

APPROVED – July 02, 2018



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

Matthew Buckley, Chair
Rachel Walsh, Vice-Chair
Tom Gay, Member
Jessica Chabot, Member
Dan Connolly, Member
Seth Kendall, Member
Alex Kevork, Member

DRC Meeting Minutes: May 07, 2018 Medway Public Library

Call to Order: – With a quorum present, this meeting was called to order by Chair Mr. Buckley at 7:02p.m.

Attendees:

	02/05/2018	03/05/2018	04/02/2018	05/07/2018
Matthew Buckley	X	X	X	X
Rich Di Iulio	-	X	-	X
Jessica Chabot	X	X	X	-
Tom Gay	X	-	X	-
Rachel Walsh	X		X	X
Dan Connolly	ABSENT WITH NOTICE	X	X	X
Seth Kendall	X	X	ABSENT WITH NOTICE	X
Alex Kevork	ABSENT WITH NOTICE	ABSENT WITH NOTICE	ABSENT WITH NOTICE	ABSENT WITH NOTICE

Also Present:

- Sreelatha Allam, Meeting Recording Secretary
- Barbara Saint Andre, Director of Community and Economic Development
- Susy Affleck-Childs, Planning and Economic Development Coordinator

Meeting Minutes:

04/23/2018: *A motion was made by Mr. Buckley to approve the minutes of the 04/23/2018 DRC meeting as amended, seconded by Ms. Walsh. Motion passed. Mr. Connolly abstained.*

Meet Barbara Saint Andre, Director of Community and Economic Development-

- ❖ Ms. Saint Andre attended the meeting. She introduced herself in her new role and explained her job duties.

Sign Design Review - Irving Gas, 71 Main Street: Members were informed that the applicant will not be at the meeting tonight.

- ❖ Members discussed and reviewed the Irving Gas petition to the ZBA for variances (variances are requested for the number of wall signs, height of new free-standing sign and illumination on the sign) to be discussed at the next ZBA meeting on May 16th. **(See Attached.)** Members did not approve the proposed signs as presented and the DRC's review letter will indicate that the variances should not be granted based on the current proposal.
- ❖ One of the recommendations in the letter will be to ask that the proposed sign adhere to the *Medway Design Review Guidelines*.
- ❖ The current free-standing sign is considered off-premises as it is located on the adjacent lot.
- ❖ Ms. Affleck-Childs said the zoning by-law doesn't get into the nitty-gritty details on projects like this as there are 2 structures – the building and the gas canopy.
- ❖ There was discussion on the next steps in the event that the variance is approved by ZBA. Regardless of the ZBA's decision on the variances, members agreed to add language in the letter providing guidance on the sign's appearance.
- ❖ Mr. Buckley will draft the review letter and send it to the members of the Committee for comments/feedback.
 - ***A motion was made by Ms. Walsh to draft the DRC letter to the ZBA regarding Irving's variance applications should recommend that the applicant could consider re-designing the proposed canopy sign with new lighting included but maintain letter dimensions as in the existing sign. Review letter will recommend that the sign letter dimensions could be in the same format as presented/proposed but with font size similar to the existing sign. The motion was seconded by Mr. Kendall. Approved. Mr. Di Iulio abstained.***
 - ***A motion was made by Ms. Walsh that the DRC letter to the ZBA should indicate that the canopy design is acceptable as proposed as long as it's within the allowable size for canopy signs and that only parts to be lit are the white letters in the sign. The motion was seconded by Mr. Connolly. All were in favor.***
 - ***A motion was made by Mr. Buckley to not recommend the monument sign in the proposed format for the reason that it's not compliant with DRC Design Guidelines and Medway bylaws. The proposed sign should not be internally illuminated and more emphasis should be given to designing it with indigenous materials. The motion was seconded by Ms. Walsh. All were in favor.***

Informal pre-application review - Forthcoming site plan for 9 Trotter Drive: Peter Bemis, PE, Engineering Design Consultants, Inc.

- ❖ Applicant did not attend the meeting.

Next steps on Community Message Board Sign-

- ❖ Mr. Buckley reported that Dave D'Amico spoke with Poyant Signs about the message board sign. He recommended to the Committee that Poyant Signs should design the message board sign and a separate contractor should build the stone wall.
- ❖ Members will re-check the size of the message board and inform Mr. D'Amico.
- ❖ Mr. Kendall will revise the drawing based on the discussion tonight and share it with Mr. Buckley.

Discussion on DRC Goals/ Priorities for 2018

- ❖ Members will discuss this topic at the next meeting.

Other Business as may come before the Committee

- ❖ ***A motion was made by Ms. Walsh to nominate Ms. Chabot and Mr. Buckley to serve as the DRC's representatives on the Oak Grove Zoning Task Force, seconded by Mr. Buckley. All were in favor.***
- ❖ The Committee membership of Ms. Chabot and Ms. Walsh will be expiring on June 30th, 2018. Both expressed interest to stay on the Committee.

Reports from DRC Liaisons with other Towns Boards/ Committees

- ❖ None.

Adjournment

With no further business before this committee, a motion was made by Mr. Di Iulio to adjourn the meeting, seconded by Mr. Connolly. The motion was unanimously approved.

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,
Sreelatha Allam
Recording Secretary



TOWN OF MEDWAY
Planning & Economic Development
155 Village Street
Medway, Massachusetts 02053

MEMORANDUM

May 4, 2018

TO: DRC Members
FROM: Susy Affleck-Childs
RE: Variance petition to the ZBA for Irving Gas, 71 Main Street

Barbara Saint Andre, Director of Community and Economic Development, has requested comments from the DRC on the petition to the ZBA for variances for signage at the Irving gas station at 71 Main Street. The ZBA will hear this application on Wednesday, May 16th. The application and support materials are attached. The sign designs included with the application package are the same as those you reviewed at the 4-23-18 DRC meeting.

This memo is an update to previously provided review comments dated 4-23-18.

