

## Board Members

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Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Telephone (508) 533-3291  
Fax (508) 321-4987  
Email: [DRC@townofmedway.org](mailto:DRC@townofmedway.org)  
[www.townofmedway.org](http://www.townofmedway.org)

# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

### DESIGN REVIEW COMMITTEE

(Updated April 8, 2025)  
March 24, 2025

TO: Medway Planning and Economic Development Board  
FROM: Matthew Buckley, Chairman  
RE: DRC Project Review: 20 Milford Street: Henry Garnsey Condominiums –Multifamily Housing Special Permit

Dear Members of the Medway Planning and Economic Development Board,

At its meetings on December 2, 2024, January 6, March 5, March 17, and April 7, 2025, the Design Review Committee [DRC] met with Mark Smith (Metal Beard, Inc.), applicant and owner of the property, Paul Yorkis (Patriot Real Estate), realtor, and various other members of the project team to discuss architectural renderings, site plans, and landscape plans submitted with the Multifamily Housing Special Permit and Major Site Plan Review application before the Planning and Economic Development Board [PEDB]. The DRC was informed that the applicant is pursuing a Multifamily Housing Special Permit for the proposed construction of 5 new condominium units – a duplex and a triplex – and renovations to the existing home on the site.

The following letter serves to chronicle these appointments and track recommendations presented by the DRC to the project team over the course of the four meetings. **Text shown in gray represents recommendations that are considered resolved while black text signifies recent recommendations.**

On December 2, 2024, the DRC met with Mark Smith, Paul Yorkis, Dan Labastie (Kooperman Lumber), and Zack Aicardi (Aicardi Construction) to discuss the architectural form and composition of the proposed duplex, triplex, and detached garage based on the renderings provided by the applicant. The DRC provided the applicant with the following recommendations:

- Break horizontal planes in both buildings to create a sense of rhythm, including jogging or stepping back one of the units
- Improve depth of framing on the triplex gables and further refine triplex roof lines
- To the extent feasible, bring the ground floor of the triplex flush with existing grade and eliminate number of front steps

On January 6, 2025, the DRC met with Mark Smith, Paul Yorkis, Dan Labastie (Kooperman Lumber), and Zack Aicardi (Aicardi Construction) again to round off discussion of the proposed architectural renderings. The committee was satisfied with the revisions, which incorporated many of the recommendations from the previous meeting. The DRC also examined the site plan. The DRC further recommended:

- Drop the ridgeline of the detached garage from 12 ft to 10 ft

On March 5, 2025, the DRC met with Paul Yorkis and Ben LaFrance (Hawk Engineering), landscape architect to discuss the landscape plan. Mr. LaFrance provided an overview of the planting schedule, including commentary on the retention and addition of deciduous trees within the property bounds, the evergreen plantings along the side and rear lot lines to abet property screening and buffering, and the proposed shrubbery located around the units. The DRC was pleased with the proposed landscape plan and made no follow up recommendations.

On March 17, 2025, the DRC met with Mark Smith and Dan Merrikin (Legacy Engineering), project engineer, to discuss the aesthetic properties of the proposed retaining walls to be located onsite. The applicant proposed the utilization of VERSA-LOK Square Foot walls, constructed from crushed rock in the base course and free-draining angular gravel in all other courses, which resemble that of a textured brick wall. The applicant proposed four color distinct color palettes. The DRC made the following recommendations:

- DRC consensus on a preference towards the Fieldstone palette
- Installation of dry laid stone wall by the mail kiosk in lieu of the proposed retainer wall materials
- Move or plant two evergreen trees to screen the retaining wall proximate to Unit #4

On April 7, 2025, the DRC convened at a regular meeting to discuss the project lighting components. Prior to the meeting, the applicant submitted product sheets for the proposed freestanding light fixtures, light reflectors, and wall mounted light fixtures. The DRC made the following recommendations:

- DRC consensus on D623 LED Luminaire with a finished height of 8 feet
- DRC consensus on Northland Outdoor Wall Light

The DRC is pleased to provide this feedback to the PEDB to assist with their application review and remains available to clarify any questions or comments should they arise.

Sincerely,



Matthew J. Buckley

Chair

cc:

Barbara Saint Andre, Director, Community and Economic Development  
Jeremy Thompson, Planning and Economic Development Coordinator  
Jon Ackley, Medway Building Commissioner