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: June 16, 2015 at 4PM – Room A Town Hall	Map: 73	Lot: 9.2.3
Applicant: Gladstone, LLC, Stuart Bornstein	Zone(s): B3	
Site Location: 31 Aaron's Way, West Yarmouth		

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Sara Jane Porter SJP	Kathy Williams, Town Planner	Dan Gonsalves, Down Cape Engineer.
Dick Martin		Stu Bornstein
Charlie Adams CA		

DCR Review Started at: 4:07 PM
DCR Review ended at: 4:30 PM for this project

Project Summary*

The Applicant is proposing to modify the trellis detail on the north side of the 17,000 sf warehouse currently constructed at 31 Aaron's way. He is proposing to amend the trellises recently placed on the north elevation by adding additional trellises of the same design as shown in the attached revised Building Elevations Plan dated June 1, 2015. These trellises do not match the design previously approved by the DRC as shown in the attached Building Elevation Plans dated April 3, 2014 and revised April 30, 2014 to incorporate DRC comments.

This project received a Hardship Exemption from the CCC to reconstruct a 17,000 sf recycled building at 31 Aaron's Way. During the original CCC DRI process, the application agreed to undergo mandatory Design Review. The Design Review Committee required relatively modest architectural elements on the building façade facing Aaron's Way (shingles and vertical/horizontal trim boards) and trellis details on the north elevation to help break up this large expanse of wall. The DRC Comments from April 14, 2015 stated that the "*Trellises shall be cedar with trim wood along the edges with a gentle arch at the top. Trellis dimensions to be 10' wide with the top of the arch being 2' below the eave and the bottom of trellis starting at the bottom of the steel.*"

Kathy Williams, Town Planner has also spoken with the abutter, Dr. Marasko, multiple times and he has indicated that he respects the original design and sees no reason to modify it. These trellises were installed in partial deference to Dr. Marasko's comments during the CCC process.

Stu Bornstein gave a brief overview indicating the wrong trellises were installed, but a lot of oversized plants were installed that will grow to hide the facade. The installation of the trellises resulted in numerous holes in the building. The proposed trellises are more numerous, but would allow for the keeping of the existing trellises. Applicant has also ordered an awning to go over the front door. Tenant does not want the trellises.

After discussion, the DRC is requiring the Applicant to install the trellises as originally shown on the attached approved DRC plan from April 2014. The Applicant should provide a dimensioned shop drawing prior to manufacture to ensure compliance with the DRC requirements. Applicant will try to have the trellises installed within 90-days.

Read & Received by Applicant(s)