

Review is: Conceptual Formal
 Binding (404 Motels/414 VCOD/ROAD) Non-binding (All other commercial projects)

Review is by: Planning Board Design Review Committee

DESIGN REVIEW COMMENT SHEET

Meeting Date: January 18, 2022 at 3:30 PM – Room A/Virtual Map/Lot: 33/70.1, 41/12 & 41/11.1
Applicant: Wise Living Development, LLC Zone(s): VCOD VC2 (and B2/HMOD1/ROAD)
Site Location: 822 & 834 Route 28 and 30 Frank Baker Rd,
South Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Dick Martin	Kathy Williams	Erik Tolley
Steve O'Neil (remote)		Jack Hynes
Sara Jane Porter (remote)		Chris Wise
Charlie Adams		

DRC Review Started at: 3:30 PM

DRC Review ended at: 4:11 PM for this Agenda Item

On a motion by Sara Porter, and seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to end this Agenda item for the January 18, 2022 DRC Meeting at 4:11 PM.

Project Summary

General Description: The Applicant is proposing amendments to a previously reviewed project (VCOD #2020-1A). The project includes the redevelopment of the Cape Cod Irish Village hotel property (822 Route 28) into a mixed-use Wise Living Retirement Community for senior housing with 120 units, common resident dining facility and other amenities; upgrades to the existing commercial building at 834 Route 28; and parking lot improvements. The parcel at 30 Frank Baker Road will remain vacant in its natural state. The proposed amendments are related to the building façade at 822 Route 28 only.

Summary of Presentation: Architect Erik Tolley outlined the eight (8) changes proposed to the building from the plans previously reviewed by the DRC on June 23, 2020. Briefly these include revisions to the front entry/porte cochere; removal of 8 cupolas on the east and west wings; remove of 3 exterior stairs; removal of 5 casement windows on the south elevation; removal of 6 elliptical windows on the south elevation; removal of panels from all columns; retention of existing flat roofs at rear stairways; and revised doors and windows on the east and west elevations. The porte cochere was redesigned due to difficulties with turning movements. The exterior staircases were removed to allow for more controlled access to the building. The 5 casement windows are being removed to reduce the heat in the room from these south facing windows. Single glass doors and two double hung windows are being proposed for the units, except for the memory care units, which will not have an exterior door. The three modulation additions will remain. Some products have been limited due to supply chain issues.

DRC Questions & Discussions:

Charlie Adams agrees with most everything, except the cupolas, which he liked how they broke up the length of the building. Chris Wise noted concerns about getting materials for the cupolas, so hoping to reduce some of the scope of the project where not visible from the main road. There were also more doors and windows needing to be replaced than originally anticipated.

Steve O'Neil inquired about what is in store for landscaping in front of the building. Chris Wise noted nothing has changed from the previously approved design.

Sara Porter likes the removal of the 5 casement windows and does not mind removal of the cupolas. She inquired as to whether the curves on the portico are needed and would like to see the building simplified. She would rather keep the angles on the entrance rather than the arch. Chris Wise indicated final materials and colors can still be finalized prior to execution. Sara Porter felt the colors should be as simple as possible.

Dick Martin agreed with what has been said. He doesn't have an issue with the cupolas and the other changes are logical for the intended use of the property.

Kathy Williams commented on the removal of the five casement windows which should include some landscaping in front of the wall.

Review Comments In Relation To The Design Standards

SITING STRATEGIES: The proposed changes are related to the façade of the building at 822 Route 28 only and there are no proposed changes to the site plans. The following denotes the review comments on the site from the June 23, 2020 Design Review Comment Sheet.

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:

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:

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

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:

Relief was given by the Zoning Board of Appeals for the open air porches for 822 Route 28.

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

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

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

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:

Ensure all building and roof colors for 822 Route 28 are complimentary to the existing neutral color scheme. Provide different shades to enhance the variations in building massing. To bring all the building colors together, refinish the brick to better match the entire building color scheme. Prior to submitting building permit, submit color scheme to the Town Planner for review.

The Applicant will adjust the port-cochere entrance to have more angles and no curves to be submitted to the Planning Board for final review.

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

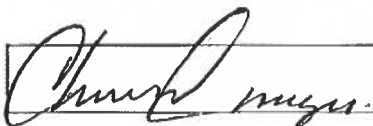
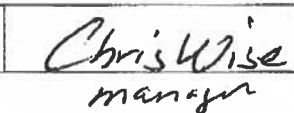
Sect. 10. Incorporate Energy-efficient Design N/A Meets Standards, or Discrepancies:

Next step for applicant: Go to Site Plan Review Return to Design Review Planning Board VCOD SPR

On a motion by Sara Porter, and seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) that the proposed amendments to the façade of the building at 822 Route 28 for the VCOD 2020-1C project at 822 & 834 Route 28 and 30 Frank Baker Road as presented at the DRC meeting of January 18, 2022 is in compliance with the Siting and Building Strategies outlined in the Architectural and Site Design Standards.

