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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW COMMITTEE

June 27, 2025

Joey Fonseca
50 Washington Street
Westborough, MA 01581

RE: Sign Design Review and Façade Improvement Review – Letter of Recommendation

Dear Mr. Fonseca

Thank you for submitting the proposed signage program and facade upgrades on behalf of 108 Main Street – Chase Bank (Medway Place) to the Medway Design Review Committee (DRC) for review. The information was filed with the Town by Bohler Engineering on June 3, 2025. Pursuant to the Medway Zoning Bylaw, this communication serves as the DRC's review letter regarding the wall signs, tenant directory cards, and façade improvements for 108 Main Street – Chase Bank (Medway Place). Please be advised that this letter does NOT constitute approval of any permit by the Town of Medway.

On Monday, June 16, 2025, the DRC met with Mr. Fonseca to review the proposed signage program and facade upgrades for the freestanding building within the plaza. The applicants submitted a set of existing façade photos, proposed exterior elevations, a materials and colors spec sheet, and a set of exterior signage schematics.

The signage program includes proposed illuminated channel letter signage on the southeast (facing Main Street), southwest (parking area), and northeast elevations. The applicant will need to pare down their wall signage footprint to comply with the bylaw. The new placards will be black with white typeface as consistent with the Master Signage Plan for the plaza. Upon reviewing the submittal materials, the DRC made the following recommendations:

- Bring the proposed wall signage into dimensional compliance with the bylaw.
- Email revised set of sign mockups with a scaled image of the signs' positioning on each façade.

The applicant proposes several façade upgrades, including changes to the exterior surface color palette and materials. The applicant proposes painting the existing brick wall a gray/beige color called Useful Gray (SW-7050), installing horizontal, hardiplank fiber cement siding on the ground floor of the southeast, southwest, and northeast elevations in Thunder Gray (SW-7645), replacing the shingle style roofing along the main entrance and drivethru canopy with black anodized metal panels, among other small changes. The building fenestration will remain unchanged other than new window trim; the drive thru canopy will be shortened to one lane. Upon reviewing the submittal materials, the DRC made the following recommendations:

- Remove rooftop railings or repaint Useful Gray (SW-7050).

We appreciate your consideration in making these site improvements and refinements. We would like to request that you submit updated drawings to the DRC reflecting the changes indicated above.

Thank you for your time, and congratulations on purchasing such noteworthy property!

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Buckley". The signature is fluid and cursive, with the first name "Matthew" and last name "Buckley" clearly distinguishable.

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