

# APPROVED 10/16/2017



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: September 11, 2017**

Medway Public Library – 26 High Street

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

### **Attendees:**

	07/31/2017	08/07/2017	08/21/2017	09/11/2017		
Matthew Buckley	X	X	X	X		
Rich Di Iulio	-	-	-	X		
Jessica Chabot	X	X	X	X		
Tom Gay	ABSENT WITH NOTICE	X	X	ABSENT WITH NOTICE		
Rachel Walsh	ABSENT WITH NOTICE	X	ABSENT WITH NOTICE	ABSENT WITH NOTICE		
Dan Connolly	X	ABSENT	X	X		
Seth Kendall	X	X	X	X		
Alex Kevork	X	X	ABSENT WITH NOTICE	X		

Also present:

- Sreelatha Allam, Meeting Recording Secretary,
- Susan Affleck-Childs, Medway Planning and Economic Development Coordinator
- Cathy Morgan (Friends of Choate)
- Paul Mahoney (EPFRAC, Parks, CPC)
- DJ Chagnon (CBA Landscape Architects)

### **Meeting Minutes:**

*None.*

### **Project Review-143 Village Street Multi-family Housing Special Permit-**

Application is for a special permit to build multi-family housing at 143 Village Street. This is a renovation project at the southwest corner of Village Street and Sanford Street. Application was filed with Planning Board and the public hearing will begin on 09-26-2017. Mr. Jeff Swahn, Mr. Kevin Tucceri and Mr. BJ Carlucci of NE Premier Properties attended the meeting to present this item. Mr. Buckley asked if the building façade will be different from the image shown on Google Maps. Response was yes. Managers provided some description of the proposed work. Project is for 3 condominium units. Parking spaces will be striped on Sanford street side. Members commented on inadequate buffer from the street. Some kind of fencing and/or landscaping was discussed on the church side of the building. Applicant(s) stated the new steps/stairs to the parking will be capstone. Driveway will be asphalt and building exterior will be cream color. Construction is proposed to begin in October. There will not be any dumpsters on site. Each condo owner will maintain individual trash containers. There was discussion on the type of fence for the building. A/C's will be on the backside of the building. A letter with recommendations will be provided to the applicant by early next week. Mr. Connolly agreed to draft the letter for the DRC.

In summary, the following points were discussed on this topic:

- Screening with fence/ vegetation
- Shutters/ doors with decorative elements. Black was discussed as the best choice.
- Lighting fixtures
- Material for the retaining wall. Samples will be submitted to the Committee

### **Project Review- Choate Park and Oakland Park Site Plans**

DJ Chagnon started the discussion on the topic. He said the recent site plan submission to the PEDB has all the changes discussed at the 8/8/2017 EPFRAC meeting. EPFRAC is in agreement that the Town needs a master signage program for the parks. However for the purposes of this project, the existing signs will be relocated due to time constraints. Committee is willing to work with DRC to draft the Master Signage Program. He reviewed the DRC's prior recommendations made to EPFRAC on the proposed work at Choate and Oakland Parks.

#### ***Oakland Park:***

- No new signs are being proposed at this time. There will be second access point from Oakland Street to the Senior Center. It is proposed to be one-way in.
- Existing signs will be relocated to appropriate locations.
- Colors for the play equipment were thoroughly discussed at various meetings. Mr. Buckley said DRC discussed the color scheme extensively and the recommendation(s) will be provided.

- Per DRC's recommendation, 3000K color temperature LEDs will be used for the light fixtures.
- Shades on the play equipment. CBA looked at the recommendation closely and concluded that the recommendation cannot be addressed at this time due to cost and time constraints. Town asked them to improve and increase the number of large shade trees near the play areas instead of shades over the play equipment.

***Choate Park:***

- Pavilion design has been significantly changed. DJ discussed the changes.
- Wooden framed asphalt shingle roof is being proposed.
- For the roof color on the pavilion, it was reminded that the intent is to go with a color that really stands out when observed from the other side of the pond. Members looked at various color schemes.
- Cedar will be recommended for roof interior.
- Cupola on the pavilion will have a powdered coat. Recommendation on the color of the cupola will be part of the DRC letter.
- *Splash Pad off season usage.* DJ Chagnon sent an email to EPFRAC with some design options. He is awaiting response from them. He explained the current design (grey concrete) to the members and provided some alternatives to make it creative/ decorative. He said no direction on this topic has been provided by EPFRAC yet. Colored concrete was discussed as an option.
- Ms. Morgan (Friends of Choate) talked about etching on the concrete around the splash pad.
- DRC will make a recommendation supporting a design option that emphasizes on the use of colors, providing some educational value, and to select a design that compliments Choate Park.
- DJ Chagnon talked about the Town's preference to not include the re-circulator system for the splash pad.
- Members reviewed the picnic table and bench type options that were discussed at EPFRAC meetings. DJ showed the benches and tables that are currently proposed for both the parks. Mr. Chagnon indicated that circular tables are part of the project.
- *Picnic benches in the pavilion* - DJ discussed and showed the guidance he received from EPFRAC. Portable tables that are not anchored (in the gazebo) are 280 lbs. Members supported black metal picnic benches.
- Basic bike racks will be part of the project.
- Drinking fountains inside the playground were discussed. DJ described the proposed push button fountains inside the playground. Base will be stainless steel and powder coated on top. Members recommended stainless steel fountains.

- A Nature Play area is part of the Choate proposal as an add-alternate.
- Ms. Chabot talked about some interest from local moms wanting a mud kitchen at Choate.
- Planting plan was briefly discussed.
- Boardwalk and overlook in the project will be designed from recycled plastic timber and fiber glass rods. It's an add-alternate. DJ Chagnon showed the members sample pieces of the material.
- There was discussion on the type of lights. Members recommended lights that are consistent with the rest of design elements in the park.
- DRC recommended a pedestrian corridor within the parking lot but DJ Chagnon indicated that there isn't much width to widen or create a marked pedestrian corridor.

#### **Oakland Park:**

- Light fixtures are 14' high. PEDB asked that two fixtures be lowered to 10'. Existing lights on the senior center side will not be touched. Senior Center parking lot is outside the scope of this project.
- Pathway between the Senior Center and the Oakland Park parking area will be paved.
- DJ said dumpster at Oakland Park will be removed based on the direction from Town Administrator and DPW.
- Pavilion structure has not been changed much from the last time it was presented. Color recommendation was cedar. Dark cedar/ chestnut was chosen.
- There was discussion on the play area. DJ said the color theme would be woodsy.
- Members recommended darker Chestnut color for field house doors.
- Lighter colors for the benches was discussed.
- Recycled plastic containers was discussed and it was agreed that their colors should match with the bench colors.
- Members agreed to draft a memo to the PEDB with the points discussed at the meeting tonight.

**Action Items** - None.

**DRC Meeting Schedule** - Next DRC meeting is scheduled on September 18, 2017.

#### **Adjournment**

*With no further business before this committee, a motion was made by Mr. Buckley to adjourn the meeting, seconded by Ms. Chabot. The motion was unanimously approved.*

**The meeting was adjourned at 10:15 p.m.**

Respectfully Submitted,  
Sreelatha Allam