On a motion by Sara Porter, and seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to approve these DRC Comments as part of the minutes for the January 18, 2022 DRC meeting related to the proposed amendments for the 822 & 834 Route 28 and 30 Frank Baker Road redevelopment project (VCOD 2020-1C).

Received by Applicant(s)

	 Chris Wise manager	
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ATTACHMENTS:

- January 18, 2022 DRC Agenda
- January 13, 2022 e-mail from Town Planner
- DRC Application:
 - VCOD SPR Application
 - Project Description and Narrative
 - Site Plan: Prepared by BSC Group for Wise Living Retirement Community, dated February 20, 2020, and last revised 6/18/20
 - Architectural Plans: All Architectural plans prepared by ERT Architects for South Yarmouth Wise Living Retirement Community, last revised 1/3/21:
 - A.4 – Elevation - DRC Approved 06.23.2020
 - A.4 – Elevations – Proposed
 - A.4 – Colored Rendering
 - A.4.1 – South Elevation
 - A.4.2 – Partial East & West Elevations
 - A.4.3 – Partial East & West Elevations
 - A.4.4 – Typical Gable Build Out
 - A.4.5 – East & West Entry Details
 - A.4.6 – Partial Floor Plan & Partial Front Elevation

Review is: Conceptual Formal
 Binding (404 Motels/VCOD/R.O.A.D. Project) Non-binding (All other commercial projects)

Review is by: Planning Board Design Review Committee

YARMOUTH TOWN CLERK

22JAN19PM2:34 REC

DESIGN REVIEW COMMENT SHEET

Meeting Date: January 18, 2022 at 3:30 PM, Room A/Virtual Map: 60 Lots: 131 & 132

Applicant: Ekaterina & Family, LLC Zone(s): B2

Site Location: 1276 & 1282 Route 28, South Yarmouth, MA

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Charlie Adams	Kathy Williams	Halim Choubah, CEG
Steve O'Neil (remote)		Jay Imad
Sara Porter (remote)		
Dick Martin (left at 5:02)		

DRC Review for this Agenda Item started at: 4:12 PM

DRC Review ended at: 5:06 PM

On a motion by Steve O'Neil, and seconded by Charlie Adams, the Design Review Committee (DRC) voted (3-0) to end this Agenda item and adjourn the January 18, 2022 DRC meeting at 5:06 PM.

Project Summary

General Description: The Applicant is proposing to demolish 6 existing buildings and one canopy structure and replace with a new 3,340 sf mixed-use building (a convenience store and coffee shop with drive-thru on the first floor, and four (4) two-bedroom apartments on the second floor); five new multiple fuel dispensing pumps with overhead canopy; and associated site improvements.

Summary of Presentation: Halim Choubah of CEG gave a brief overview of the project. He noted this is a redevelopment of two lots, 1276 Route 28 with 5 existing cottages, and 1282 Route 28 with an existing convenience store and canopy over two pumps. The redevelopment would be a mixed used building with parking, five gas pumps with canopy, and two driveways (reduced from 3). Existing canopy is 2' from the street line and a cottage in back is 10' from rear property line. The new canopy would be 18' from the street line, and the proposed building would be 27', meeting the rear setback. Mr. Choubah noted that he will be filing for ZBA relief. He indicated the site improvements would add more landscaping over what is in existence now, and have a 10' buffer in the rear and 8' solid fence, as shown on the landscape plan. There would also be a new septic system and stormwater collection system. Mr. Choubah gave an overview of the two story building, noting the Cape Cod architectural design. He also noted the hip roof on the gas station canopy to compliment the building. The new gas tanks would meet all environmental regulations.

DRC Questions & Discussions:

Charlie Adams inquired about the location of the egresses from the apartments. Mr. Choubah indicated there are two entrances, one inside the building and one on the exterior with stairs/deck. The building would have sprinklers. Charlie Adams inquired about the building mounted lighting and proximity to the neighbors. Mr. Choubah noted the photometric plan.

