

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 Map: 73 Lot: 41.1, 4.1.2 & 4.1.3  
 Applicant: Gladstone LP, Stuart Bornstein Zone(s): B3 and APD  
 Site Location: 690, 698 and 706 Higgins Crowell Road

**Persons Present:**

DCR Members Present	Yarmouth Town Staff Present	Guests
Sara Jane Porter <i>SJP</i>	Kathy Williams, Town Planner	Dan Ojala, Down Cape Engineering
Jack McCormack <i>JCM</i>		Stu Bornstein
Charlie Adams <i>CA</i>		
Anthony Panebianco <i>AP</i>		

DRC Review Started at: 4:02 PM  
 DRC Review ended at: 4:45 PM

**Project Summary**

The project is a proposed 228 space commercial parking lot with winter boat storage and a small guard shack on an existing vacant lot. Dan Ojala gave a brief presentation on the project. Concept is for a commercial parking lot for the ferries in Hyannis with a shuttle bus during the tourism season with boat storage in the winter. No chain link fencing for security, just a wooden split rail fence. Security cameras will be provided for security. Parking is proposed to be gravel and not paved with bioretention areas for stormwater. Parking area lighting is proposed, in addition to illumination of the free standing signage. Lights will be 20' fixture height, LED cut-off fixtures. Layout of the boats will depend on the size of the boats and a layout plan will be provided to Site Plan Review. A small septic system is proposed for the guard shack. Bus shelter will be made of wood with a wooden bench and glass sides (similar to the bus shelter in front of the State Police on Route 28).

**Review Comments In Relation To The Design Standards**

**SITING STRATEGIES**

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

***Please note that significant efforts should be made to ensure the Contractor does not eliminate trees located within the buffer which are 4" caliper and greater (as required by the Zoning Bylaw). The retention of existing large diameter trees along the street, the inclusion of new trees where existing trees do not exist, and the use of split rail fencing, all help to define the street edge. Plant species for proposed buffer trees should be identified and should be native species.***

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

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

**See Comment for Section 1 above.**

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:

**See Comment for Section 1 above.**

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

**The parking lot is screened by the existing and new trees in the buffer area and the split rail fencing.**

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

**Interior islands with in-lot trees have been provided to break up this large parking lot area, however, the Applicant should consider adding additional in-lot tree islands in the middle of the parking area, which have long rows of parking. Confirmation of adequate square footage of soil area per tree should be provided at Site Plan Review.**

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

**All utilities to be located underground.**

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

**BUILDING STRATEGIES:** The small size of the guard shack building and shuttle shelter makes many of the building strategies outlined below N/A for this project.

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:

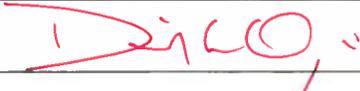
**Proposed changes to the architectural design of the guard shack include: 1x8, 1x3 rake boards, 1x6 corner boards, 1x4 trim around windows and doors, frieze board, square soffit, 1x8 fascia, 6 panel door, and simulated divided lights or grills between the glass. Refer to attached Concept Sketch.**

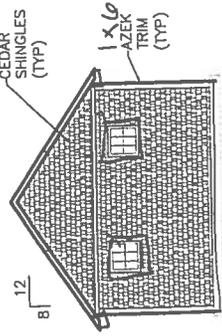
Sect. 9, Incorporate Pedestrian-scaled Features  N/A  Meets Standards, or  Discrepancies:

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

Read & Received by Applicant(s)

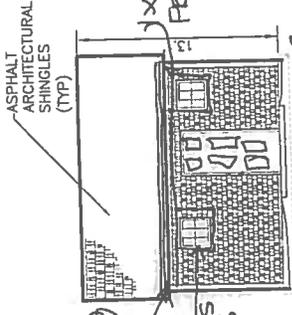
		
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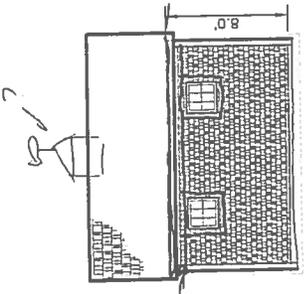
NORTH ELEVATION



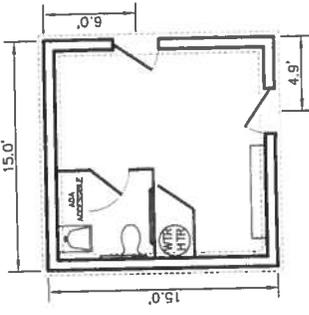
SOUTH ELEVATION  
 SIM. DIVIDED LT. WINDOWS OR AT THE LEAST  
 GRILLS BY GLASS



EAST ELEVATION  
 6 PANEL OR SOMETHING ELSE MORE



WEST ELEVATION

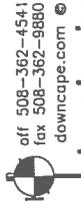


PLAN VIEW

**BUILDING PLANS**  
 AT INTERSECTION OF  
**HIGGINS CROWELL ROAD**  
**& WILLOW STREET**  
**YARMOUTH, MA**

PREPARED FOR  
**GLADSTONE, LP**

FEB. 10, 2015  
 SCALE: 1/8" = 1'



**down cape engineering, inc.**  
 civil engineers  
 land surveyors  
 939 Main Street (Rte 6A)  
 YARMOUTHPORT MA 02675

PREC 3/3/15  
 CONCEPT SKETCH

DCE #14-348