

Review is: Conceptual Formal
 Binding (404 Motels/414 VCOD/ROAD) Non-binding (All other commercial projects)

Review is by: Planning Board Design Review Committee

YARMOUTH TOWN CLERK

20MAR4PM1:27 REC

DESIGN REVIEW COMMENT SHEET

Meeting Date: March 3, 2020 at 3:30 PM Room B

Map/Lot: 33/70.1, 41/12 & 41/11.1

Applicant: South Yarmouth Wise Living Retirement Community

Zone(s): VCOD VC2 (and B2/HMOD1/ROAD)

Site Location: 822 & 834 Route 28 and 30 Frank Baker Rd,
South Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Jack McCormack	Kathy Williams	Attorney Andrew Singer
Sara Jane Porter	Mark Grylls	Jack Hynes
Charlie Adams		Chris Wise
Chris Vincent		Marian Rose
		Kieran Healy

DRC Review Started at: 3:32 PM

DRC Review ended at: 5:05 PM Adjournment

On a motion by Jack McCormack, seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to adjourn the March 3, 2020 DRC meeting at 5:05 PM.

Project Summary

General Description: The proposed project involves three properties, the Irish Village at 822 Route 28, the adjacent commercial property at 834 Route 28, and the adjacent vacant property at 30 Frank Baker Road (behind the Irish Village). The applicant is proposing to combine all three parcels into a 6.09 acre parcel as part of a VCOD VC2 project. VCOD projects require mandatory compliance with the Architectural and Site Design Standards (Standards), or relief is required.

The bulk of the project is the redevelopment of the Irish Village property (136 rooms originally, now combined as 128 motel rooms) into a 120 unit Wise Living Retirement Community for senior housing (104 studios and 16 one bedroom) with common resident dining facility and outdoor swimming pool, as well as a leased medical complex, exercise/rehab and wading pool facilities. The motel building will be upgraded with a new porte cochere at the main entrance; small roofs at the entrances; and the building façade will be upgraded to change the predominantly flat roof to a pitched roof with cupolas, gables, and dormers to break up massing and improve visual interest. The building will otherwise be re-used in the same footprint with interior renovations. Roof-top solar will be provided along the east and west wings of the building away from Route 28. The existing parking areas will be re-used and new handicap spaces and in-lot trees provided. The existing septic systems, which are located within the parking areas to either side of the building will remain. A gas-fire generator will be installed to service the redeveloped facility. The commercial property at 834 Route 28 will be upgraded with some building modifications and parking lot improvements. Existing septic and drainage will be used. 30 Frank Baker Road will remain vacant in its natural state.

Summary of Presentation:

Attorney Andrew Singer gave a brief overview of the project developing as a VCOD VC2 project, outlining the improvements to the buildings, with the majority of the improvements being along the wings in the back of the Irish Village along with some modulations proposed in the building at 834 Route 28. Project includes trees, walkways between the buildings and adding an enhanced buffer. Applicant noted they would be removing the parking in the front of 822 Route 28 moving forward.

DRC Questions & Discussions:

Sara Porter asked about the building improvements to 834 Route 28. Andrew Singer reviewed the architectural improvements shown on sheet B.1, including a cupola and covered entrances and dormers. The bump out to the east requires zoning relief, so there may be the possibility of other building modifications to avoid impacting the setback. Sara commented on the 822 Route 28 building and noted there is a lot going on and whether there is a way to unify it more by changing up the materials. Making it one material would unify it more. Chris Wise noted that the stone could be modified through white-washing or other ways rather than changing the material. Jack Hynes noted that he felt it complies with the bylaw. Sara asked about colors. Would prefer it to be more mono-chromatic to unify the whole thing. Sara noted there are a lot of curves in the building, so square windows rather than the two proposed circular windows may be better on the front façade. Sara Porter thought it was great that the building would be used in this way. Sara asked about other developments done by the developer. Chris Wise has built six such communities on the Cape.