Proposed Signs

1. New Free-Standing Pole Sign

	Existing	Proposed Replacement	Allowed by Bylaw
Sign Surface Area	6' 5/8" x 7' 8" = 50 sq. ft. per side x 2 sides = 100 sq. ft.	5' 10" x 12' 6" = 61.25 sq. ft. per side x 2 sides = 122.5 sq. ft.	48 sq. ft. total (for both sides) for a single business*
Sign Height	16' 1 1/2"	16' 1 1/2"	8'
Illumination	External	Internal – including proposed 12" tall LED gas price letters	External

* We have determined that a single business entity operates the gas station, automotive repair, and convenience store.

COMMENTS on Free-Standing Pole Sign

1. The proposed free-standing pole sign is non-conforming to the current sign regulations section of the Zoning Bylaw in terms of height, amount of sign surface area, and type of lighting. These are the three elements for which variances are sought from the Zoning Board of Appeals.

2. The overall height and sign surface area should be reduced. The applicant's petition does not address the variance criteria specified in the Massachusetts Zoning Act (Chapter 40A) as reasons for a zoning board of appeals to authorize a taller sign and more sign surface area than what the Medway bylaw allows.
3. If there is any interest in considering allowing for internal illumination, perhaps it could be limited to the white text for Food Mart, Irving Debit Pay, Regular, and Diesel. The blue and green background panels should be opaque so as to not appear illuminated at night.
4. Reduce size of LED gas lettering to 6" instead of 12".
5. On the white Irving box at the type of the sign, allow for internal illumination only for the blue lettering for Irving and the red chevron elements. The white background of the sign should be opaque so as to not appear illuminated at night.
6. The entire style of the sign may be better suited for a Route 1 or Route 9 location. It is overkill for Main Street/Route 109 in Medway. Perhaps an alternative style could be considered.
7. Note – The location of the current and proposed pole sign is actually on the adjacent property at 82 Holliston Street (Berkshire Hathaway – Page Realty). However, there is an easement and deed dating back to 1965 that allows for this.

Wall Signs

	Existing	Proposed	Allowed by Bylaw
Sign Surface Area	36" x 72" = 19.25 sq. ft. per sign x 2 = 38.5 sq. ft. total for gas canopy ?? for NWG awning sign*	10' by 3' = 30 sq. ft. per sign x 2 signs = 60 sq. ft. total for gas canopy Keep NWG awning sign	TOTAL maximum allowed for wall signs = 104.85 sq. ft. (Based on width of the building and width of the north face of the gas canopy)
Sign Height	NA	NA	NA
Number of wall signs	3 - one on the awning for NWG and 2 on the gas canopy	3	2
Illumination	Internal for the logo portion of the gas canopy; ?? on NWG awning sign	Internal	Internal or External

* Pro Signs is attempting to secure the information on the amount of sign surface area presently existing on the NWG awning sign attached to the building.

COMMENTS on Gas Canopy Signs

1. The applicant is seeking a variance to allow for 2 gas canopy signs instead of just 1.
2. The amount of signage allowable for the gas canopy signs will depend on how much sign surface area is included on the NWG awning sign on the building.
3. Recommend allowing only the white Irving text and the red chevron to be internally illuminated. The blue background to the sign and the remainder of the blue canopy with the thin red horizontal stripe should not be illuminated.

Susan Affleck-Childs

From: Barbara Saint Andre
Sent: Wednesday, May 02, 2018 9:29 AM
To: Allison Potter; 'Andy Rodenhiser'; ArmandPires; Barry Smith; Beth Hallal; Bridget Graziano; Carol Pratt; Chief Tingley; David Damico; Donna Greenwood; Doug Havens; Jack Mee; Jeff Lynch; Jeff Watson; Joanne Russo; 'Matt Buckley'; Susan Affleck-Childs; 'Andy Rodenhiser'; 'Bob Tucker'; Bob Tucker
Cc: Mackenzie Leahy
Subject: REQUEST FOR COMMENTS: 71 Main St. Irving Gas
Attachments: Irving_Deed.pdf; Irving_Easement.pdf; Submitted ZBA Application.pdf

To:	Department of Public Services	Planning & Economic Development Board
	Fire Department	Board of Health
	Police Department	Conservation Commission
	Building Department	Design Review Committee
	Treasurer/Collector	
	Assessing Department	

The ZBA has received an Application for a variance under Section 7.2 for free standing sign and wall signs for Irving Gas 71 Main Street

The hearing is scheduled for May 16, 2018 at 7:35 PM.

The ZBA is requesting comments from your Department/Board, if applicable. Please forward any comments you may have prior to the hearing **no later than 4:30 PM on May 14, 2018.** The Application is attached for your review.

Planning, Design Review department(s) please provide comments.

Thank you,

Mackenzie Leahy
Administrative Assistant
Community & Economic Development
Town of Medway
155 Village Street
Medway, MA 02053
508.321.4915
mleahy@townofmedway.org



TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Application Checklist

It is the responsibility of the applicant to furnish all supporting documentation with the application. Please include the checklist with your application.

Ten copies of the following shall be submitted:

- ☐ **Application** – Every application shall be submitted on an official application form, provided by the Community and Economic Development Office or Town Clerk. Please make sure to fill out the entire application completely.
- ☐ **Plot Plans** – Prepared by and under the seal of a registered engineer or registered land surveyor, the plan shall include existing conditions and proposed changes to show clearly the nature of the specific request being made by the applicant. The plans shall include a north point, names of streets, zoning districts, property lines, dimensions of the subject lot, locations of buildings on the lot, parking areas, driveways and all other information pertinent to the petition or application as required by the Zoning Bylaw, other Bylaws or Rules and Regulations. All changes requested by the applicant shall be clearly identified. For Variance requests – show topography (and soil condition if pertinent) of the property.
- ☐ **Building Plans** - If necessary, include accurate scaled renderings of elevations, showing exterior facades indicating height, materials, architectural features; and floor plans.
- ☐ **Other supportive material** that will give the Board the necessary information about the project.

