

Review is:  Conceptual  Formal  
 Binding (404 Motels/VCOD/R.O.A.D. Project)  Non-binding (All other commercial projects)

Review is by:  Planning Board  Design Review Committee

YARMOUTH TOWN CLERK

**DESIGN REVIEW COMMENT SHEET**

'19JAN29PM4:02 REC

Meeting Date: January 29, 2019 Map: 97 Lots: 1, 2, & 3  
 Applicant: Colbea Enterprises LLC (d/b/a Seasons Corner Market) Zone(s): B1, APD & ROAD  
 Site Location: 473, 479 & 487 Station Avenue, South Yarmouth

**Persons Present:**

DCR Members Present	Yarmouth Town Staff Present	Guests
Charlie Adams <i>CA</i>	Kathy Williams	Attorney Andrew Singer
Sara Porter <i>SP</i>		Richard DeFusco, Ayoub Engineering
Chris Vincent <i>CV</i>		Al Micala, Ayoub Engineering
		Andrew Delli Carpini, Colbea
		Larry Coburn, Colbea
		Bob McGann, Colbea

DRC Review for this project started at: 1:35 PM  
 DRC Review ended at: 3:12 PM

***On a motion by Chris Vincent, seconded by Sara Porter, the Design Review Committee (DRC) voted (3-0) to adjourn the January 29, 2019 DRC meeting at 3:12 PM.***

**Project Summary**

**General Description:** Colbea Enterprises, LLC (d/b/a Seasons Corner Market), is proposing to construct a Seasons Corner Market convenience store with drive-thru and Shell Service Station on currently undeveloped land at 473, 479 and a portion of 487 Station Avenue. The project is located in the B1 zoning district and the Aquifer Protection District (APD). Gas Stations are a Variance in the APD. The proposal includes closing and decommissioning two existing fuel service stations on Station Ave and replacing with the proposed new fuel service station resulting in a net decrease in the number of underground fuel storage tanks, the gallons of fuel stored and the amount of fuel related piping in the APD.

The proposed building is a 40'x 90 rectangular structure with hipped roof and cupola. The gas canopy is a 24'x152' flat roofed canopy covering six pump with Shell brand yellow and red banding.

**Summary of Presentation:** Attorney Singer gave a brief presentation on the proposed project as outline above, noting some of the benefits of the project and the overall presentation format. Andrew Delli Carpini gave an overview of the project including some changes that were made based on comments from an informal meeting with Town Staff. He gave an overview of his business and partnership with Shell gas station. He noted a similar facility was recently completed in Dennis. He owns the Shell Station on Station Avenue now, which has limited amenities that most customers are now looking for. This facility is being leased by someone else. Colbea would be owning and operating the proposed facility. He noted that curb appeal is important to them including landscaping. Like to stay consistent with design for brand recognition.

Richard DeFusco gave an overview of the landscaping plan. He noted the 4" caliper trees in the buffer areas which are circled in red on the plan. Some trees may need pruning, or conflicts due to grading. There are some conflicts in the front. He is planning to tag trees to remain in the field. Kathy Williams noted that some buffer trees can be removed for sound landscaping reasons as part of Site Plan Review. Mr. DeFusco gave an overview of the plants proposed. Added additional trees where needed in the buffer areas with a mixture of deciduous and coniferous trees with a variety of blooming seasonal plants and perennials. The planting areas will be irrigated. Kathy Williams mentioned the need for native plant species.

Alan Micale noted that the photometric plan is being revised by the lighting designer to meet the bylaw. Mr. Delli Carpini discussed the need for additional parking for changing of staff, so have more parking than required by zoning so as not inconvenience their customers. Will be co-branding with another company.

**DRC Questions & Discussions:**

Charlie Adams asked about the location of the first store. Mr. Delli Carpini indicated Hope Street in Providence was their first facility. They have 115 facilities now.

Charlie Adams asked about traffic. Attorney Singer noted there was better access to this site with third turning lane.

Charlie Adams asked about people just sitting at the pump when going inside the store. Mr. Delli Carpini noted that 50% of people that buy fuel go into the store. Try to speed up the process to have two cashier stations to keep people moving. If go to co-branding, may take a little bit longer. Additional parking may help to avoid this. Have the layout of the fuel/pumps to reduce conflicts and increase circulation. Attorney Singer noted there would be a net reduction in the number of pumps in the area. Mr. Micale noted the fuel tanks will be safer, double walled, control center in the building, far superior system. The site will also have a state of the art stormwater treatment system.

Sara Porter asked about the two other sites. Attorney Singer noted that the fuel tanks and pumps are being removed, but no proposal to redevelop those sites. Kathy Williams suggested if the other stations are part of the argument for getting the required Variances, some improvements at the other sites may be beneficial in the ZBA application.

Charlie Adams noted the Shell station has a Stop & Shop loyalty cards. Mr. Delli Carpini noted they will continue with the loyalty program at the new station. Also have control over the store, so have additional discounts on gas.

Sara Porter noted the length of the building. If same as Dennis, then she has no issue with the building. Sara has no issue with the canopy as proposed.

Charlie Adams asked about the dumpster and enclosure. Trex material will hide the dumpsters which was acceptable.

Charlie feels the canopy is in line with their type of facility and have no problems with it and it is pretty standard. Like to see containers for trash near the pumps.

Chris Vincent has no problem with the canopy. What happens to the other buildings should be given some consideration. Some smaller upgrades to clean up the site with buffer plantings. Mr. Delli Carpini noted the comments and will look into it.

Sara asked about the height of the canopy. Mr. Delli Carpini noted the fuel tanks need about 14' plus fire suppression system. The proposed plan shows a 16' clearance.