Charlie Adams asked about the operational aspect of the project. Chris Wise noted that there are 136 400 sf motel units now, reducing to 120, with 104 studios and 16 one-bedrooms. This is a rental project for senior with meals offered. There will be an indoor and outdoor pool, dining areas, common areas, and concierges on site. Home healthcare and visiting nurses can come to service people within their own homes and utilize their health insurance, rather than out of pocket. Costs here will be half of other similar communities. Andrew Singer noted that the existing public restaurant will be only for the residents. There will also be a leased separate medical facility on the site open to the public which residents could also utilize. Charlie Adams asked about kids visiting for extended period of time. Chris Wise noted you can set a 14 day maximum stay limit.

Chris Vincent asked about the age restrictions. Jack Hynes says the bylaw is 59 and over. Chris Wise noted that state looks at 80% over 55 or 100% over 62.

Kathy Williams reviewed the Planner Comments and the Concept Ideas plan sent to the DRC for their consideration. The attached March 3, 2020 e-mail from Dick Martin was read into the record.

Sara Porter wanted to see more details about the window sand prefers 1x4 minimum PVC trim around the windows.

Charlie Adams asked about the signs. Chris Wise said new inlay will be done for the new development. Jack Hynes noted that the sign at 834 may need relief since the properties are being combined. If the sign can stay, it will remain as is.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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

822 Route 28: The building at 822 Route 28 faces the public with principal street-oriented entrances and windows on the street elevation. The front building façade has variations and architectural interest to break up the façade and includes a proposed porte cochere. The VCOD VC2 allows for buildings to be set back further in the VC2 and allows for a travelway in the front of the building, but does not allow for parking in the front.

834 Route 28: The building at 834 Route 28 faces the public way and includes a principal street-oriented entrance with porch and windows on the street elevation. The short end of the building faces Route 28.

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

The building at 822 Route 28 includes a variety of uses and massing in the front to hide the larger portion of the building in the rear. The building at 834 Route 28 is small with the short end of the building facing the street.

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

The proposed sidewalk along 822 Route 28 will impact many existing lower quality trees on the west side of the entrance with no new buffer trees being proposed to replace them. To meet the Standards, provide a

detailed landscaping plan for this area with a mixture of trees and shrubs and mound 18"-24" to help hide side parking. See additional comments under Sect. 8, Parking Lot Visibility.

The street edge at 834 Route 28 is defined by the proximity of the building to Route 28 and the proposed street trees.

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

Frontage buildings are not needed.

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

The building at 822 Route 28 is a two story building in the rear.

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

The buildings are in context with the surroundings and do not need to be screened with any significant enhanced topography. See additional comments under Sect. 8, Parking Lot Visibility.

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

Overall, the existing buffer trees are being maintained, or new buffer trees added, with the exception of the buffers along 822 Route 28 west of the entrance where they are being impacted by the proposed sidewalk installation. To meet the Standards, provide a detailed landscaping plan for this area with a mixture of trees and shrubs and mound 18"-24" to help hide side parking. See additional comments under Sect. 8, Parking Lot Visibility.

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

Parking should be to the rear or side of buildings. To meet the Standards, eliminate the parking in front of the building at 822 Route 28, remove pavement and better define the street edge/landscape buffer with a landscaped area consisting of a mixture of trees and shrubs and mounded 18"-24" to help hide side parking. Can also consider using low walls or fencing.

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

To meet the Standards, include one (1) additional in-lot tree on the eastern row of parking behind 834 Route 28 and the existing tree to remain in the western row is preserved and protected during construction activities. Otherwise, the parking lots are proposed to be broken up with adequate in-lot trees and islands.

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

All utilities to be underground and all HVAC condensers, transformer and generator to be fully screened.

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

Meets the standards if the existing Dumpsters are enclosed with fencing and gate.

BUILDING STRATEGIES

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

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 Architectural plans show some sort of modulation every 50' with the exception of the south end of the east side of the building which exceeds the 50' without any type of break. To meet the Standards, add some type of porticos over the two entrances to provide some modulation, similar to what was done on the south end of the west side of the building.