One copy of the following shall be submitted:

- ☐ **Legal Notice Billing Agreement Form**
- ☐ **Site Access Agreement Form**
- ☐ **Certified List of Abutters** - Includes two sets of labels. Fill out the attached form and submit to Board of Assessors. (Note: It may take up to 10 days to receive this list, please request the abutters list as soon as possible)
- ☐ **Fees** – All applications shall be accompanied by a filing fee made payable to the Town of Medway in the specified amount. See schedule of fees in this application packet.
- ☐ **Electronic Submission** – All applications shall include one electronic copy of all information (except the Certified List of Abutters and fee) in a PDF form. All PDFs and electronic information should be labeled. Submissions may be accepted via email to zoning@townofmedway.org, thumb-drive or on CD.



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

GENERAL APPLICATION FORM

Case Number: _____

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):	Application Request(s):
Pro Signs	
Property Owner(s): NWG Automotive Repairs, Inc.	Appeal <input type="checkbox"/>
	Special Permit <input type="checkbox"/>
Site Address(es): 71 Main St. - Medway, MA 02053	Variance <input checked="" type="checkbox"/>
	Determination/Finding <input type="checkbox"/>
	Extension (provide previous case #) <input type="checkbox"/>
	Modification (provide previous case #) <input type="checkbox"/>
Parcel ID(s): 04-064	Withdrawal <input type="checkbox"/>
	Comprehensive Permit <input type="checkbox"/>
Zoning District(s): C-B	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Per Registry of Deeds there is no Land Court Certificate No.	

TO BE COMPLETED BY STAFF:

Check No.:

Date of Complete Submittal:

Comments:

GENERAL APPLICATION FORM

Case Number: _____

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): Pro Signs	Phone: 610-518-5881 Ext. 141
	Email: aschultz@prosign.net
Address: 251 Boot Road - Downingtown, PA 19335	
Attorney/Engineer/Representative(s): Gary Bolduc	Phone: 508-889-9405
	Email: gbolduc@poyantsigns.com
Address: 125 Samuel Barnet Blvd. - New Bedford, MA 02745	
Owner(s): NWG Automotive Repairs, Inc.	Phone: 508-533-2375
	Email: nwgracing38@comcast.net
Mailing Address: 71 Main Street - Medway, MA 02053	

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

Irving Oil

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

N/A

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Amanda Schultz

4/19/18

Signature of Applicant/Petitioner or Representative

Date

NWG Automotive Repairs, Inc.

4/19/18

Signature Property Owner (if different than Applicant/Petitioner)

Date

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw: 7.2. Signs	Requesting Waivers?	<input checked="" type="radio"/>	<input type="radio"/>
	Does the proposed use conform to the current Zoning Bylaw?	<input type="radio"/>	<input checked="" type="radio"/>
Present Use of Property: Irving Oil gas station	Has the applicant applied for and/or been refused a building permit?	<input type="radio"/>	<input checked="" type="radio"/>
	Is the property or are the buildings/structures pre-existing nonconforming?	<input checked="" type="radio"/>	<input type="radio"/>
Proposed Use of Property: Irving Oil gas station	Is the proposal subject to approval by the BOH or BOS?	<input type="radio"/>	<input checked="" type="radio"/>
	Is the proposal subject to approval by the Conservation Commission?	<input type="radio"/>	<input checked="" type="radio"/>
Date Lot was created:	Is the property located in the Floodplain District?	<input type="radio"/>	<input checked="" type="radio"/>
Date Building was erected:	Is the property located in the Groundwater Protection District?	<input type="radio"/>	<input checked="" type="radio"/>
Does the property meet the intent of the Design Review Guidelines? Yes	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	<input type="radio"/>	<input checked="" type="radio"/>
<p>Describe Application Request:</p> <p>Wall Signs: There is currently a building sign indicating the auto services available on the premises. According to the Zoning Bylaws only (2) wall signs are allowed per location. Irving Oil is looking to install (2) internally illuminated canopy icons along with the auto services sign.</p> <p>Freestanding Sign: Irving is proposing to install (1) 61.55 sq. ft. internally illuminated freestanding sign. The allowed size is 48 sq. ft. for a single sided sign or 24 sq. ft. per side for a double sided sign. Signs in the C-B district are only allowed to be externally illuminated. The proposed sign is internally illuminated with LEDs along with fuel pricers. The max height permitted is 8'. The proposed sign is 16' 1 1/2" high.</p>			

GENERAL APPLICATION FORM

Case Number: _____

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		Irving Oil gas station	Irving Oil gas station
B. Dwelling Units			
C. Lot Size		21,554 sq. ft.	21,554 sq. ft.
D. Lot Frontage		200'	200'
E. Front Setback		Icons - 18.16' / Freestanding - 12.48'	Icons - 18.16' / Freestanding - 13.49'
F. Side Setback		Icon - 125.2' / Freestanding - 59.42'	Icon - 125.2' / Freestanding - 59.42'
G. Side Setback		Icon - 41.64 / Freestanding - 210.08'	Icon - 41.64 / Freestanding - 210.08'
H. Rear Setback		Icon - 137.61 / Freestanding - 233.25'	Icon - 137.61 / Freestanding - 233.25'
I. Lot Coverage		21,554 sq. ft.	21,554 sq. ft.
J. Height		16' 1 1/2"	16' 1 1/2"
K. Parking Spaces			
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org and 10 paper copies to the Community & Economic Development Department.



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

TREASURER/COLLECTOR CERTIFICATION

Case Number: _____

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s): Pro Signs
Property Owner(s): NWG Automotive Repairs, Inc.
Site Address(es): 71 Main Street - Medway, MA 02053
Parcel ID(s): 04-064
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Per Registry of Deeds there is no Land Court Certificate No.

