

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

19SEP18AM8:45 REC

DESIGN REVIEW COMMENT SHEET

Meeting Date: September 17, 2019 in Room B

Map: 31

Lot: 36

Applicant: Commonwealth Community Developers, LLC

Zone(s): B2/HMOD1

Site Location: 497 Route 28, West Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Jack McCormack	Kathy Williams	John Winslow
Dick Martin		Jim Perrine
Chris Vincent		

DRC Review for this project started at: 4:09 PM

DRC Review ended at: 4:28 PM

On a motion by Chris Vincent, seconded by Jack McCormack, the Design Review Committee (DRC) voted (3-0) to adjourn the September 17, 2019 DRC meeting at 4:28 PM.

Project Summary

General Description: The Applicant is proposing amendments to a previously approved HMOD1 project to demolish the existing motel buildings at 497 Route 28 (Yarmouth Gardens) and construct 40 units of affordable rental housing in two new 2-story buildings, along with site improvements and utilities, on 2.07 acres. The main amendments relate to adjustments to the building footprints and elevations to accommodate an added elevator, larger community room, equipment rooms, and adjustments at the building entrances. As the Applicant is utilizing Section 404 – Motel Bylaw, compliance with the Architectural and Site Design Standards is mandatory.

Summary of Presentation: Jim Perrine, President of CCD, gave a brief overview of the project. They have been awarded tax credits this summer and are gearing up for construction. DHCD noted that they would like an elevator in Building 2 and a larger community room. They redesigned the building to meet these requirements and keep within the existing building areas. John Winslow, Winslow Architects, gave an overview of changes which are relatively minor, identifying the changes in the buildings as shown on the plans. He noted the second story unit over the community room in addition to the elevator and enlarged community room.

DRC Questions & Discussions: Chris Vincent noted that the building looks great. Jack McCormack thought it looked terrific. Dick Martin saw no problems, appears to be even better and will be a big improvement over what's there.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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

One building fronts along the street to help define the streetscape and includes a street-oriented entrance and pedestrian access to Route 28. The short end of the building faces Route 28 with varying rooflines, facade modulations and covered entrance to add interest. There is parking to the side of this building with a 25' setback allowing for the planting of landscaping and street trees along the public way to enhance the

street edge and shield parking located to the side of buildings. The proposed bus shelter further defines the streetscape.

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

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

See Comments above for Section 1, Site Strategies.

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

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

Both buildings are two story.

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

Landscaping, including bushes, trees and fencing are used to screen the parking areas. A small berm in front of the parking along Route 28 has been provided to further hide the parking lot.

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

Quality larger buffer trees of 4" in diameter and greater have been shown to remain wherever feasible and should be protected during construction. New buffer trees, shrubs and fencing have been incorporated into the design for buffering and screening. Additional screening has been provided for electrical transformers, HVAC condensers and building mounted meters. Landscaped areas will be irrigated.

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

Side parking along Route 28 is well screened with landscaping and the small bus shelter. A small berm in front of the parking along Route 28 has been provided to further hide the parking lot. The parking in the rear is screened with solid fencing and plantings.

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

There are two separate parking lots placed on the property, with the larger lot being broken up with a landscaped center island.

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

All utilities are underground. All ground mounted transformers, electrical cabinet or building mounted meters shall be located to minimize visibility and shall be screened. Building mounted meters shall not face Route 28. No utility or plumbing vents shall be in the roof lines facing Route 28.

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

BUILDING STRATEGIES: All Materials originally proposed are to remain the same.

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

There are multiple buildings on the site. Each building is broken down visually into smaller structural masses through varying the façade line, wall heights, building materials and colors, and roof lines.

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

See Comments above for Section 1 Building Strategies.

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
Coordinate with the Building Commissioner to determine if any further review or relief is required.

On a motion by Jack McCormack, seconded by Chris Vincent, the DRC voted (3-0) that the revisions for the proposed 40 unit residential development at 497 Route 28 as presented at the DRC meeting of September 17, 2019 is in compliance with the Siting and Building Strategies outlined in the Architectural and Site Design Standards.

On a motion by Jack McCormack, seconded by Chris Vincent, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as meeting minutes for September 17, 2019 DRC meeting for the proposed revisions to the 40 unit residential development at 497 Route 28.

Read & Received by Applicant(s)

		
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ATTACHMENTS:

- September 17, 2019 Agenda
- DRC Application form, Materials Specification Sheet and September 10, 2019 Memo
- REVISED PLANS:
 - Site Plans – All plans titled Residences at Yarmouth Gardens, prepared by Coastal Engineering
 - C1.2.1 – Plan Showing Existing Site Conditions, dated 10/25/17
 - C2.1.0 – Plan Showing Existing and Proposed Building Layouts, dated 11/15/17
 - C2.1.1 – Plan Showing Proposed Layout & Materials, dated 9/12/19
 - C2.2.1 – Plan Showing Proposed Grading & Drainage, dated 11/15/17, last revised 9/10/19
 - C2.3.1 – Plan Showing Proposed Utility Layout, dated 11/15/17, last revised 9/10/19
 - C2.4.1 – Site Details, dated 11/15/17
 - C2.4.2 – Soil Test Results & Sewage Disposal System Notes, dated 11/15/17
 - Landscape Plans – All plans titled Residences at Yarmouth Gardens, prepared Hammer & Walsh Design
 - L100 – Site Plan, dated 9/12/19
 - L101 – Untitled (included Details for fencing, lights, bike rack, play equipment surface/footings and entry sign), dated 11/15/17
 - L102 – Tot Lot, dated 11/15/17
 - L103 – Plant Palette, dated 11/15/17
 - L105 – Illustrated Site Plan, dated 11/15/17

- **Photometric Plan – All plans titled Residences at Yarmouth Gardens, prepared by Omni-Lite**
 - **L104 – Site Lighting Photometric Plan, dated 11/15/17**
- **Architect Plans – All plans prepared by Winslow Architects**
 - **G-001 – Title Sheet, dated 9/12/19**
 - **A101 Rev 1 – Building 1 Floor Plans, dated 9/12/19**
 - **A102 Rev 1 – Building 2 Floor Plans, dated 9/12/19**
 - **A103 Rev 1 – Roof Plans, dated 9/12/19**
 - **A104 – Bus Stop Shed Plans, dated 11/15/17**
 - **A201 Rev 1 – Exterior Elevations – Building 1, dated 9/12/19**
 - **A202 Rev 1 – Exterior Elevations – Building 2, dated 9/12/19**
 - **A203 – Perspectives, dated 11/15/17**