Steve O'Neil inquired about the landscaping plan, especially along Route 28. Mr. Choubah noted the existing vegetation in the road layout and they would be willing to ask MassDOT to be allowed to provide some low plantings. He gave an overview of the rest of the landscape plan, including three in-lot trees. He noted the lot is currently existing non-conforming. Kathy Williams noted the grade changes may impact the vegetation in the

Route 28 layout. Steve O'Neil felt asking MassDOT for additional plantings in the Route 28 layout would be beneficial to the project

Sara Porter asked about the stairs and railing materials. Mr. Choubah noted the railing would be plastic. Ms. Porter asked if the stairs need to be covered. Mr. Choubah stated only one egress has to be covered. She indicated she was fine with the building elevations.

Dick Martin generally likes the proposal, but thinks they are trying to get too much on too small of a parcel, and should not do a full redevelopment without a front buffer other than on state land. Can try to use state layout for extra landscaping, but he feels there should be a little buffer, like 5' to have landscaping on the parcel in case the state uses the layout. Mr. Martin also noted the residential abutters in the rear. There are two buffer trees that should be retained. There are not enough of the required size trees around the site, and need a variety of native tree species. Mr. Choubah indicated he will try to save the existing trees, and noted this is an existing gas station with convenience store already. Mr. Martin noted that the 100' setback for a drive thru should be to the residential zone, not a residential home.

Nancy Reyburn, the direct abutter behind the project, indicated she had plans to move there and redevelop the family home closer to the project and will be directly impacted by the drive-thru with noise and exhaust. It is also a tall building and the second floor walkway will look over the fence into her properties. She feels it is a huge project and would affect their living situation.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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

The building is located back from the street with parking and gas pumps in the front. There are long facades without the required modulations. The building is attractive, but there are streetscape issues with the size of buffers.

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

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

The street edge is not defined by the building location, nor through the use of landscape features/street trees as there is a long stretch of frontage on the property without any buffers.

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:

Mature buffer trees are not being retained. There is a long stretch of frontage without any buffer plantings on the property. Buffer trees to the east and west of the entrances should be provided. The side buffers need to have more trees to meet the zoning bylaw. Most of the side and rear buffer includes an 8' solid fence.

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

The parking is highly visible due to the lack of front buffering and parking in the front.

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

Although there is not extensive parking and there are three (3) in-lot trees shown, there is a large expanse of open pavement from the parking, pumps, drive-thru and circulation.

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 has a 114' and 70' facades without any modulations or articulations, but the overall design and variety of overhangs and porches provides some relief.

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

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

The building has varying roof lines, heights and decorative cupolas. The canopy design incorporates a hip roof, and stone capped/PVC wrapped columns.

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

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:

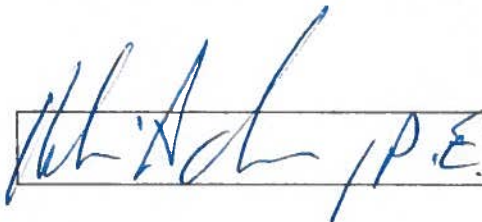
2nd story overhang helps to create a pedestrian corridor along the first floor. Pedestrian access should be provided to Route 28.

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

On a motion by Steve O'Neil, and seconded by Charlie Adams, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as part of the meeting minutes for January 18, 2022 DRC meeting for the proposed development at 1276-1282 Route 28.

Received by Applicant(s)

		
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ATTACHMENTS:

YARMOUTH TOWN CLERK

'22JAN19PM2:34 REC

- **January 18, 2022 Agenda**
- **January 13, 2022 e-mail from Kathy Williams and aerial**
- **DRC Application:**
 - **DRC Application and Materials Specification Sheet**
 - **Miscellaneous cut sheets on various building components**
 - **Existing Conditions Plan: Prepared by Borderland Engineering, Inc, dated December 7, 2021**
 - **Site Plans: All plans prepared by Choubah Engineering Group, dated December 28, 2021:**
 - **Cover Sheet**
 - **Erosion & Sediment Control Plan**
 - **Erosion Control Details & Notes**
 - **Site Layout Plan**
 - **Grading & Drainage Plan**
 - **Utility Plan**
 - **Sewage System – Profile & Sections**
 - **Landscape Layout Plan**
 - **Lighting Plan**
 - **Site Details #1**
 - **Site Details #2**
 - **Underground Fuel Storage Tanks Details**
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 - **Architectural Plans: All plans prepared by Choubah Engineering Group, dated December 28, 2021:**
 - **Preliminary 1st & 2nd Floor Layouts**
 - **Preliminary Building Elevations**
 - **Canopy Elevations & Details**
 - **Architectural Renderings #1**
 - **Architectural Renderings #2**