Amanda Schultz

4/19/18

Signature of Applicant/Petitioner or Representative

Date

FOR TOWN HALL USE ONLY

To be filled out by the Treasurer/Collector:

Date Reviewed _____

Medway Treasurer/Collector _____

Tax Delinquent: Y N

Comments:

Case Number: _____



TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Variance Criteria, outlined below, is met. All Variance Criteria must be met to be considered. Provide attachments if necessary.

- 1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property which do not generally affect other land in the zoning district? (See MGL c. 40A Section 10)**

The canopy signs will be mounted on an existing structure and will not impede in any crosswalk, right-of-way, or adjoining property.

The freestanding sign will need a new foundation but will not be moving from it's current location. This will not affect any adjacent businesses as it's not located in an entrance or exit. The "harp" shape of the sign is Irving's way of keeping a clean, non-muddled image.

- 2. What substantial hardship, financial or otherwise, is caused by the circumstances listed above when the literal enforcement of Medway Zoning Bylaw is applied? (See MGL c. 40A Section 10) (Cannot be *personal hardship*)**

The existing canopy material does not reference the up-to-date, fresh Irving brand that is more appealing to a consumer.

Operating under a lesser image with the existing freestanding sign may result in a loss of income to Irving and it's distributor/owner. Additionally Irving has incorporated a "Brand Rewards Program" which helps a consumer save money. The current sign does not reference this program.

- 3. State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.**

The ordinance appears to understandably protect residential properties. This property is located in a business district with few residential properties. Irving's intent to is to provide an existing consumer service under an updated brand with an overall intention to provide a clean, non-muddled image. The primary usage for this property will benefit the consumer and not interfere or exasperate any residential areas.

Amanda Schultz

04.19.18

Signature of Applicant/Petitioner or Representative

Date

MAIN STREET (COUNTY LAYOUT-60' WIDE)

200.00'

MAP 6 PARCEL 366B
21,554 ±sq. ft.

IP SET

136.48'

IP SET

±14.8'

144.98'

RR SPK SET

15' WIDE RIGHT OF WAY
123.00'

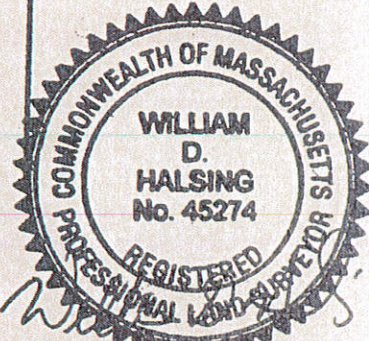
RR SPK SET

freestanding sign
12.48'
25.47'

18.16'
±53.5'
24'6"
33'
16.30'
icon

EXISTING BUILDING
#71

±32.8'



2/15/07

PLOT PLAN

LOCATED AT
71 MAIN STREET
MEDWAY, MA

OWNED BY
NORMAN W. GREENE REALTY TRUST
71 MAIN STREET



LAND PLANNING,
CIVIL ENGINEERS • LAND SURVEY
ENVIRONMENTAL CONSULTANTS

167 HARTFORD AVENUE
BELLINGHAM, MA 0201
508-988-4130
FAX 508-988-5054

IRVING

71 Main St.
Medway, MA



O-1 Icon Interior Details
Scale | 3/4" = 1'-0"



5'-10"

12'-6 1/8"

16'-1 1/2"

