Review is: ☐ Conceptual ☒ Formal ☐ Binding (404 Motels/R.O.A.D. Project) ☒ Non-binding (All other commercial projects)
Review is by: ☐ Planning Board ☒ Design Review Committee

DESIGN REVIEW COMMENT SHEET

Date: March 3, 2014	Map: 33	Lot: 75
Applicant: Marie Caron	Zone(s): B-2	
Location: 797 Route 28, South Yarmouth		

Persons Present:

Sara Jane Porter	Kathy Williams KDW	
Jack McCormack	Marie Caron	
Dick Martin		

Project Summary

The proposed project involves the installation of a small office and porch addition to the front of the existing building facing Route 28 of approximately 7.5' by 28.9'. The office expansion is proposed to have grey painted shingles with white trim, the porch would have white painted wood columns, and the roof would be an architectural asphalt shingle.

Marie Caron briefly outlined the proposed project and provided photos of the existing building and photos of similar porches. The applicant discussed having a square lattice covering under the porch and using square columns with no railing. New shrubs and landscaping will be provided in front of the porch.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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:

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:

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

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

The roofline of the proposed office space should be a hipped roof on the corner to blend into the existing roofline.

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 Zoning Board of Appeals (Site Plan Review not required)

☐ Return to Design Review for Formal Review

Read & Received by Applicant(s)

		Marie Carson