

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: August 18, 2015 Map: 33 Lot: 50  
 Applicant: Edward Quirk (Silver Cloud Towing) Zone(s): B2/HMOD1  
 Site Location: 796 Route 28

**Persons Present:**

DCR Members Present	Yarmouth Town Staff Present	Guests
Sara Jane Porter <i>[Signature]</i>	Kathy Williams	Marie Caron
Dick Martin <i>[Signature]</i>		Dan Speakman
Jack McCormack <i>[Signature]</i>		
Charlie Adams <i>[Signature]</i>		

DRC Review Started at: 4:06 PM Room B  
 DRC Review ended at: 4:58 PM

**Project Summary**

The Applicant (Silver Cloud Towing) is proposing to raze and replace the existing building (currently Cape Cod Vacuum) and replace it with a 40'x90' vehicle storage building with no bathroom or office. This property is located directly across Route 28 from their current location at 797 Route 28. The intent is to store their larger towing trucks and avoid having to back into their current location from Route 28.

The proposed building is a wood structure, sided with T-111, and 8:12 asphalt shingle roof. There are four large windows on the Route 28 side, along with a small covered area over a barn style door to replicate a front door entrance. This will need to be modified slightly to provide only an 18" projection in order to meet zoning setbacks. A third access is proposed off Blisscott Ave to allow for trucks to access both ends of the building. There are currently curb cuts onto Angus Ave and Route 28. Eight parking spaces have been shown. The existing sign will be removed and the site will have no signage. Infiltration basins for roof runoff have been shown.

Marie Caron gave a short overview of the project and indicated that the office and cars will remain across the street. Large windows from the existing building will be utilized along the Route 28 façade.

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

**SITING STRATEGIES**

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

*The new building is fronting along Route 28 with a 25' setback allowed for commercial corner lots per the Zoning amendments from the 2015 ATM. Large windows with grilled transom windows above, and a small porch projection and front door, have been provided along the Route 28 façade to help create a street oriented façade. It would be preferable if the porch over the door could be more substantial and include support columns, but this would encroach into the front yard setback.*

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

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

**The definition of the street edge is impacted by the number and width of the curb cuts. The Angus Ave curb cut is being expanded to 50' and a new 35' curb cut is proposed off Blisscott Avenue and the existing Route 28 curb cut is shown as remaining. Three curb cuts for a small lot is excessive. Recommend that the Route 28 access on the property be abandoned and the pavement removed. Applicant should confirm they have the ability to access off Blisscott Avenue which is a private road.**

**The applicant is proposing street trees along Route 28 which further defines the street edge. However, an additional street tree should be provided in the island along Blisscott Avenue.**

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:

**Adequate landscaped buffers and foundation plantings are shown along Route 28. The north side of the property abuts a residential neighborhood and includes a wooden fence that is leaning in some locations and missing some sections. Although there are some existing trees along the northern buffer not shown on the plans, there are sections where the buffer plantings are missing or minimal. The applicant should replace/repair the wooden fence and install supplemental buffer plantings along the northern property line, to be shown on the plans submitted to SPR. Grass should be irrigated.**

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

**Parking area is relatively small and is in the rear of the property and screened with plantings.**

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

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

**Utilities to be underground, or seek relief.**

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:

**The building is less than 5,000 sf in size.**

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:

**The building is rectangular in shape without changes to the façade, roof lines or wall height. The small porch overhang and door has been added to break up the façade line facing Route 28.**

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

**See Section 3 comment above.**

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

**See Section 3 comment above.**

Sect. 6, Bring Down Building Edges  N/A  Meets Standards, or  Discrepancies:

**See Section 3 comment above.**

Sect. 7, Vary Building Mat'ls For Depth  N/A  Meets Standards, or  Discrepancies:

**Window trim should be 1"x5" with 6" to 8" corner boards. Detail of the brackets for the front porch to be provided to Town Planner.**

Sect. 8, Use Traditional & Nat'l. Building Mat'ls  N/A  Meets Standards, or  Discrepancies:

**The building siding is proposed to be T-111. The Applicant agreed to utilize cedar shingles on the two gable ends and the Route 28 façade, leaving the T-111 for the rear of the building.**

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

**A small overhang and door have been included along the Route 28 façade.**

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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