IRVING

Food Mart

Wing Daily Fry

Regular

Diesel

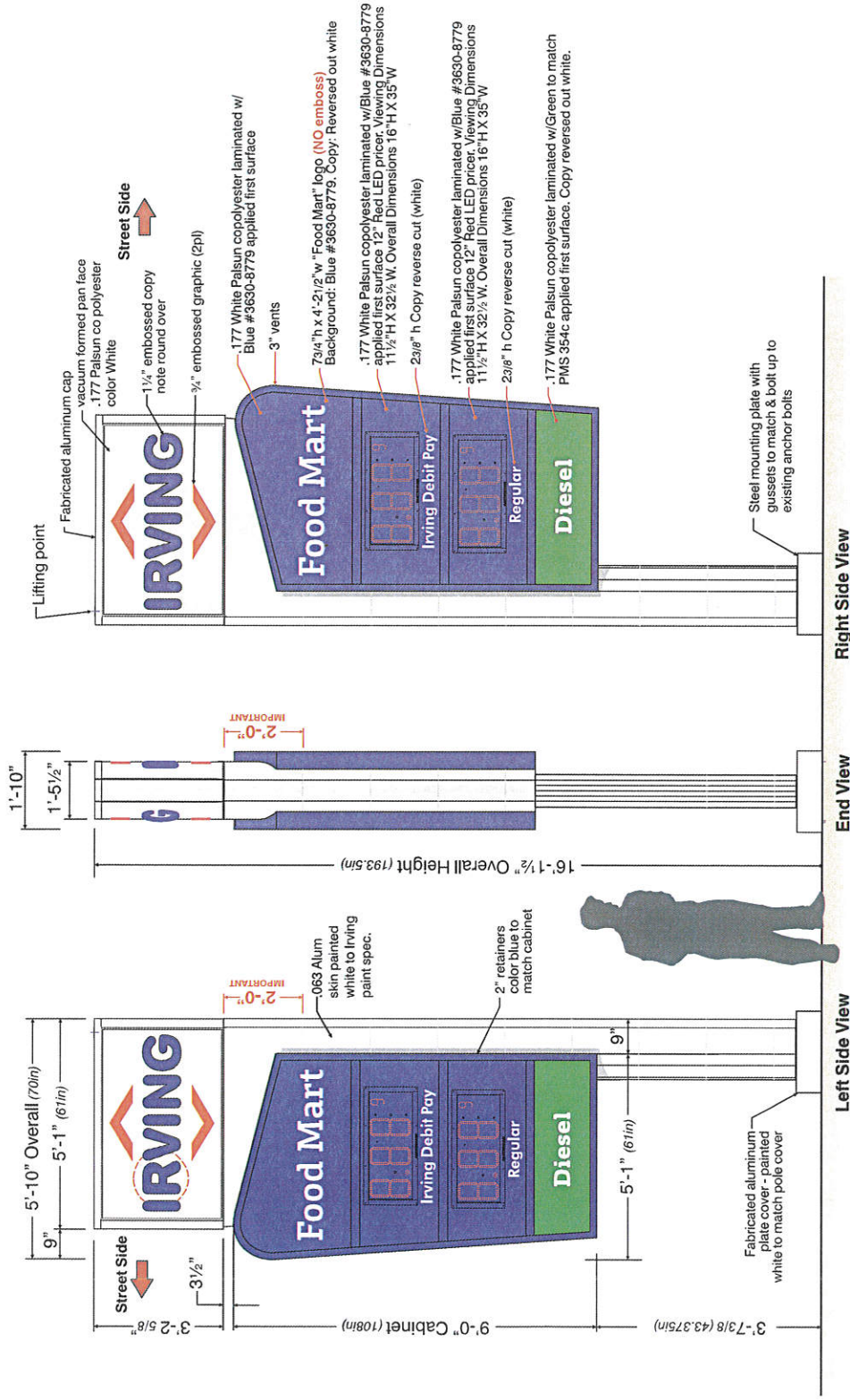
HERKESHIRE HATGLAWAY Fuel Retailer

WIN A 150,000 HOME MAKEOVER. ENTER AT LOVELYHOMEOWNERSWEEPS.COM

Re-imaging
O-1 Scale | NTS

[illegible]

NOTE: Sign cabinets are illuminated with LED units.




Main ID Overview

Scale | 1/4" = 1'-0"

<p>71 Main St. Medway, MA</p>	<p>PERMIT</p>	<p>File Locations</p> <p>DESIGN: OLSITE'S MA Medway 007510 Design 407510-1_PML.dwg</p>	<p>For: FS SILAS SLAB BOLD</p>	<p>Color Palette Pantone • Paint • Vinyl</p> <p>Pantone Color: 186C</p> <p>Pantone Color: 2740C</p>
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<p>251 Buck Road Downingtown, PA 19345 610.518.5881 610.518.5244 info@prosign.net</p>	<p>HARP MAIN ID OVERVIEW</p>	<p>DESIGNER: FXH</p> <p>REVISIONS:</p>	<p>PM: JMA</p> <p>DESIGNER: EMA</p> <p>DATE: 6/2017</p>	<p>Page 6</p>
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71 Main St.
Medway, MA

PERMIT

File Locations

DESIGN: OLS/STES/MA
Medway 007510 Design
407510-1_PML.dwg

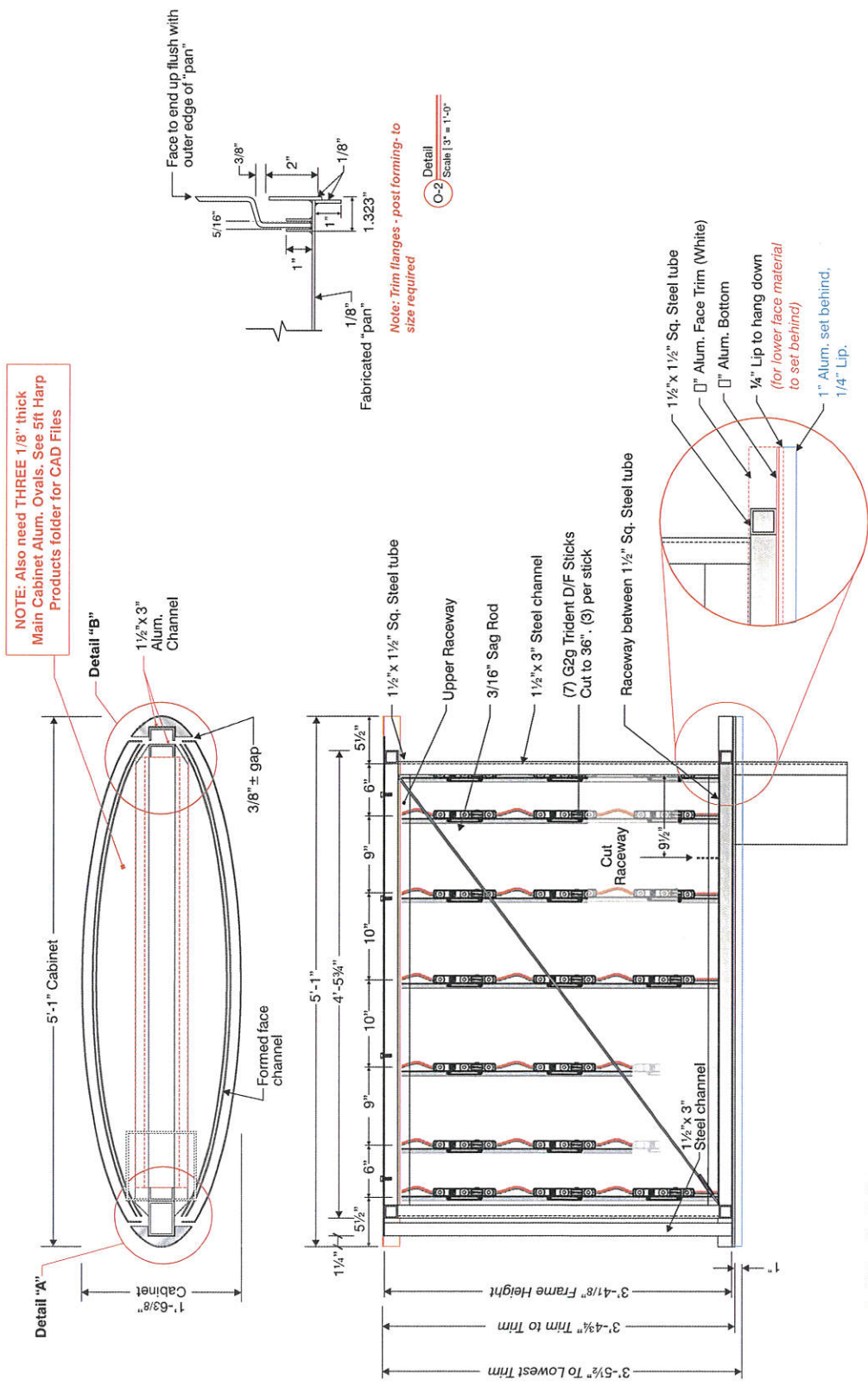
Fonts

FS SILAS SLAB BOLD

Color Palette | Pantone • Paint • Vinyl

Pantone Color: 185C

Pantone Color: 2746C



5ft Harp Sign Cabinet

0-1

Scale | 1" = 1'-0"



