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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW COMMITTEE

October 29, 2025

Mark Smith
45 Milford Street
Medway, MA 02053

RE: Façade Improvement Review – Letter of Recommendation

Dear Mr. Smith,

Thank you for submitting the proposed elevations and renderings to the Medway Design Review Committee (DRC) for review. The information was filed with the Town by Aicardi Construction on October 14, 2025. Pursuant to the Medway Zoning Bylaw, this communication serves as the DRC's review letter regarding the facade upgrades for 45 Main Street – Restaurant 45 Bar and Grille. Please be advised that this letter does NOT constitute approval of any permit by the Town of Medway.

On Monday, October 20, 2025, the DRC met with Mr. Smith, property owner, and Mr. Aicardi to review the proposed façade treatment for the restaurant. The applicant submitted a series of renderings depicting the north elevation from different vantage points with material specifications called out, corresponding photographs of the existing façade, and cut sheets for the proposed siding, stone veneer, shingles, and window framing to the DRC in advance of the meeting. The applicant clarified that they intend to treat all building elevations, not just the north elevation depicted in the rendering.

The applicant proposed the following treatments:

- Reside building envelope utilizing four inch, LP branded wooden siding in Cavern Steel (Color Code L87)
- Apply Versetta Stone – LedgeStone paneling with Plum Creek finish to north and east elevations, including corner treatment, to conceal foundation and create contrast with wooden siding
- Convert portion of existing flat roof to be pitched
- Re-shingle roof with GAF branded charcoal black shingles
- Add additional false dormers along north elevation with white shake siding
- Resize and reframe windows with a contemporary black laminate finish

Upon reviewing the submittal materials, the DRC made the following recommendations:

- Stone Veneer Siding:
 - Consider rounder or softer edged rectangular stone mix in keeping with New England vernacular
 - Consider lighter and more variegated color palette
 - Consider extending treatment partially across the south elevation (Summer Street) to mitigate areas without landscaping

- Other Façade/Site Elements
 - Repaint foundation on south elevation to match window trim
 - Consider additional plantings along south elevation near existing ADA accessible parking space

We greatly appreciate your recognition that this particular property, located prominently at the intersection of Route 109 and Route 126, serves as an anchor of the Neighborhood Commercial district and as a natural nexus between the residential and commercial uses in its vicinity. We appreciate your consideration in making these site improvements and kindly ask that any additional materials or renderings depicting the aesthetic components of this proposal are shared with the DRC.

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