



TOWN OF SCITUATE

Design Review Committee

2022 APR -8 AM 8:50
600 Chief Justice Cushing Highway
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TOWN OF SCITUATE
Town Clerk's Office
Scituate, MA 02066

Meeting

Minutes

Date: December

14, 2021 6:30 PM

ATTENDEES:

Karen Joseph	Town Planner
Patricia Lambert	Planning Board
Aaron Cutler	Applicant 48-52 New Driftway
Frank Polak	Applicant 7 New Driftway
Phillipe Thibault	Phillipe Thibault Architect LLC
Jennifer Kuhn	
John Buckley	DRC
Craig Mutter	DRC
Paulette O'Connell	DRC

OLD BUSINESS/NEW BUSINESS/ADMIN.

Review and approval of Agenda

Review and approval of Meeting Minutes for November 16, 2021

PRESENTATION AND REVIEW OF SIGNAGE AT 48-52 NEW DRIFTWAY

A Rendering of the sign, which is to be located at the entry to the site, was presented to the Committee. The rendering was prepared by Federal Health Visual Communications, however there was a noted change that the base of the sign will be a stone veneer.

The sign was approved as noted.

A second rendering was presented to be erected above the door of the General Store. This will be carved wood with gold leaf. The sign is similar in appearance to the General store graphics at the entry to the site. The sign was approved.

The DRC recommends that the signage is accept

PRESENTATION AND REVIEW OF 7 NEW DRIFTWAY

Revised floor plans, elevations, and color rendering of 7 Driftway were presented, along with a building section and new black and white renderings from different site angles.

A rendering of the proposed affordable housing units was also presented. This is proposed to be built at 165/167 Stockbridge Road. The affordable trust offered the land to be used, however final approvals are still pending.

Minor changes were made to the design, including pulling back the upper level/fourth floor approximately 5 feet from the south façade to better meet the Zoning By-Laws for Building Setback, Step back and Street Enclosure (Figure 6). This helps mitigate the corner but it does not meet the setbacks set forth in the Zoning Bylaws. The DRC noted that this was a relatively minor adjustment when compared to the extent of the non-conformance to the setback requirements.

In addition the new design added bays on both the east and west facades. Overall this was regarded to help add some visual interest, however it does seem to elongate the building as a whole.

The bays are not part of the 100'-0" overall dimension, but do extend out as projections. The projections must meet the Zoning Section 620.4 Modifications and Exceptions C. "Nothing herein shall prevent the projection...not exceeding eighteen inches in width..."

The DRC would like to see plans with setbacks and dimensions.

Building Placement and Orientation

Per the meeting on November 16th, the DRC had requested additional information regarding the siting of the building and some alternative massing ideas to better meet the Building Setback By-Laws. These issues were not addressed to the satisfaction of the Committee.

Building Height

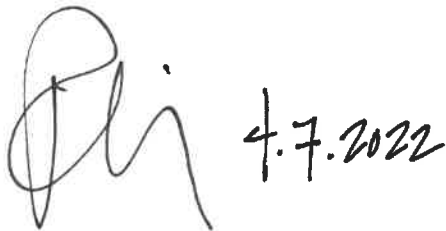
The section and elevations better illustrated the height of the building. However, the 3-d renderings show that the penthouse will be visible from the ends of the site. It does not meet requirements noted in Section 750.5/A/2/c.

The penthouse also does not meet the rear setback as noted in Section 750.6/B Table 1D. This may be something that could be reviewed by the Owner/Architect.

The Applicant noted they are looking for some additional waivers from the Town regarding some of the Zoning issues and the affordable housing units.

The DRC felt that it's previous request to have additional massing options more in compliant with the zoning ordinance were not met, and there was insufficient information to give a recommendation to the Planning Board. It was recommended to await another meeting with the planning board and address whatever waivers have been granted until another meeting is scheduled to re-review the project.

END OF MINUTES

A handwritten signature, possibly reading 'Ph', followed by the date '4.7.2022' in cursive script.