

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

'20JUN25AM9:04 REC

## **DESIGN REVIEW COMMENT SHEET**

Meeting Date: June 23, 2020 at 4:00 PM Virtual

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
Dick Martin	Kathy Williams	Attorney Andrew Singer
Jack McCormack		Kieran Healy
Sara Jane Porter		Chris Wise
Charlie Adams		Jack Hynes
Chris Vincent		

DRC Review Started at: 4:09 PM

DRC Review ended at: 4:58 PM Adjournment

***On a motion by Sara Porter, seconded by Jack McCormack, the Design Review Committee (DRC) voted (5-0) to adjourn the June 23, 2020 DRC meeting at 4:58 PM.***

### **Project Summary**

**General Description:** The Applicant is proposing amendments to a previously reviewed project which includes the redevelopment of the Cape Cod Irish Village hotel property (822 Route 28) from 128 hotel rooms to a 120 unit Wise Living Requirement Community for senior housing, a leased medical complex, and upgrades to the building façade and parking area. The existing commercial property at 834 Route 28 will also be upgraded with some building modifications and parking lot improvements. 30 Frank Baker Road will remain vacant in its natural state.

The DRC reviewed this project back in March (see March 3, 2020 Design Review Comment Sheet), however, some zoning relief was required from the ZBA which was not provided, so the applicant is coming back to the DRC and the Planning Board for review of a modified project. The proposed amendments include revisions to the facades for both buildings, along with corresponding minor site modifications. Two options are being proposed, Option A which is the preferred option and reduces the amount of zoning relief needed; and Option B which proposes to eliminate the need for any further zoning relief. The Design Review Committee will review both Options.

**For 822 Route 28:** Both Options A & B include: 1) enclosure of bump outs on the east and west sides of the front portion of the 822 Route 28 building where there used to be just overhangs with columns; and 2) addition of a new, enclosed bump out to the front of the dining room on the south side of the building. Option A retains the open air porches and balconies on the east and west sides of the building as previously reviewed by the DRC and would require relief from the Board of Appeals. Option B encloses the open air porches and balconies on the east and west sides of the building to conform to design standards.

**For 834 Route 28:** Both Options A & B enclose the entry way on the west side of the building where it used to be open. Option A includes an enclosed new bump out on the east side of the building for added modulation but would require relief from the Board of Appeals. Option B includes an indentation in the building with new roof line on the east side of the building to conform to design standards.

Except as shown on the plans and noted herein, the previously-approved aspects of the elevations and building materials for both buildings and the site improvements will remain the same as previously permitted.

**Summary of Presentation:** Attorney Andrew Singer gave a brief introduction of the reason for the revisions and the proposed amendments to the project for Option A and Option B from a legal standpoint. Option A still requires some zoning relief. Option B is in compliance and would not need zoning relief but would cause structural and other difficulties. He is asking that the DRC review both options. Kieran Healy of BSC Group gave an overview of the specific proposed amendments for each option and each building as noted above to add modulation.

**DRC Questions & Discussions:**

Sara Porter inquired about sloping the roof by the medical office as the flat roof looks a little short and squat. Sara Porter asked about trim on 834 Route building which Kieran Healy noted was matching the existing trim.

Dick Martin asked if enclosing the porches on 822 Route 28 adds square footage to the living area. Kieran Healy noted it would just enclose the porch area.

Charlie Adams asked if there was a significant cost difference for enclosing the porches. Attorney Singer noted it would be more expensive and would decrease light into the building. Making the porch enclosed living space would be even more expensive.

Sara Porter did not think the porches needed to be enclosed. Dick Martin noted that these sections are not highly visible from Route 28.

Sara Porter asked why the open porches were not allowed. Attorney Singer indicated that some ZBA members felt that the VCOD bylaw is written in a way to not allow for a lot of Variances. The new proposal reduces the amount of relief required than originally proposed before the ZBA due to the changes made to the front of the 822 building and the building at 834 Route 28.

Jack McCormack noted that either option looks great, but prefers Option A. Charlie Adams preferred Option A as well.