251 Box Road
Downingtown, PA 19335
610.518.5881
610.518.5244
info@prosign.net

HARP MAIN ID | MID ILLUMINATION

DESIGNER: FXH

REVISIONS:

PVI: JMA

DESIGNER: EMA

DATE: 6/2/2017

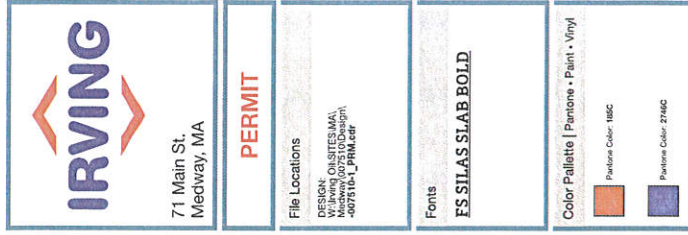
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Page

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O-1 Existing 5ft Harp Sign Photo
Not To Scale



prosign
www.prosign.net

251 Boot Road
Downtown, PA 19335

610.518.5881
610.518.5244
info@prosign.net

HARP MAIN ID | EXISTING COMPARABLE SIGN PHOTO

DESIGNER: FXH

REVISIONS:

- 1. 04/15/2017 FIELD REPORT SUBMITTED ON SHIRT BORN
- 2. 04/20/2017 REVISED: PAGES 1-4, Added "Food Mart" to MFO numbers.
- 3. 04/20/2017 REVISED: ADDED TO RED LOGO AND BROWN DECET PAGE
- 4. 04/20/2017 REVISED: ADDED TO RED LOGO AND BROWN DECET PAGE
- 5. 04/20/2017 REVISED: ADDED TO RED LOGO AND BROWN DECET PAGE
- 6. 04/20/2017 REVISED: ADDED TO RED LOGO AND BROWN DECET PAGE

COMPOSITE MFO PAGE PICTURE

PM: JMA	DESIGNER: EMA
DATE: 6/2/2017	

Copyright, Pro Sign Company, 2017
THE DRAWINGS INCLUDES DATA THAT IS PROVIDED FOR INFORMATION OF PRO SIGN COMPANY. IT SHALL NOT BE USED, REPRODUCED OR DISCLOSED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS PROPOSAL. IF A CONTRACT IS AWARDED TO THIS PROPOSOR AS A RESULT OF GOING TO PROCEED WITH THE SUBMISSION OF THIS DATA, THE PROPOSER SHALL HAVE THE RIGHT TO USE OR DISCLOSE THE DATA TO THE EXTENT PROVIDED IN THE RESULTING CONTRACT.



251 Boot Road
Downingtown, PA 19335
Tel: 610-518-5881
Fax: 610-518-5244
<http://www.prosign.net>

4/17/18

Town of Medway
155 Village St.
Medway, MA 02053

To Whom it may concern:

Irvng Oil is looking to install a new freestanding sign at their existing site located at 71 Main St. in Medway, MA.

There is a Shell gas station located at 86 Main Street that seems to have a sign that does not conform to the ordinance standards.

Please take this into consideration when reviewing our proposed freestanding sign.

Thank you for your time.

Amanda Schultz
Pro Signs
251 Boot Road
Downingtown, PA 19335
Ph.: 610-518-5881 Ext. 141
Email: aschultz@prosign.net



Regular

2.69 ⁹/₁₀

Diesel

2.79 ⁹/₁₀

FR FUEL REWARDS

Food Mart





TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Legal Notice Billing Agreement Form

The Zoning Board of Appeals will prepare and submit a legal notice to be published in the *Milford Daily News*. This legal notice will appear in two consecutive issues of the newspaper, at least 14 days prior to the date of your hearing. The cost varies based upon the applicant request and information required for the notice. The Zoning Board of Appeals will forward the ad proof with the total to be paid by the applicant.

Pro Signs

Applicant Name

71 Main St. - Medway, MA 02053

Property Address

610-518-5881 Ext. 141

Telephone Number

40-064

Parcel ID

aschultz@prosign.net

E-mail Address

C-B

Zoning District

I hereby agree to provide a check in the sum of the ad proof total provided by the Zoning Board of Appeals for the required legal notice for a public hearing before the Zoning Board of Appeals.

Amanda Schultz

Digitally signed by Amanda Schultz
DN: cn=Amanda Schultz, o=Pro Signs,
ou, email=aschultz@prosign.net, c=US
Date: 2018.04.19 15:00:37 -04'00'

Signature

04.19.18

Date

Please Note: This form must be returned to the Zoning Board of Appeals when submitting your application package.



TOWN OF MEDWAY
Zoning Board of Appeals
155 Village Street, Medway, MA 02053
Phone: (508) 5321-4915 • Fax: (508) 321-4988

Site Access Agreement Form

Please complete this form, sign at the bottom, and return to the address indicated above.

By submitting this form with an application to the Zoning Board of Appeals (the Board),

I, Amanda Schultz, hereby give the Board, and/or Staff to the Board, access to the
(Print Name)
property in order to complete a site visit, if determined necessary. The Board, and/or Staff to the Board,
may also determine and request the necessary site visits from other Town of Medway Staff, Consultants,
Boards, and/or Committees.

