

Board Members

Matt Buckley, Chair
Janine Clifford, Vice Chair
Jamie Ahlstedt, Member
Tim Harris, Member
Jessica Chabot, Member



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW COMMITTEE

DRC Meeting Minutes **Monday, May 06, 2024** **Zoom (Remote) Meeting**

| Members | Matthew Buckley | Janine Clifford | Jessica Chabot | Jamie Ahlstedt | Tim Harris |
|-------------------|------------------------|------------------------|-----------------------|-----------------------|-------------------|
| Attendance | X | X | X | X | X |

Pursuant to the provisions of Chapter 2 of the Acts of 2023, under which public bodies retain the option of holding open meetings and hearings remotely, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021 meeting, Design Review Committee members participated remotely for this meeting. Access via Zoom was provided for public participation. All persons participated remotely in the meeting via Zoom.

At 7:00 PM Mr. Buckley called the meeting to order and conducted a roll call of members present via Zoom as follows: Jessica Chabot, Tim Harris, Janine Clifford, Jamie Ahlstedt

Also present via Zoom:

- Jeremy Thompson- Planning and Economic Development Coordinator
- Magued Barsoum- 192 Main Street (Owner)
- Cher Hamilton, Sheila - Medway Historical Society
- Scott Hopkins - 24 Franklin St (Medway Resident)

Approval of DRC Meeting Minutes-

March 04, 2024-

Mr. Buckley made a motion to approve the minutes of the 03/04/2024 as submitted, seconded by Mr. Harris.

Roll Call Vote:

Matt Buckley - Aye

Janine Clifford – Aye

Jess Chabot- Abstained

Jamie Ahlstedt – Abstained

Tim Harris- Aye

The motion passed.

March 18, 2024-

Ms. Chabot made a motion to approve the minutes of the 03/18/2024 as submitted, seconded by Mr. Buckley.

Roll Call Vote:

Matt Buckley - Aye

Janine Clifford - Aye

Jamie Ahlstedt – Aye

Tim Harris- Aye

Jessica Chabot- Aye

The motion passed.

Facade Review Appointment: 192 Main Street (existing multifamily structure)-

Mr. Barsoum (property owner) attended the meeting remotely with his wife and business partner, Mariette Barsoum. The property is located within the Rabbit Hill historic district. It was stated that the existing façade will for the most part remain without major improvements. The proposal as presented (*see attached*) includes the installation of faux dormers in charcoal and white colors. The idea is to mimic the dormer styles like the church on Main St. The exterior vinyl will be replaced by James Hardie siding and some windows will be replaced to maintain symmetry. The existing three chimneys will be removed to bring the structure in compliance with the building code. The existing screen doors will be removed. The landscaping in the front will be cleaned up, but nothing major is planned. Solar panels are not being considered for the structure. Mr. Barsoum said effort and care has been taken to preserve the historic nature of the area. A comment was made about the dormer colors as presented appearing to be a bit contemporary, it was suggested to keep them white aligning with the historic nature of the neighborhood. Applicant agreed to consider the suggestion. A comment was made about the proposed gable ends appearing modern and suggested modifying it. Ms. Clifford suggested using trim boards on the fascia of the roof line to preserve the building's historic look. The picture of the house (from year 1905) was shared on screen and comments were made referencing the picture. Changes were suggested to the long porch proposed in structure to the right; the hipped roof with pointed corners should be made square shaped.

Ms. Hamilton provided an overview and spoke about the history of the structure. The building is considered a landmark due to its connection to the church across the street. It is about 200 years old, and the lefthand structure was used by Malachi Bullard to house the workers that built the church. The large section of the house was built in 1816 and was a popular tavern at that time. The right side of the house was a store for 54 years (1859-1913) that sold dry goods and groceries. Between the 1940-60's it became Anderson's Market. The Historic Commission requested that the proposed improvements to the building resonate with the Rabbit Hill historic district character.

There was discussion about preserving the chimneys in faux form to maintain the historic character. Suggestion was made to keep the chimneys instead of building the dormers. The following recommendations were made by the committee-

1. Maintain faux chimneys.
2. Exterior color of the structure should be white.
3. The shed roof will be built from the left to right of the structure for the building (lower).
4. All three dormers will be removed from the plans and faux chimneys will remain.
5. Proposed windows in the plans should be modified to look less contemporary. The molding around the window frames should be traditional.
6. Adding shutters to the nine windows on the front of the left building to mirror the traditional aesthetic of the structure and others in the Rabbit Hill historic district.

The developer agreed to consult the DRC on the trim. A recommendation letter will be drafted by Ms. Chabot with the comments included.

OTHER BUSINESS

None.

Ms. Chabot made a motion to adjourn the meeting, seconded by Mr. Buckley.

Roll Call Vote:

Matt Buckley- Aye

Janine Clifford- Aye

Jamie Ahlstedt- Aye

Tim Harris- Aye

Jessica Chabot-Aye

The motion passed.

The meeting was adjourned at 8:20 p.m.

The next DRC meeting will be held on May 20, 2024.

Respectfully submitted,

Sreelatha Allam

Recording Secretary