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

**SITING STRATEGIES:** In subsequent submissions to the Planning Board and Zoning Board of Appeals (ZBA), the Applicant addressed outstanding items noted in the March 3, 2020 Design Review Comment Sheet including: elimination of the parking in the front of 822 Route 28 and development of a detailed landscaping plan for this buffer area, as well as foundation plantings along the front façade; and addition of an in-lot tree in the parking lot for 834 Route 28. In addition, at the May 28, 2020 ZBA meeting, the Applicant did receive relief for the in-lot trees/spacing, easement for the sidewalk along Route 28 and the second free standing sign.

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

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

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

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:

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

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

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:

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:

*For 834 Route 28, both Options A & B meet this standard. For 822 Route 28, Option A requires relief for the open air porches. The Design Review Committee would recommend such relief. Option B meets this standard.*

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 for 822 Route 28 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.*

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

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

**VOTES:**

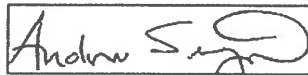
**OPTION A:** *On a motion by Sara Porter, and seconded by Charlie Adams, the Design Review Committee voted (5-0) in favor of OPTION A for both 822 and 834 Route 28 as the extra modulation to meet the criteria does not make any substantive change, but is a burdensome expense.*

**OPTION B:** *On a motion by Jack McCormack, seconded by Sara Porter, the Design Review Committee (DRC) voted (5-0) that the proposed VCOD project OPTION B at 822 & 834 Route 28 and 30 Frank Baker Road as presented at the DRC meeting of June 23, 2020 is in compliance with the Siting and Building Strategies outlined in the Architectural and Site Design Standards.*

Next step for applicant:  Go to Site Plan Review  Return to Design Review  Planning Board VCOD SPR

*On a motion by Sara Porter, seconded by Charlie Adams, the Design Review Committee (DRC) voted (5-0) to approve these DRC Comments as meeting minutes for June 23, 2020 DRC meeting for the proposed amendments for the 822 & 834 Route 28 and 30 Frank Baker Road redevelopment project.*

Received by Applicant(s)

		
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## ATTACHMENTS:

1. **June 23, 2020 DRC Agenda**
2. **Submittal from Applicant – Option A:**
  - a. VCOD SPR Application, Narrative & Checklist - Option A
  - b. Site Plans: All Site Plans prepared by BSC Group for Wise Living Retirement Community and dated February 20, 2020, last revised June 18, 2020.
    - S-2B-A – Site Plan Option A
  - c. Architectural Plans: All Architectural plans prepared by ERT Architects for South Yarmouth Wise Living Retirement Community, all plan dated June 19, 2020, unless otherwise noted:
    - Rendered South Elevation – Option A
    - A.1 – First Floor Plan – Option A
    - A.1.1 – First Floor Plan – Partial – Option A
    - A.4 – Elevations – South, East & West – Option A
    - A.4.1 –South Elevation – Option A
    - A.4.2 – Partial East & West Elevations – Option A
    - A.4.3 – Partial East & West Elevations – Option A
    - B.1 – Elevations – 834 Route 28 – Option A, revised June 8, 2020
3. **Submittal from Applicant – Option B:**
  - a. VCOD SPR Application, Narrative & Checklist, Option B
  - b. Cut Sheet on Slider Doors from Harvey Building Products
  - c. Site Plans: All Site Plans prepared by BSC Group for Wise Living Retirement Community and dated February 20, 2020, last revised June 18, 2020.
    - S-2B-B – Site Plan Option B
  - d. Architectural Plans: All Architectural plans prepared by ERT Architects for South Yarmouth Wise Living Retirement Community, all plan dated June 19, 2020, unless otherwise noted:
    - Rendered South Elevation – Option B (same as Option A)
    - A.1 – First Floor Plan – Option B
    - A.1.1 – First Floor Plan – Partial – Option B
    - A.1.2 – First Floor Plan – Partial – Option B
    - A.2 – Second Floor Plan – Option B
    - A.2.1 – Second Floor Plan – Partial – Option B
    - A.2.2 – Second Floor Plan – Partial – Option B
    - A.4 – Elevations – South, East & West – Option B
    - A.4.1 –South Elevation – Option B
    - A.4.2 – Partial East & West Elevations – Option B
    - A.4.3 – Partial East & West Elevations – Option B
    - B.1 – Elevations – 834 Route 28 – Option B, revised June 8, 2020