

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: September 1, 2015 Map: 73 Lot: 9.2.6  
 Applicant: Louis Seminara Zone(s): B3/APD  
 Site Location: 22 Aarons Way, West Yarmouth

**Persons Present:**

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

DRC Review Started at: 4:05 PM  
 DRC Review ended at: 4:52 PM

**Project Summary**

The Applicant is proposing the construction of a 7,419 sf office building with 38 parking spaces with six in-lot trees, septic system, drainage and landscaping. See attached plans.

Lou Seminar and Dan Ojala, Down Cape Engineering, gave a brief presentation of the proposed office building project.

**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:

***The building is close to the street with streetscape trees to define the street edge.***

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:

***Meets the standard with the following comments: No utilities should be located parallel to buffer areas as these areas are meant for the landscaping and buffer trees. All species need to be native. All landscaping should be shown on the site and not within the ROW. The need for the emergency fire access to Willow Street should be discussed with the Fire Department during SPR. Maintaining an undisturbed vegetated buffer along Willow Street would be preferred. Grass to be irrigated.***

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

***Parking is located to the side and rear of the building. However, the two parking spaces at the very end of the lot need to be relocated parallel with the other spaces. It is unsafe to exit these spaces as shown as it would require backing out until you get to the dumpster area where you could turn around. Six in-lot trees are shown with the plans indicate 8 are required, but only 5 are required (38 spaces with one tree per 8 spaces). Recommend they could reduce the two trees in the single island to one tree, as they are only 13' apart. This would still provide the required five in-lot trees.***

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:

***The building modulation and entry ways help to break down the building mass. Consider modifying size of column on the smaller entrance to 12" and to 14" on the larger entrance, base of columns to be larger.***

Sect. 2, Break Down Building Mass – Sub-Masses  N/A  Meets Standards, or  Discrepancies:

***See Comments for Section 1 above.***

Sect. 3, Vary Façade Lines  N/A  Meets Standards, or  Discrepancies:

***See Comments for Section 1 above.***

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

***To improve the elevation facing Aaron's Way eliminate the pack light or change to a decorative light style.***

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

***See Comments for Section 1 above.***

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

***See Comments for Section 1 above.***

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:

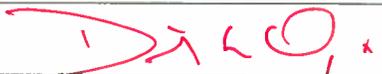
Sect. 9, Incorporate Pedestrian-scaled Features  N/A  Meets Standards, or  Discrepancies:

***Entry ways provide for pedestrian scale features.***

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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