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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW COMMITTEE

October 15, 2025

Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

RE: DRC Project Review: 21 High Street – Multifamily Housing Overlay District Application

Dear Members of the Medway Planning and Economic Development Board,

The Design Review Committee [DRC] is pleased to provide a final project review letter for the Development Plan Application before the Planning and Economic Development Board [PEDB] for the development proposal located at 21 High Street.

This letter serves to summarize meeting events, chronicle recommendation items expressed by the DRC to the applicant, and to indicate progress on those recommendation items. Text shown in **gray** represents information contained in previous correspondence while text shown in **black** represents new information.

March 17, 2025:

The DRC met with Tim Power (PVI Site Design, LLC), project engineer, and Parick Larkin (Medway Development, LLC), applicant and property owner, to discuss architectural drawings and site plans submitted with the Multifamily Housing Overlay District Special Permit application before the Planning and Economic Development Board [PEDB]. The DRC was informed that the applicant is pursuing a special permit in order to construct three townhouse style residential buildings (a triplex, two duplexes), and that an existing duplex will remain on the property undisturbed, bringing the proposed unit count to 9 units.

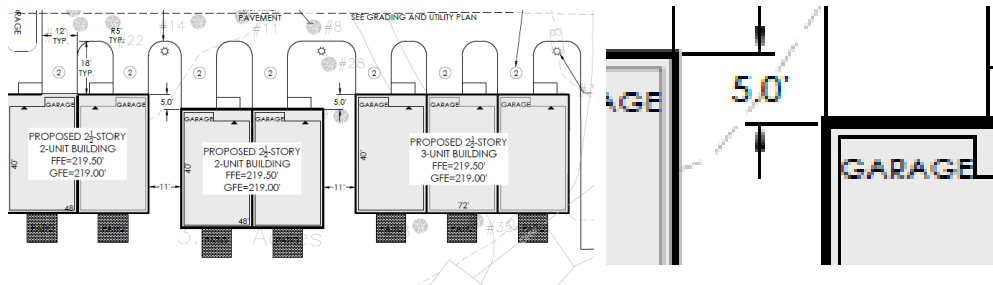
A site plan and renderings (photorealistic front and rear elevation of the proposed triplex) were distributed to committee members prior to the meeting. Mr. Power provided an overview of the site composition, means of access, and stormwater facilities. Mr. Larkin provided an overview of the architectural details; notable features include the board and batten siding, gables that break up the roof line, front elevation jogs, single car garages, and matte black metal awnings above each front entranceway. A rendering for the duplex was not included with the meeting materials, but Mr. Larkin clarified that the design would mimic that of the triplex. The DRC provided the applicant with the following recommendations:

- Stagger middle duplex back 5 feet to break up horizontal plane and provide units with more privacy

- **10/15/25 Update: The applicant has submitted updated plans that incorporate this recommendation.**
- Provide additional plantings in the lawn strip
 - **10/15/25 Update: The applicant has submitted updated plans that incorporate this recommendation.**
- Provide schematic or product sheet of wall mounted light fixtures
 - **10/15/25 Update: The applicant has submitted updated plans that incorporate this recommendation.**

October 6, 2025:

Tim Power (PVI Site Design, LLC), project engineer, and Michael Larkin (Medway Development, LLC), applicant and property owner, were present to update committee members on subsequent plan revisions and to discuss proposed exterior surface materials. Committee members expressed gratitude that their recommendations from the March 2025 project review appointment were incorporated into the site plan.



The applicant jogged the duplex back five feet create a more dynamic visual effect from street view.

The applicant provided cut sheets for the site lighting, wall sconces, and board and batten siding. The DRC was pleased with the exterior surface material selections by the applicant.

Item	Brand / Product Line	Colors / Specs	Image
Wall sconce	Designers Fountain - Bayport One Light Wall Lantern (bronze)	Factory Stock 111 Bronze Width: 11" Height: 10.25" Length: 13.50"	
Light Fixture	Designers Fountain - Bayport One Light Post Lantern (bronze)	Factory Stock 645 Bronze Width: 11" Height: 15.25" Length: 11"	

Vertical Siding	Saint-Gobain / certairteed	Single '7" Rough Cedar .052" Thickness	
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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