

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 20, 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

Approval of DRC Meeting Minutes-
None.

Sign Review Appointment: 9 Lincoln Street – Blue Pool Inc. –

The location is diagonally opposite Chris's Auto. The owner of Blue Pool Inc. owns the property, and the proposal is for a wall/façade sign; he's using Signs by J, based in Dorchester, for sign design. Mr. Thompson stated that the applicant reached out to the Community and Economic Development office last October enquiring about the feasibility to build apartments on top of the existing structure. The dance studio that directly abuts the business received a variance from the zoning board to demo the partition wall and make the space bigger. Members discussed the potential usage of the space/ nature of the business; it was discussed the space could be used for storage. Initially the proposed sign was not in compliance with the village commercial area guidelines. The application was reviewed by Mr. Ackley (building commissioner) and Mr. Thompson; with their feedback the submitted sign plan is within compliance. Mr. Buckley agreed to write the letter of recommendation.

OTHER BUSINESS

ZBA Decision – 192 Main Street-

- The applicant was granted variance at the last week's ZBA meeting to build a single duplex on the existing lot including the determination of finding that the enlargement of the existing structure is not a detriment to the public. It is expected that the applicant will be filing with the PEDB soon. The applicant is revising the drawings for the existing duplex.
- Members expressed concerns with the existing site plan review bylaws, suggesting that the applicant, by holding out on applying for a special permit for the entire site and proceeding with façade improvement review for the existing structure, had avoided a more scrutinous review process from the DRC associated with the Multifamily Housing Overlay District special permit process. Mr. Thompson stated that because the reconstruction of the existing building triggered Administrative Site Plan Review (ASPR) due to the expansion of a rear deck in exceedance of 500 sq. ft., façade improvement review was not even technically required by the letter of the bylaw, however, the Community and Economic Development Office and Building Commissioner made the determination that façade improvement review was still warranted due to the proposed changes in the exterior surface material and rearrangement of the windows and doors as they appear on the façade. Mr. Thompson, nonetheless, acknowledged that he understood their concerns, especially given the historic significance of the structure and would talk to the Community and Economic Development Director.
- The application could be filed for a special permit with the PEDB, and it was mentioned that the project could receive the permit. The project could however have CONCOM related items to be addressed due to a stream crossing through the site.

Projects update from Planning and Economic Development office-

- MBTA Zoning Compliance decision was tabled until November town meeting.
- Town elections are tomorrow.

DRC members' comments and concerns

- Luna Flower Shop has not installed the permanent sign; they have exceeded the allowable time (90 days) for temporary sign. Mr. Thompson will check with the building commissioner on the status.
- Members expressed concerns about the general attractiveness of real estate signs around town, their exemption from the sign design review process, and the absence of a time limit imposed.

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 7:50 p.m.

The next DRC meeting will be held on June 03, 2024.

Respectfully submitted,

Sreelatha Allam

Recording Secretary