

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: May 24, 2016 – Room A in Yarmouth Town Hall Map: 31 Lot: 62.1.1
 Applicant: West Yarmouth DG, LLC Zone(s): B2 along Rte 28, R25 in SE corner
 Site Location: 447 Route 28, West Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Sara Jane Porter <i>STP</i>	Kathy Williams	Phil Henry <i>PH</i>
Jack McCormack		Andrew Comollo <i>AC</i>
Dick Martin <i>DM</i>		Doug Grunert
Charlie Adams <i>CA</i>		

DRC Review Started at: 4:08 PM
 DRC Review ended at: ????? PM

Project Summary

The proposed project includes a 9,100 sf Dollar General retail store with 30 parking spaces and site amenities to be located on a vacant 2.15 acre lot at 447 Route 28, West Yarmouth. The majority of the lot is zoned B2, with a small portion zoned R25 along Rustic Drive in the southeast corner of the parcel. Access to the lot is through an existing shared driveway with the adjacent restaurant. No access to Rustic Drive is proposed.

Phil Henry gave an overview of the site layout including access through the common driveway, landscaping, parking to the side with handicap spaces, loading area, pedestrian access to Route 28, lighting, and graded berm along Route 28 to hide the parking. Utilities will be underground from existing pole with pole mounted transformer or transformer on pad behind the building (not at the entrance).

Doug Grunert, Architect gave an overview of the revised Elevation Plan that was submitted at the DRC meeting. The revised elevations included additional windows on the Route 28 and parking lot side of the building.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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

The building is designed to front on the street and has plantings in front and pedestrian access to Route 28. Although the building has little modulation, the gable end and porch elements help to vary the façade. Consider more variety in the street trees with different type of trees (cherry, dogwood, or Japanese red maple). Existing large trees should be maintained along Route 28 and incorporated into the landscaping. Street trees should be at least 10' from the property line and be minimum 3" caliper.

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

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

See notes to Section 1 above.

Sect. 4, Shield Large Buildings N/A Meets Standards, or Discrepancies:

Sect. 5, Design a 2nd 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:

All trees need to be a minimum of 3" caliper. Buffer trees along the common driveway need to be spaced every 20'. A tree west of the entrance is needed to screen the parking area. Existing buffer and large diameter trees along the required buffer areas need to be maintained and noted for protection on the Construction Documents. Planting beds, trees and seeded/sod lawns are shown to be irrigated. Buffer trees are used to soften above ground infiltration.

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

See notes to Section 7 above. Also with 30 parking spaces, 4 in-lot trees are required to be evenly spaced throughout the parking area. Only one tree currently shown qualifies as an in-lot tree as the trees along the shared driveway are buffer trees.

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

Additional in-lot trees are required in the parking area.

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

All utilities to be located underground. Any pad mounted transformers to be located in the rear of the property and screened.

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

Loading area is shielded in the back of the property.

BUILDING STRATEGIES

Sect. 1, Break Down Building Mass – Multiple Bldgs. N/A Meets Standards, or Discrepancies:

The building is a 130' x 70' rectangle with very little modulation in the main building itself. The use of gable ends/overhangs help to give a porch like feel to the front and side façade and help break-down the building mass.

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

See Building Comment 1 above.

The windows along Route 28 and the parking lot side help to break down the mass further. Windows along Route 28 should be full windows without cementitious window panel. Lower portion of the window can be frosted or interior shutters if privacy is required.

The West Elevation is a long blank wall with no variations. Break up the wall with 12" white vertical trim boards behind the gutters. North side of West Elevation will be visible from Route 28. Include two pairs of windows in each of the two bays closets to Route 28. The south end of the East Elevation facing the parking lot is also blank, two additional pairs of faux style windows should be added.

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

See Building Comment 1 above.

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

The Route 28 and parking lot sides of the facades provide for variation in the wall heights. Wall heights on side elevation have no variations. Relocate warehouse door on east elevation to the rear elevation.

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

Rooflines vary on the North and East Elevations, no variations on the South and West Elevations.

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

Porch area helps to bring down building edges and provide for pedestrian features

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:

Provide 6" trim on the windows and 8" on the corner boards. With the limited variation in building modulation, wider trim is recommended.

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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