



**The southern end of the property is within the R40 Zoning District. Parking for more than 5 cars needs to be screened with densely planted shrubs not less than 5' in height with 75% evergreens. There does not appear to be existing vegetation in this area to meet these requirements. Fencing may be part of such screening as approved by Site Plan Review. Fencing to include 6' capped cedar. There is concern about the location of plantings under the overhead utilities which may also be adversely impacted by utility spraying and may get trimmed by the electric utility.**

**Where proper buffer plants do not exist, per the plan, they need to be added, including along Camp Street which is relatively open, as allowed by the utility company.**

**Applicant should confirm they have the right to locate parking, landscaping and drainage within the Cape & Vineyard 100 electric easement.**

**Dan Ojala indicated applicant has the right to utilize the right-of-way (ROW) area as it is a private paper road where applicant owns to the center of the ROW and owns property on both sides.**

**Any dumpsters would need to be fenced and gated for screening.**

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

**See Section 7 Comments above. Although five trees are shown, only three would count toward 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:

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 with no variations in the façade lines.**

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

**There are no variations in the wall heights.**

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

**There are no variations in the roof lines.**

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

**There are no architectural elements that bring down the building edges.**

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

**Building is all one material, metal siding.**

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

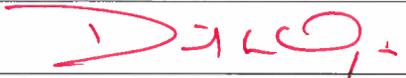
**Metal siding is not a traditional Cape Cod building material.**

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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