This request is made by Amanda Schultz, who is the applicant for this project and/or
(Print Name)
the rightful property owner.

This form is submitted with the application for Variance with respect to the property
(Special Permit, Variance, or Appeal)
located at 04-064.
(Property Address and/or Parcel ID)

I am the: ☒ Applicant
(Check All That Apply) ☐ Property Owner

Signature: Amanda Schultz
Digitally signed by Amanda Schultz
DN: cn=Amanda Schultz, o=Pro Signs,
ou, email=aschultz@prosign.net, c=US
Date: 2018.04.19 15:03:58 -04'00'

Date: 04.19.18

By declining or neglecting to submit this form, you are denying access to the property prior to opening of the hearing. Upon opening of the hearing, the Board and/or Staff to the Board may determine that a site visit is necessary.



TOWN OF MEDWAY
BOARD OF ASSESSORS
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3203 FAX: 508-321-4981
www.townofmedway.org

REQUEST FOR ABUTTERS

Date of Request: 4/17/2018
Property owner: Norman W. Green Realty
Property location: 71 Main St. - Medway, MA 02053
Parcel (Property) ID: 40-064

Please specify: 100', 300' or 500' from subject parcel: 300'

THIS LIST IS REQUESTED FOR:

- | | |
|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> | Planning & Economic Development Board |
| <input checked="" type="checkbox"/> | Zoning Board of Appeals |
| <input type="checkbox"/> | Conservation Commission |

REQUESTER INFORMATION:

Name: Amanda Schultz Email address: aschultz@prosign.net
Address: 251 Boot Road
Downingtown, PA 19335
Phone: 610-518-5881 Ext. 141

**Please Return to MEDWAY ZBA
Mackenzie Leahy or Stephanie Mercandetti
Community & Economic Development Department**

THERE IS A FEE OF \$15.00 DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE.

THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS.

***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU,
YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***

September 1, 1964

I hereby certify that at a meeting of the Board of Directors of the Framingham Trust Company held on September 1, 1964, the within partial release of a certain mortgage from Alfred N. Rabaioli and Robert L. Rossetti to the Framingham Trust Company dated June 6, 1961 and recorded with Norfolk Registry of Deeds, Book 3901, Page 232, was considered, and it was VOTED that the Vice President, Edmund W. Shaw, be and he hereby is authorized and directed to execute the same in the name and behalf of the Framingham Trust Company and under its corporate seal.



Edmund W. Shaw

Clerk

Recorded Feb. 12, 1965 at 2h.33m.P.M.

DEED

WE, ALFRED N. RABAIOLI and ROBERT L. ROSSETTI, both of the Town of Medway, County of Norfolk, Commonwealth of Massachusetts, for the consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations to us in hand paid, the receipt whereof is hereby acknowledged, grant to ARTINA CORPORATION, a Delaware corporation, with its principal office at 20 Broad Street, New York 5, New York, with ~~COVENANTS~~ ^{QUITCLAIM} COVENANTS, ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon, SITUATE in the Town of Medway, County of Norfolk, Commonwealth of Massachusetts, more particularly described as follows in accordance with survey dated September 17, 1964, made by Gilbert & Maloney, Architects, Engineers and Land Surveyors of Providence, R. I., to wit:

BEGINNING at a set iron rod at the northwesterly corner of land now or formerly of Francis J. Cassidy which point is in the southerly line of Main Street and 218.18 feet easterly from a point of curvature at the intersection of Main Street and Holliston Street and running thence (1) South 4 degrees 0 minutes 40 seconds West bounding easterly on said land now or formerly of Francis J. Cassidy 136.57 feet to a set iron rod; thence (2) running South 70 degrees 15 minutes 10 seconds West bounding southerly on other land now or formerly of Alfred N. Rabaioli and Robert L. Rossetti 144.98 feet to a set iron rod; thence (3) running North 19 degrees 44 minutes 50 seconds West bounding westerly on said other land now or formerly of Alfred N. Rabaioli and Robert L. Rossetti 125 feet to a set iron rod in the southerly line of Main Street; thence (4) running North 70 degrees 15 minutes 10 seconds East bounding northerly on Main Street 200 feet to a set iron rod, the point of beginning.

CONTAINING 21,560 square feet or 495/1000 acres.

EXCEPTING AND RESERVING therefrom and thereout unto Grantors, their heirs and assigns, the right of ingress, egress and regress in common with Grantee, its successors and assigns, for purpose of access to and from other lands of the Grantors adjoining the premises herein conveyed on the West and South by pedestrians and vehicles (but not for parking) over, across and upon the westernmost 15 feet of the premises herein conveyed.

TOGETHER WITH the right of ingress, egress and regress for all purposes for which driveways are commonly used in common with Grantors, their heirs and assigns, for purposes of access to and from the premises herein conveyed by pedestrians and vehicles (but not for parking) over, across and upon the following described premises:

BEGINNING at the northwesterly corner of the premises herein conveyed and running thence (1) South 19 degrees 44 minutes 50 seconds East bounding easterly on the said premises herein conveyed 55.00 feet to a point; thence (2) running South 70 degrees 15 minutes 10 seconds West bounding southerly on said other land of Alfred N. Rabaioli and Robert L. Rossetti 15.00 feet to a point; thence (3) running North

49 degrees 44 minutes 20 seconds West bounding southwesterly on said other land of Alfred N. Rabaioli and Robert L. Rossetti 59.38 feet to the curved intersection of Main Street and Holliston Street; thence (4) running northeasterly to easterly on a curve bearing to the right with a radius of 100 feet bounding northwesterly to northerly on the intersection of Main Street and Holliston Street 26.82 feet to a point of tangency (the chord of said arc bearing North 62 degrees 34 minutes 10 seconds East a distance of 26.74 feet); thence (5) running North 70 degrees 15 minutes 10 seconds East bounding northerly on Main Street 18.18' to the point of beginning.

