

TOWN OF SCITUATE
Design Review Committee

Meeting Minutes for: Tuesday, December 12, 2017

Agenda Topics:

- I.** Set Next Meeting Date, and Meeting Minutes Approval for November 1, 2017
- II.** Summarize final recommendations of *Seaside at Scituate* Design Concepts

The meeting was held in the Planning Board Office and called to order at **7:00PM**.

In Attendance:

Hal Stokes (DRC Chairman)
John Roman (DRC Secretary)
Dave Buckley (Toll Brothers)
Jeff Delisi (Atty., Toll Brothers)
Richard Taylor (Planning Board)
Karen Joseph (Planning Office: Town Planner)

I. First Order of Business:

- A) Establish a date for the next Design Review Committee meeting.
- B) Approval of DRC Meeting Minutes from the November 1, 2017 meeting.

- A) No January 2018 meeting is scheduled as of this date.
- B) The minutes for the November 1, 2017 meeting were approved.

II. Second Order of Business:

Final DRC Review of *Seaside at Scituate* Design Concepts

Hatherly Road entrance:

- DRC in agreement with present plans to match guardhouse materials to materials to be used on home structures (roofing, siding, color schemes).

Stone wall and fencing at entrance:

- DRC is in agreement with the proposed entrance stone wall design which features stone veneer so long as it appears as real stone, as featured in photos submitted to the DRC. Post-and-rail fencing at entrance is acceptable as shown in applicant's 3-D renderings, but should in some way reflect the fence style/look being incorporated at the unit driveways (consistent cap styles, for example).

Seaside at Scituate sign at Hatherly Entrance:

- DRC in agreement with the complex sign design. (In a dissenting opinion, one member questions the use of *one sign* only visible from one approach on Hatherly Rd. from the south. The member feels two 4-square-foot signs (as opposed to one 8-square-foot sign) would offer better way-finding to visitors of the complex.)
- The DRC is in agreement that if a sign is to be placed at the Tilden Road entrance it should match in style to the Hatherly Road sign.

Lighthouse Replicas at Hatherly Entrance:

- The DRC is split on the incorporation of faux lighthouses at the entrance. One member of the DRC feels the lighthouses are a “hokey” over-use of a clichéd, seaside icon.

Landscaping at Hatherly Entrance:

- The DRC is in agreement with the landscaping plans for the Hatherly Road entrance.

Housing Complex Structures (Andover, Bethel, Bristol, Bryn Allen, Bucknell and Strathmore):**Materials (Siding & Trim):**

- Exterior shakes shown to the DRC were the vinyl Certaineed “Cedar Impressions” line. These, or an equivalent-looking product, are acceptable to the DRC.
- Exterior shake “coastal” colors, (beige, white and grey tones), such as those shown by the applicant, are acceptable to the DRC. The specific colors shown were: Herringbone, Granite Grey, Sterling, Snow, and Charcoal Grey.
- White PVC trim, as shown, is acceptable to the DRC.

Roofing:

- GAF Architectural Timberline shingles mimicking “weathered wood” – or equivalent-looking product – are acceptable. Use of a single, unified roofing color throughout the complex is acceptable to the DRC.

Stone Foundations:

- The DRC feels the use of artificial stone foundations is being over-applied on the condo structures. Some sections of the building “packs” do *not* incorporate stone bases, which is acceptable to the DRC. All members of the DRC feel stone foundations on the garage projections is an over-use of this exterior treatment. Its use on the main buildings creates the look of an actual “foundation.” This same use on the garages, however, makes those foundations look artificial.

Driveways and Walkways:

- Asphalt for the driveways – without a paver or stone apron at the street – is acceptable to the DRC.
- Asphalt sidewalks throughout the community are acceptable to the DRC.

- Pavers for unit walkways and entries at the individual units – instead of previously-submitted brushed concrete – are recommended by the DRC.

Roof Pitches:

- While most roof pitches throughout the complex are consistent, a few are more shallow than can be endorsed. The members of the DRC understand that this is caused by a height restriction imposed on the development.

Windows:

- Window designs and colors as throughout the complex – as shown in the 3-D renderings -- are acceptable to the DRC. Typically, these are 6-over-one, or 8-over-one, and white.

Exterior Lighting Fixtures:

- Lighting fixtures for the building exteriors and street light fixtures – as identified in the Town Planner's book of submissions for the project (Domus Series Lumineer 4000k) are acceptable to the DRC.

Garages and Garage Doors:

- The DRC stops short of endorsing the ubiquitous use of double-width garage doors throughout complex, as a design element that is not generally common throughout the Town of Scituate. However, the DRC believes that the all of the designs presented by the applicant to mitigate the impact of this appearance are acceptable and should be required. These include:
 - The Carriage-style garage doors seen in recent 3-D renderings should be required.
 - Fencing and plantings separating driveways, as seen in the renderings, should be required.

Curbing:

- The DRC is in agreement and accepts the proposed Belgian Block cobble curbing for the Seaside at Scituate complex. This should be utilized throughout, including along the Hatherly Road entrance.

Clustering of the Residence "Packs":

- As the clustering of the residence "packs" is to be determined by the sales of the units (buyer's preference), the DRC has no recommendations on this topic.

Landscaping:

- The landscaping and tree-planting at the site seem acceptable to the DRC.

Fencing:

As mentioned above in the "Entrance" comments, the proposed fencing is acceptable but should in some way reflect a fence style/look being incorporated at the unit driveways (consistent cap styles, for example).

The meeting adjourned at **8:44 PM**.

John Roman
Design Review Committee Secretary
12.16.17

Date approved 3.21.18