

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

DESIGN REVIEW COMMENT SHEET

'19AUG7AM9:19 REC

Meeting Date: August 6, 2019 at 4PM Room B Map: 50 Lot: 108
Applicant: Stuart Bornstein – Wood Road Condominiums Zone(s): VCOD VC4 (and B2/HMOD1)
Site Location: 1121 Route 28, South Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Jack McCormack	Kathy Williams	Dan Ojala
Chris Vincent		
Charlie Adams		
Dick Martin		

DRC Review Started at: 4:08 PM
DRC Review ended at: 4:49 PM

On a motion by Chris Vincent, seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to adjourn the August 6, 2019 DRC meeting at 4:49 PM.

Project Summary

General Description: The Applicant is proposing amendments to a previously approved project which retained the existing commercial building on the property, re-configured the parking and added 9 residential units in three buildings with associated utilities and site work on 1.78 acres utilizing the Village Center Overlay District (VCOD) VC4 zoning regulations. The proposed amendments include revisions to the residential building plans to go from two story residential units to single story, and minor changes to the walkways to accommodate new entrance locations. All building materials, landscaping and utilities would remain the same as originally approved or conditioned by the Planning Board. One unit needs to be affordable per Section 412.

Summary of Presentation: Dan Ojala, representing the applicant, gave an overview of the amendments to the project. He noted the modest changes to reduce to a single story and adjust the entrance locations. He noted the design is more compact visually for the residential units. The construction costs would not support the larger units.

DRC Questions & Discussions:

Charlie Adams asked about whether the entrances were full use and whether there were concerns about traffic cutting through. Dan Ojala noted that there are no such restrictions. Kathy Williams noted that the ZBA Special Permit required two speed bumps to reduce the potential for cutting through.

Chris Vincent inquired about adding a window in the living rooms to add light, which was supported by the DRC members.

Dick Martin inquired about the number of bedrooms. Kathy Williams noted that the bedroom counts stayed the same at 15 bedrooms. Dick noted his disappointment in the scaled down units which were very basic. The previous design had more interest. Chris Vincent did agree that by comparison the first design was more elegant. He suggested eliminating the hip roof and making them gable ends and changing the two center shed dormers to dormers. He also recommended modifying the roof pitch to 8:12 rather than the 6:12 shown.

Although Sara Porter was unable to attend the meeting, she offered comments in the attached August 5, 2019 e-mail which was read into the record. Her suggestion to eliminate the shutters on the bathroom window was supported by the DRC members. She had also suggested the gable ends rather than the hip roof.

Review Comments In Relation To The Design Standards

SITING STRATEGIES: No changes to the site plan are proposed, except for minor relocation of the walkways to match the entrance locations for the revised residential buildings.

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 2nd 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:

Retain as many big trees within the development as possible.

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:

The amended plans for the residential buildings have a minimum of 5' setbacks every 50', as originally requested by the DRC.

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

Meets the standards should the following comments be incorporated into the architectural plans. Hip roof should be eliminated and have gable ends with single window and 1"x8" rake boards to vary the wall heights. The two center shed dormers to be changed to doghouse dormers. Modify the roof pitch from 8:12 rather than the 6:12 shown. Retain the break in the ridge line. Foundation shall not be exposed more than 12", drop siding to cover exposed foundation or provide stone veneer.

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

The amended plans show varying roof heights and incorporate dormers to break up the roofline. The columns for the roof over the front and rear entrances are shown having an overall 8" square and trimmed in azek, as originally requested by the DRC. All trim is noted to be azek and both entrances are covered.

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

The roofs over the entrances help to bring down the building edges on these relatively small buildings.

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

The amended plans show the window trim as 1"x4", provides for 1"x8 frieze boards and windows with 5/8" contoured grills, as originally requested by the DRC. Eliminate the shutters on the small bathroom windows on the Side Elevations. Add a single double hung window in the living areas in the Rear Elevations of each unit.

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

The amended plans show the siding as red cedar clapboards stained gray, as originally requested by the DRC.

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

Small covered entrances have been provided on the front and back doors as pedestrian scaled features.

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 amended VCOD mixed-use project at 1121 Route 28 as presented at the DRC meeting of August 6, 2019 is in compliance with the Siting and Building Strategies outlined in the Architectural and Site Design Standards, with the modifications noted above.

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

On a motion by Jack McCormack, seconded Charlie Adams, the Design Review Committee (DRC) voted (4-0) to approve the DRC Comments as meeting minutes for August 6, 2019 meeting for the amended mixed use development proposal at 1121 Route 28.

		
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ATTACHMENTS:

- August 6, 2019 Agenda
- E-mail Comments from Sara Porter dated August 5, 2019 and Kathy Williams, Town Planner, dated August 1, 2019
- VCOD Site Plan Review Application
- PLANS:
 - Site Plans – All plans entitled “Site Plan of Land of #1121 Route 28 South Yarmouth, MA – 1121 Route 28, South Yarmouth Condominium prepared for Shoestring Properties LP”, prepared by Down Cape Engineering and dated October 5, 2017, and last revised and stamped on July 12, 2019:
 - Sheet 1 of 6 – Layout/Landscape
 - Sheet 2/6 – Utilities & Grading
 - Architectural Plans – Proposed Residential Buildings – All plans entitled “Proposed Townhouses for Shoestring Properties LP #1121 Route 28 South Yarmouth Massachusetts”, prepared by DP Architect, and dated May 13, 2017 and last revised July 10, 2019:
 - A-1 –Floor Plan
 - A-2 – Exterior Elevations (Side and Front)
 - A-3 – Exterior Elevations (Side and Rear)