

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**

'18AUG31AM9:27 REC

Meeting Date: August 29, 2018 in Room A Map: 98 Lots: 91.1 & 92.2  
 Applicant: 809 College Highway LLC (dba Five Star Transportation Inc) Zone(s): B3/APD  
 Site Location: 9 Commonwealth Ave & Un-numbered lot off White's Path  
 in South Yarmouth

**Persons Present:**

DCR Members Present	Yarmouth Town Staff Present	Guests
Sara Jane Porter, Chair <i>SJP</i>	Karen Greene	Rob Levesque
Dick Martin <i>DM</i>		
Charlie Adams <i>CA</i>		

DRC Review for this project started at: 4:05 PM  
 DRC Review ended at: 5:00 PM

***On a motion by Charlie Adams, seconded by Dick Martin, the Design Review Committee (DRC) voted (?-0) to adjourn the August 29, 2018 DRC meeting at 5 PM.***

**Project Summary**

**General Description:** The applicant is proposing site improvements to redevelop the property at 9 Commonwealth Ave (formerly Dr. Wheels) and a mostly vegetated un-numbered parcel at the corner of White's Path and Commonwealth Avenue. The site improvements include a stormwater bioretention area, gravel parking area to accommodate 40 bus parking spaces, a new paved parking area along White's Path to accommodate 20 driver parking spaces and an area for a driver training course, and 9 parking spaces directly off Commonwealth Avenue. A fueling area is also proposed, although the property is located within the APD. No modifications to the building are proposed.

**Summary of Presentation:** Rob Levesque gave a brief presentation on the proposed project as outline above, noting their contract with the DY School system and the need for a location to store the buses. Mr. Levesque noted that his client was looking to keep the project as simple as possible, further noting that the applicant seeks to utilize the maximum area possible for parking reducing the tree buffer to the west. Parking for up to 40 buses is provided on the proposed plans. Mr. Levesque noted that parking area to the north would also be utilized for a training course. Stored buses would be enclosed with a chain link fence. The surface is proposed to remain as gravel. Parking for employees is proposed for the Whites Path front. Parking along Commonwealth Ave is proposed to continue as-is. No onsite lighting is proposed other than wall paks (i.e. down lit and attached to the building)

**DRC Questions & Discussions:**

Charlie Adams required about whether maintenance would be conducted on site and where trash that is removed from buses at the end of the day will be disposed of. Mr. Levesque noted that a dumpster would be located inside the fencing and along the building. Mr. Adams further inquired regarding security and how vandalism would be prevented. Mr. Levesque noted that security cameras would be in-place. Sara Jane Porter inquired as to whether anything would be done with the building. Mr. Levesque noted that repair and cleaning were likely, but no drastic changes. Ms. Porter noted that snow removal may be an issue. Mr. Adams inquired relative to signage – Mr. Levesque noted nothing was currently planned. Dick Martin inquired relative to the lack of a landscape plan and the proposed reduction of buffer space noting the proposed use was an overutilization of the site noting no in-lot trees have been provided. Would like to see a 30' heavily vegetated buffer and to retain the existing trees to the maximum extent possible. With regards to the building,

Mr. Martin noted that impervious coverage may be an issue and should be reduced noting this may be accomplished by improving the buffer space.

## Review Comments In Relation To The Design Standards

### SITING STRATEGIES

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

***The project does not include any new buildings, although the existing building is located near Commonwealth Avenue with a street facing entrance. The building is a nondescript rectangular, metal building (approximately 50'x80') with no façade modulations and a shallow pitched roof. Inclusion of a small covered entrance or awning would improve the streetscape. (The building used to have a small awning over the entrance.) Also see other Site Strategy Comments below.***

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

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

***The three curb cuts, two garage bays and parking perpendicular to the street severely impact the vegetated buffer along Commonwealth Avenue. Removal of parking in the buffer is necessary to provide plantings along Commonwealth Avenue to define the street edge and screen parking.***

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:

***As the building is a large rectangular metal building and there is significant parking proposed, including parking in the front along White's Path, the use of landscape buffers and screening is particularly important. Maintain trees of 4" in diameter and greater in all buffer areas around the property and supplement with 3" caliper trees to ensure a tree every 20' to screen the bus/car parking areas and provide for landscaped buffers. Any shrubs or trees should be maintained and replaced as needed. Irrigation is recommended, especially for any grassy areas or new plantings. Identify native tree species proposed. Provide new 6' solid fencing with a cap along White's Path to contain bus parking. Any chain link fencing around the bus parking/retention area should be black. A decorative fence along White's Path should be considered. Additional buffer with substantial planting should be provided. Locate fencing to allow for snow storage.***

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

***As noted above, provide for adequate buffer tree retention and supplement needed to ensure adequate landscape buffer to screen parking, as well as providing new 6' solid fencing along White's Path.***

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

***The vast majority of the site is being used for parking without any landscaped islands or planting strips proposed. In-lot trees should be incorporated into the proposed parking lot along White's Path, a planting strip should be provided between the driver parking area and the bus parking, and the parking along Commonwealth Avenue should be relocated to allow for the installation of buffer plantings.***

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

***No changes to utilities are proposed.***

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

**BUILDING STRATEGIES: *There are no changes to the building proposed by the applicant.***

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:

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:

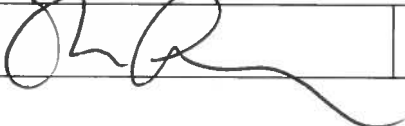
Sect. 9, Incorporate Pedestrian-scaled Features  N/A  Meets Standards, or  Discrepancies:

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 Dick Martin, seconded by Sara Jane Porter, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as meeting minutes for the August 29, 2018 DRC Meeting for the proposed Transportation Facility at 9 Commonwealth Ave and an un-numbered parcel off White's Path.***

Received by Applicant(s)

		
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**ATTACHMENTS:**

- August 29, 2018 Agenda
- August 23, 2018 e-mail from Kathy Williams, Town Planner
- Aerial & Site Photos
- Concept Sketch for Consideration by the DRC from Kathy Williams, Town Planner
- DRC Application:
  - Application Form
  - Plans: All plans prepared by R Levesque Associates, Inc., issuance date of August 8, 2018:
    - Title Sheet
    - EX-1 – Existing Conditions Plan
    - C-1 – Notes, Symbols & Line Legend and Abbreviations
    - C-2 – Construction Notes
    - C-3 – Demolition, Removals, Erosion & Sedimentation Control Plan
    - C-4 – Layout & Materials Plan
    - C-5 – Grading, Drainage & Utilities Plan

- **C-7 – Site Landscaping and Photometric Plan**
  - **D-1 – Details**
  - **D-2 – Details**
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