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

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

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

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:

Ensure all building and roof colors are complimentary to the existing neutral color scheme. Provide different shades to enhance the variations in building massing. To bring all the building colors together, refinish the brick to better match the entire building color scheme. Prior to submitting building permit, submit color scheme to the Town Planner for review.

Prefer 1x4 PVC window trim.

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

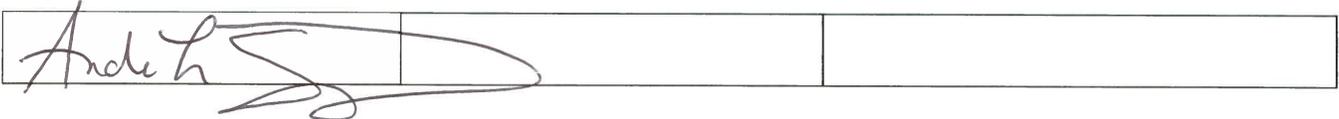
Sect. 10, Incorporate Energy-efficient Design N/A Meets Standards, or Discrepancies:

On a motion by Jack McCormack, seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) that the proposed VCOD project at 822 & 834 Route 28 and 30 Frank Baker Road as presented at the DRC meeting of March 3, 2020 is in compliance with the Siting and Building Strategies outlined in the Architectural and Site Design Standards, if the project incorporates the modifications noted above in the Site and Building Strategies. Otherwise, the project will not be in compliance with those Sections and relief will be required.

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

On a motion by Jack McCormack, seconded by Chris Vincent, the Design Review Committee (DRC) voted (4-0) to approve these DRC Comments as meeting minutes for March 3, 2020 DRC meeting for the development proposal at 822 & 834 Route 28 and 30 Frank Baker Road.

Received by Applicant(s)



ATTACHMENTS:

1. March 3, 2020 DRC Agenda
2. February 28, 2020 e-mail from Town Planner with Concept Ideas plan
3. March 3, 2020 e-mail from Dick Martin
4. Photos of the Irish Village building
5. Submittal from Applicant:
 - a. VCOD SPR Application
 - b. VCOD SPR Application Narrative
 - c. VCOD SPR Application Checklist
 - d. Sign Photos
 - e. Decorative Site Light Fixture and Specifications – Revised 2/27/20 (replaces original submittal)
 - f. Decorative Building Mounted Lighting – Submitted 3/2/20
 - g. Maintenance Protocol & Long Term Pollution & Operation and Maintenance Plan, February 2020
 - h. Aerial Locust

- i. **Site Plans:** All Site Plans prepared by BSC Group for Wise Living Retirement Community and dated February 20, 2020.
 - S-1 – Existing Conditions Plan
 - S-2 – Site Plan
 - S-3 – Utility Plan
 - S-4 – Site Details
- j. **Architectural Plans:** All Architectural plans prepared by ERT Architects for South Yarmouth Wise Living Retirement Community, all plans undated:
 - Rendered Elevations – South, East & West
 - C.0 Title Sheet with List of Drawings
 - EX.1 – Existing First Floor Plan
 - A.0 – Basement Plan
 - A.1 – First Floor Plan
 - A.1.1 – First Floor Plan – Partial (south end)
 - A.1.2 – First Floor Plan – Partial (north end)
 - A.2 – Second Floor Plan
 - A.2.1 – Second Floor Plan – Partial (south end)
 - A.2.2 – Second Floor Plan – Partial (north end)
 - A.3 – Roof Plan
 - A.4 – Elevations – South, East & West
 - A.4.1 – Architectural Details
 - A.4.2 – Blow Up of Typical Gable Build Out
 - A.5 – South Elevation
 - A.6 – Partial East & West Elevations (south end)
 - A.7 – Partial East & West Elevations (north end)
 - A.8 – Partial Second Floor Plan and Typical Building Section
 - B.1 – Elevations – 834 Route 28
- k. **Photometric Plans:** Four sheets of Photometric Plans prepared by RAB for Wise Living Retirement Community, dated February 5, 2020. (Note these photometric plans need to be updated using the revised lighting fixtures.)