

Board Members

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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW COMMITTEE

January 15, 2025
(updated February 11, 2025)

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Project Review: 20 Broad Street – Modification of Previously Approved Multifamily Housing Special Permit Decision

Dear Members of the Medway Planning and Economic Development Board,

Design Review Committee Project Review Update - 2/3/25

The Design Review Committee [DRC] reviewed material specifications, product sheets, and renderings submitted by the applicant in response to feedback presented to the project team at its meeting on January 6, 2025. Additional recommendations were made regarding exterior surface material selection from a handful of product brochures submitted by the applicant. Text shown in gray represents information contained in previous correspondence while new information is shown in **black** text. All images depicting the formerly existing, but since demolished structure contained in the previously review letter have been removed from this correspondence to consolidate the document.

At its meeting on January 6, 2025, the Design Review Committee [DRC] met with Reinaldo Faria (Faria Realty Trust / RF Home Improvement Inc.), applicant and owner of the property, Brett Thibault (BTA), registered architect, and John Oliveira, realtor, to discuss architectural drawings and floor plans submitted with the Modification of a Previously Approved Multifamily Housing Special Permit Decision application before the Planning and Economic Development Board [PEDB]. The DRC was informed that the applicant is pursuing a modification to the Decision in order to demolish the existing three-family building located on the property originally slated for renovation, and construct in its place, a new three-family building in the same location on the property, and that the impetus for the proposal stems from the Building Commissioner's determination that the existing three-family home is both structurally unsound and uninhabitable.

The architect provided a brief overview on the updated elevations and indicated that the proposed exterior architectural elements replicate, almost entirely, that of the endorsed plan. The DRC reviewed the updated elevations against the endorsed plans and confirmed such to be the case. A constructive discussion ensued about various site features, more granular architectural details, and potential color schemes. The DRC provided the applicant with the following recommendations:

- Replicate existing molding schemes in the original façade. The details should be repeated on each gable. The broad corner boards, fascia, roof trim and window trims should be duplicated as closely as possible. The window moldings should include head casing similar to existing.
 - **2/3/25 Update: This comment has been resolved**

- Clarify architectural details of the bump out featured in the South Elevation, including moldings, window panels, and corner boards. Recreate simple paneling on existing bump out base.
 - **2/3/25 Update: This comment has been resolved**
- Provide comprehensive list of exterior surface materials with dimensions
 - **2/3/25 Update: Please find specific product recommendations below:**
 - **Reinforced Siding – Saint-Gobain CERTAplank Colonial White**
 - **Roof Shingles – Timberline HDZ Charcoal**
 - **Window Trim – Saint-Gobain “More Definition” Crown molding and crown molding end caps with 3-1/2" lineal header and 3-1/2" lineal surrounds (Decorative Trim brochure Pg. 10)**
 - **Corners – Saint-Gobain “More Definition” Traditional SuperCorner (Decorative Trim brochure Pg. 16)**
- Provide product sheet of proposed light fixtures
 - **2/3/25 Update: This comment has been resolved**

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