

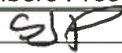
Review is: Conceptual Formal Binding (404 Motels/R.O.A.D. Project) Non-binding (All other commercial projects)
 Review is by: Planning Board Design Review Committee

If this is a conceptual review, a formal review will be required before Site Plan Review.

DESIGN REVIEW COMMENT SHEET

Meeting Date: March 3, 2015 in Room A at Yarmouth Town Hall Map: 31 Lot: 62.1.1
 Applicant: Hunt Real Estate, Doug Murray Zone(s): B2 along Route 28, R25 in SE corner
 Site Location: 447 Route 28

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Sara Jane Porter 	Kathy Williams	Doug Murray, Hunt Real Estate
Jack McCormack		
Charlie Adams 		
Anthony Panebianco 		

DCR Review Started at: 4:48 PM
 DCR Review ended at: 5:45 PM

Project Summary

The Applicant is proposing changes to the 9,180 sf building proposed for a Family Dollar store to be located on a vacant 2.15 acre lot at 447 Route 28, West Yarmouth. No changes to the site plan have been proposed. Refer to the DRC Comments from the September 9, 2014 meeting for comments regarding landscaping and the streetscape. The building changes proposed include:

- North Elevation: Porch element was reduced to a 12" projection from front of the building, modified the style of the faux windows, reduced the number of windows in the "porch" area to one and changed the faux windows on either end to shutters. The eave overhangs have also been reduced.
- East Elevation: The height and width of the gable end has been significantly reduced, window and door unit is now a single section, window muntins have been eliminated, and proposed shutters have been added on either end to break up the elevation due to the reduced gable.
- South Elevation: Total change of materials to eliminate siding, wainscot and shutters, and replacing with vertical metal panels.
- West Elevation: No changes.

Doug Murray gave a brief overview of the financial reasons for the changes to the building. The DRC discussed aspects of the project which were most important to them to retain. These include:

- Retain the 4:12 roof pitch.
- The Route 28 façade is most important to the DRC and the "porch" projection of approximately 4' as shown in the 9/9/14 DRC meeting submittal plans should be retained, but the two faux windows on the sides can be changed to shutters.

Although not preferable, the DRC was okay with the changes to the South Elevation as there is a significant distance to the residential areas, existing vegetation in the buffer area, a 6' fence and new trees to screen the rear of the building. Although also not preferable, the DRC was okay with the changes to the Eastern Elevation with the reduction in the height and width of the gable end.

Based on this guidance, the Applicant will work with Planning Staff on revising the elevations and looking at possible reduction in the amount of landscaping and rearranging the truck turn-around and then come back to the DRC for formal Design Review.

Read & Received by Applicant(s)

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