TOGETHER WITH the right in the Grantee, its successors and assigns, to grade, pave and keep paved said easement area and to install, use, replace, maintain and repair in said easement area, a sign standard with floodlights and sign thereon and electrical conduits and wires leading thereto.

TOGETHER with all right, title and interest of the Grantors in and to any land lying in the bed of any street, avenue, road, highway or alley abutting or adjoining the above described premises to the center line thereof.

WE, DOROTHY RABAIOLI, wife of Alfred N. Rabaioli, and LILLIAN C. ROSSETTI, wife of Robert L. Rossetti, release to said ARTINA CORPORATION all our rights of dower and all our other interests in the aforescribed premises.

WITNESS our hands and seals this 12th day of Feb A. D. 1965.

Alfred N. Rabaioli (SEAL)
(Alfred N. Rabaioli)

Dorothy Rabaioli (SEAL)
(Dorothy Rabaioli)

Robert L. Rossetti (SEAL)
(Robert L. Rossetti)

Lillian C. Rossetti (SEAL)
(Lillian C. Rossetti)

COMMONWEALTH OF MASSACHUSETTS:

SS

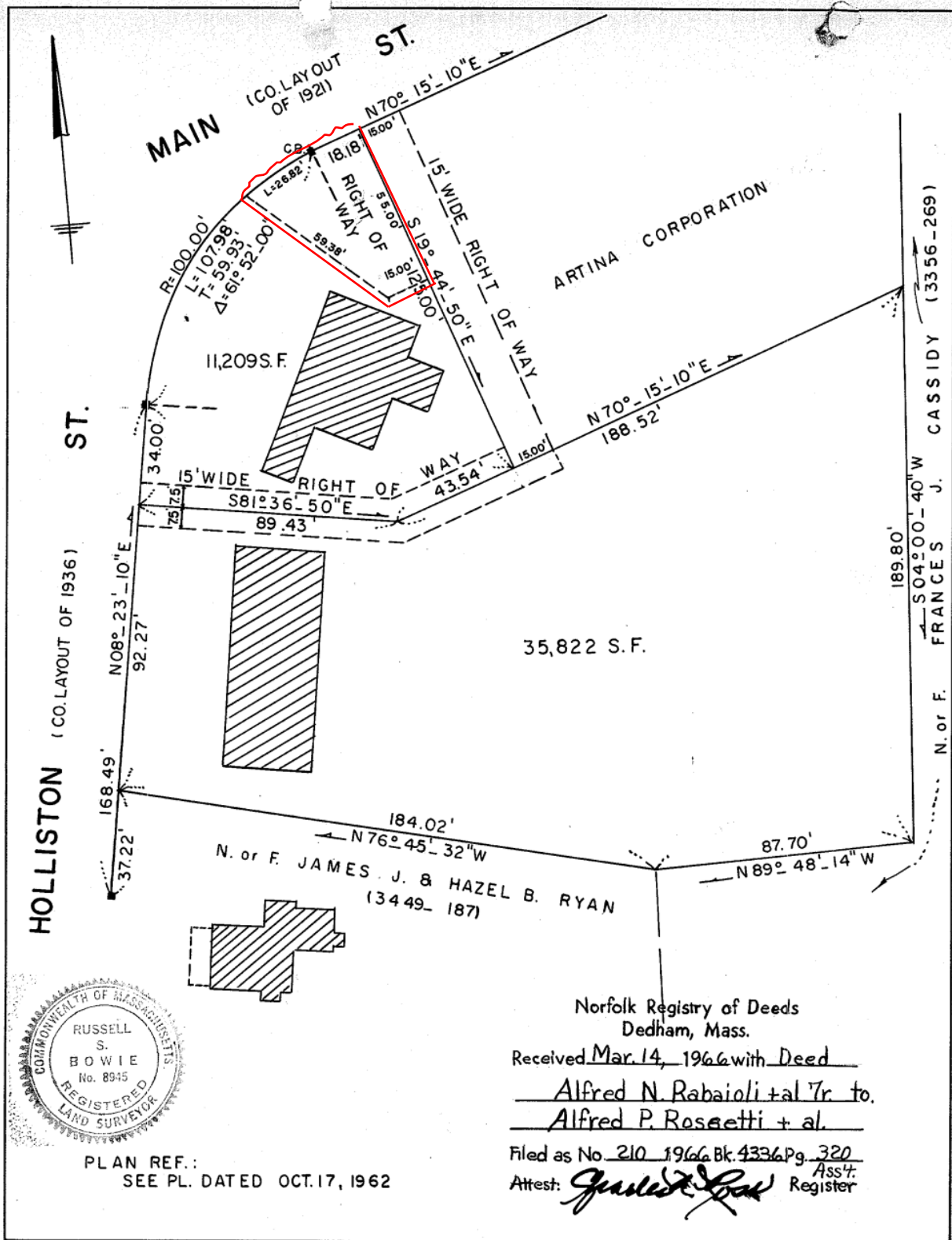
COUNTY OF NORFOLK

On this 12th day of Feb. , 1965 before me personally appeared ALFRED N. RABAIOLI and DOROTHY RABAIOLI, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My commission expires October 4, 1969

Joseph K. Kenealy
Notary Public





Norfolk Registry of Deeds
Dedham, Mass.

Received Mar. 14, 1966 with Deed

Alfred N. Rabaioli + al Tr. to

Alfred P. Roseetti + al.

Filed as No. 210 1966 Bk. 4336 Pg. 320

Attest: [Signature] Ass't. Register

Approval Not Required Under
The Subdivision Control Law.
MEDWAY PLANNING BOARD
Joseph D. Malloy

DATE 3/1/66

PLAN OF LAND IN MEDWAY, MASS.

SCALE: 1 IN. = 40 FT. NOV. 30, 1965
BOWIE ENGINEERING CO. CIVIL ENGINEERS
MILLIS, MASS.