meeting Schedule:

Next DRC meeting is scheduled for July 11, 2016.

Adjournment:

With no further business before this committee, *a motion was made by Chairman Buckley, seconded by Mary Weafer to adjourn the meeting. All were in favor.*

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,
Sreelatha Allam
Recording Secretary



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Medway MA 02053
508-533-3291
drc@townofmedway.org

June 25, 2016 – DRAFT

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Comments – Exelon Site Plan – 34 West & 9 Summer Streets

Dear Members of the Medway Planning and Economic Development Board

The DRC has met with the applicant [5] times on March 7th, April 4th and 25th, May 5th and June 6th, 2016 to review their submittal for the expanded Exelon power generating facility. During these meetings the discussion focused on the aesthetics of the site composition, architecture, landscape and site amenities.

Several large site elements, such as the 55-foot-high sound wall, 160-foot-high smoke stacks and other components that exceed 40 feet in height were the primary points of discussion. The scale of these elements are unprecedented in the Medway Industrial zone and so, fall well outside the effective scope of the updated Medway Design Review Guidelines. Although exemptions are sought for these significant aspects, the DRC has provided recommendations that attempt to better align them with the Guidelines. While improvements were made, none of these features can be brought into complete alignment with the Design Review Guidelines and they fail to comply on several points. These comments are prepared using the most recently updated plans that are dated June 17th, 2016.

Landscape

The applicant has provided a landscape plan which complies with the Design Review Guidelines. This plan incorporates native vegetation and landscape berms in an effort to naturalize and screen the large site.

- Please note: In the letter to the DRC from Attorney Amy Kwesell, dated 6-14-16, she indicates. “The proposed fencing will be black vinyl (or other coating) chain link at the project entrance and along abutting residences and standard galvanized diamond mesh elsewhere. Exelon is exploring if the barbed wire on the top of the fencing can also be black”.
- The plan set dated June 17th does not included this change and does not detail the fence material.
- Where possible retain and reuse existing. fieldstone walls.

Lighting

The applicant has provided a lighting plan which complies with the Design Review Guidelines. This plan incorporates LED fixtures, which are color coordinated to their space of use. Roadside fixtures are to be black. Building light fixtures are to be white over the entrances on the sound wall and black on the administration building.

- The DRC recommends that light shrouds be used in spaces where fixtures are adjacent to the light colored sound wall. This would diminish the amount of reflected light off the wall and reduce the visual impact of the site during low light hours.

Building Materials and Architecture

As instructed by the Planning and Economic Development Board (PEDB), the applicant provided variations of color schemes for the site from which the DRC may choose. From the three options the DRC has chosen:

Building Colors

- The 55-foot sound wall – Luna (TCI, 9416-9503M).
- The 20-foot sound wall adjacent to day care center – Luna (TCI, 9416-9503M)
- The water tanks – Federal Standard 10219 (R=146, G=121, B=103).
- The administration building walls – Federal Standard 10059 (R=94, G=80, B=76) and the roof of the administration building will be off-white in color
- The two stacks – ASA-70 Grey

Administration building

- This building is well over 200 feet in length and should have visual breaks in the façade with varied set-backs and color changes. [see *Design Review Guidelines (DRG) section D-1, b, c – D-2, a, b, f*]

Sound Walls

- The 55-foot-high sound wall around the turbines and stacks is of great length and height. It should incorporate visual breaks through a vertical change in color from darker to lighter. [see *DRG Industrial Guidelines section D-1, b) Visually Reduce Large Building Scale and c) Interrupt and Balance Uniform Massing and D-2, a) Emphasize Façade Rhythm and Patterns, b) Avoid Long and Blank Facades, and f) Integrate Utilitarian Aspects of Design*]
- The L-shaped 20-foot-high sound wall at the eastern property line should be planted with a robust landscape screen to buffer its impact on the daycare center [see *DRG Industrial Guidelines section C-6, e) Reinforce Additional Residential Landscape Buffer, and f) Integrate Functional Features into Landscape*] Additionally, should that property be sold, the wall will be screened when looking into the Exelon site. No landscape plan for this area has been presented. ARE you talking about landscaping on the day care center side of the noise wall or on the Exelon side of the wall or both? Note – No rendering has been provided to show what the back side of the sound wall will look like facing the Exelon property.

Water Tanks

- The pair of water tanks are over 40 feet high and with a diameter of 30 or more feet, they are a massive site component that defy screening or visual mitigation. The DRC has recommended tall growing conifers in this area. In 10-15 years this vegetation should begin to provide some screen. NOTE – Is this recommended planting included on the most recent plan set?

Smoke Stacks

- The pair of 160-foot-high smoke stacks are another massive site component that defy screening or visual mitigation. The DRC has recommended a muted grey color that will most closely match the common New England sky.

Signage

No signage plan has been presented and the applicant has indicated they will not install any site or entry signage.

The DRC respectfully submits these review comments for the consideration of the PEDB...

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Buckley". The signature is fluid and cursive, with the first name "Matthew" and last name "Buckley" clearly distinguishable.

Matthew Buckley
Chairman

cc: Eric Las, Beals and Thomas
Amy Kwesell, Rubin and Rudman