**Review Comments In Relation To The Design Standards**

**SITING STRATEGIES**

Sect. 1, Streetscape  N/A  Meets Standards, or  Discrepancies:

***Add additional landscaping in the center island without blocking site distances.***

Sect. 2, Tenant Spaces  N/A  Meets Standards, or  Discrepancies:

Sect. 3, Define Street Edge  N/A  Meets Standards, or  Discrepancies:

***The streetscape is being defined with landscaping as the building is setback from the road. See comments for Section 1 above.***

Sect. 4, Shield Large Buildings  N/A  Meets Standards, or  Discrepancies:

Sect. 5, Design a 2<sup>nd</sup> Story  N/A  Meets Standards, or  Discrepancies:

Sect. 6, Use Topo to Screen New Development  N/A  Meets Standards, or  Discrepancies:

Sect. 7, Landscape Buffers/Screening  N/A  Meets Standards, or  Discrepancies:

***A 20' vegetated buffer is shown along Station Avenue and 10' along the remaining property boundaries. Buffer trees of 4" diameter and larger are shown to remain. Many trees to remain are very close to construction activity and need to be protected during construction if they are to remain. Supplemental plantings may be required to replace dead trees or replace damaged trees identified as remaining.***

Sect. 8, Parking Lot Visibility  N/A  Meets Standards, or  Discrepancies:

***Buffer plantings are adequately hiding the parking areas.***

Sect. 9, Break up Large Parking Lots  N/A  Meets Standards, or  Discrepancies:

***There are three separate separate parking areas with buffer screening.***

Sect. 10, Locate Utilities Underground  N/A  Meets Standards, or  Discrepancies:

Sect. 11, Shield Loading Areas  N/A  Meets Standards, or  Discrepancies:

## **BUILDING STRATEGIES**

Sect. 1, Break Down Building Mass – Multiple Bldgs.  N/A  Meets Standards, or  Discrepancies:

***The building is less than 5,000 square feet in overall size***

Sect. 2, Break Down Building Mass – Sub-Masses  N/A  Meets Standards, or  Discrepancies:

Sect. 3, Vary Façade Lines  N/A  Meets Standards, or  Discrepancies:

***The Building is a rectangle without building setbacks or modulations of 5' every 50'. The DRC felt it wasn't necessary due to the location of the building and variety of materials. There is also a flat roofed canopy over the main entrance.***

Sect. 4, Vary Wall Heights  N/A  Meets Standards, or  Discrepancies:

***Wall heights have some variation with the arch for the Seasons wall sign on the south side of the front façade.***

Sect. 5, Vary Roof Lines  N/A  Meets Standards, or  Discrepancies:

***The Building has a hip roof and cupola which helps to add interest and change up the roof lines.***

***The Gas Pump Canopy has a flat roof, with no variations in roof lines, but the DRC felt it was appropriate for the site and use.***

Sect. 6, Bring Down Building Edges  N/A  Meets Standards, or  Discrepancies:

***There is a canopy over the main entrance.***

Sect. 7, Vary Building Mat'ls For Depth  N/A  Meets Standards, or  Discrepancies:

Sect. 8, Use Traditional & Nat'l. Building Mat'ls  N/A  Meets Standards, or  Discrepancies:


Sect. 9, Incorporate Pedestrian-scaled Features  N/A  Meets Standards, or  Discrepancies:

Sect. 10, Incorporate Energy-efficient Design  N/A  Meets Standards, or  Discrepancies:

Next step for applicant:  Go to Site Plan Review  Return to Design Review for Formal Review

***On a motion by Sara Porter, seconded by Charlie Adams, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as meeting minutes for January 29, 2019 for the proposed Seasons Convenience Store and Shell Gas Station at 473, 479 & 487 Station Avenue.***

Received by Applicant(s)

		
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**ATTACHMENTS:**

- January 29, 2019 Agenda
- January 25, 2019 e-mail from Kathy Williams, Town Planner
- January 29, 2019 e-mail from Dick Martin, DRC Chairman
- Aerial Photos: 473/479/487 Station Ave, 446 Station Ave – Shell Station and 433 Station Ave – Sunoco Station.
- DRC Application:
  - Design Review Application form and Materials Specification Sheet
  - Environmental Analysis Memorandum, dated 12/14/18
  - Photos of Two Materials Board for Seasons Corner Store
  - Plans: All plans prepared by Ayoub Engineering, dated 1/18/19, unless otherwise noted:
    - Title Sheet
    - Boundary & Topographic Survey, prepared by Control Point Associates, dated 11/28/18, revised 12/7/18
    - C-1 – Site Improvement Plan
    - C-2 – Site Grading Plan
    - C-3 –Site Utility Plan
    - L-1 – Site Landscape Plan
    - Title 5 Site Plan, prepared by Down Cape Engineering, dated January 16, 2019
    - Lighting Proposal Plan, prepared by LSI, dated 12/20/18
    - SG-2 – Proposed Signage Plan and Canopy Elevations
    - A1.0 – Basement Floor Plan
    - A1.1 – Main Level Floor Plan
    - A2.0 – Exterior Elevations (front)
    - A2.1 – Exterior Elevations (sides)
    - A2.2 – Exterior Elevations (rear)
- Supplemental Materials distributed at the DRC Meeting
  - Plant List
  - Plans: All plans prepared by Ayoub Engineering, dated 1/18/19

- **L-2 – Proposed Landscape Plants**
  - **L-3 – Bioretention Area Plants**
  - **L-4 – Existing Buffer Trees**
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