

TOWN OF SCITUATE
Design Review Committee

MINUTES

Meeting Minutes for: Tuesday, October 25, 2016

Topics:

• Initial Design Discussion: 4 Union Street

The meeting was held in the Planning Board Office and called to order at 7:01PM.

In Attendance:

Hal Stokes (DRC Chairman)
John Roman (DRC Secretary)
Laura DeLong (DRC Member)
Laura Harbottle (Town Planner)
Milton J. Hallin (Applicant)

First Order of Business:

- A) Establish a date for the next Design Review Committee meeting.
B) Approval of DRC July 27, 2016 and August 8, 2015 Meeting Minutes.*

A) The DRC members decided on Tuesday, November 1st, 2016 at 7PM for the next Design Review Committee meeting (with an alternate date of November 9th).

B) The minutes for July 27, 2016 and the August 8, 2016 meetings were approved.

Second Order of Business:

Initial Design Discussion: 4 Union Street

John (Milton) Hallin (applicant) submitted his plans to build a proposed mixed-use, apartment and retail shop structure on the corner of Old Country Way and Union Street. The building will house two retail/office units on the first floor with two one-bedroom apartments on the second floor. A third-floor dormered roof will be used for utilities (with access via a pull-down stairway in the center of the second-floor common hall). All units will have entrances on Old Country Way, each entrance with separate walkways to the street. Two parking spaces for the apartments will be on the right side of the building and three parking spaces for the offices will be at the rear of the building in the 4 Union Street lot. The building will have a cantilevered front façade with a 30-year architectural-shingle roof, clapboard front (painted red) with cedar shingles on the ends and rear and PVC trim painted white. Mr. Hallin proposed a deck (approximately 12' deep and 18'

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wide) at the rear of the building to allow egress to the two upstairs residences. The proposed deck would extend/about the curb of the 4 Union Street parking area (deck would require the removal of existing shrubbery along parking area). Colonial-style 6-over-1 windows would be used on the second floor with 6' x 7' picture windows for all downstairs windows (front and sides).



Design Review Committee Comments:

The Design Review Committee members were pleased initial design plans submitted by Mr. Hallin with the following comments and recommendations:

- Slightly enlarge dormers on front of building.
- $\frac{3}{4}$ glass doors for office units with business window graphics on glass.
- Brass kick-plates at bottom of office doors.
- Solid 6-panel door for residence entrance (with window-lites in top of door).
- Each business should have an (un-lit)"blade" sign that projects out perpendicular to the building front. The graphics of each should be similar or complementary. The signs to be positioned directly over the business doors mounted to the cantilevered portion of the exterior front façade.
- The existing mailboxes to the left of the building should be moved to the open area to the left of the building.
- The existing brick at the mailboxes should be replaced to match the three new entrance walkways at the front of the new building.
- Recessed lights in the cantilevered area should be placed over each doorway entrance with two historic or colonial-type light fixtures to the left and right of the center (residence) entrance.
- Rather than the large 12' x 18' deck, it was suggested that a narrower deck be incorporated to the rear of the structure with separate stairways down from each second-floor unit (as opposed to the original single, common stairway). This would reduce the size of the deck's overall appearance, allow individual entrances/exits for each residence, provide smaller, yet more private deck space for each apartment, and create a place for 3-4 AC compressor units underneath the stairway/decks (out of sight from street views). In addition, this option would create more green space to the rear of the building and eliminate the need to remove existing shrubbery along the 4 Union Street parking area. With this design, two walkways would be at the rear extending from the 4 Union Street parking area to the rear-exits of each of the retail units. These walkways would also service the apartment stairways.

The committee did not vote on this project, rather requested that Mr. Hallin return to the Design Review Committee (on November 1st) with new plans showing the above changes and suggestions.

The meeting adjourned at 8:15PM.

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 Nov. 1, 2016

John Roman
Design Review Committee Secretary
10.25.16