



## TOWN OF SCITUATE

### Design Review Committee

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*[Signature]* 02.28.23  
Approved

## Meeting Minutes

Date: January 24, 2023 6:30 pm

### ATTENDEES:

John Sullivan	7 MacDonald Terrace/33 New Driftway
Bill Ohrenberger	7 MacDonald Terrace/33 New Driftway
John Tedeschi	61 New Driftway
Susan Tedeschi	61 New Driftway
Jamie Kelliher	Axiom Architects
Greg Morse	Morse Engineering
Karen Joseph	Town Planner
Pattie Lambert	Planning Board Chair
John Buckley	DRC
Paulette O'Connell	DRC

### OLD BUSINESS/ADMIN.

Approved Minutes from April 7, 2022  
Reviewed Bylaw Amendments

### PRESENTATION AND REVIEW OF 7 MACDONALD TERRACE/33 NEW DRIFTWAY

7 MacDonald Terrace/33 New Driftway is a proposal to build both a mixed use and multi-family building within the Village Center and Neighborhood District- Greenbush/ Gateway District-Greenbush/ Village Center Subdistrict and Gateway Business Subdistrict.

Site plans, floor plans, elevations and a rendering were presented to the Committee.

*Building Placement and Orientation* appears to adhere to the Zoning ByLaws

#### *Building Height*

The building height appears to meet the Zoning Regulations but the DRC would like the following information.

- The DRC would like to see the overall building height noted clearly on the elevations.
- Refer to comments below in Stepback and Street Enclosure

### *Building Stepback and Street Enclosure*

- The DRC would like to see a section or elevation overlaid with the Building Stepback zones as noted in Figure 6 of the Zoning Bylaws - Building Setback, Stepback and Street Enclosure. This overlay should clearly display the conformity or non-conformity with Figure 6 of the Zoning Bylaws.

### *Overall Scale*

The overall scale of the building appears to adhere to the Zoning Bylaws

- See comments regarding stepback above

### *Building Proportions and Façade Composition*

Overall, the building compositions are proportionate. There is a good use of gables, decks and material differentiation (brick and clapboard) to break up a flat façade. Window sizes got smaller on the upper levels. The openings were aligned and evenly spaced.

- The DRC wanted to see another option that reduces the three gables overlooking New Driftway

### *Exterior Treatments*

Mixed Use Building. This building has brick at the ground level with cementitious clapboard above. The first floor/retail level has large storefront windows with fabric awnings. The upper two stories/residential levels will have double-hung windows. Details include with corner boards, window trim with crown, porches with traditional white railings. The roof will be an architectural asphalt shingle. Colors are still to be determined. Overall, the design fits into the architectural vernacular of Scituate.

- The DRC noted that any cementitious trim work shall be detailed as traditional materials. The DRC would like to review materials and detailing in a future presentation.
- The DRC mentioned that the cantilevered balconies might look better with a different architectural treatment such as a bracket or the like. The DRC would like to see balcony detail options in a future presentation.
- The DRC discussed the use of another material such as stone at the first floor. Ultimately noting that if brick is used, the color of the brick shall complement the colors of the materials above. Sills shall have a traditional design. The DRC would like to see brick details with an emphasis on traditional detailing, depth, and relief in a future presentation.
- The rear garage doors shall be of a residential look and feel.

### *Signage*

The Multi Use building has signage noted as a placeholder.

- The DRC would like to review the building signage when finalized.

### *Site Landscaping*

A landscape plan was not presented as part of the original materials. The applicant noted there will be a new 2 foot wall at the edge of sidewalk. There was mention of adding street trees.

- The DRC would like the rendering to reflect the proposed landscaping and any mechanicals equipment.
- A landscaping plan shall be submitted.

### *Utilities and Mechanical Systems*

Heating/Cooling systems are yet to be determined. There's a flat roof area to be used for equipment.

- Any ground level meters or condensers shall be located on the rear of both buildings out of site from the road and or parking areas.
- An emergency generator and mechanical areas needs to be located on the site plan.
- The DRC wants to make sure there is enough coverage at the flat roof, so equipment is not visible.

## PRESENTATION AND REVIEW OF 61 NEW DRIFTWAY

61 New Driftway is a proposal to build a mixed use building within the Village Center and Neighborhood District- Greenbush/ Gateway District-Greenbush/ New Driftway Transit Village Subdistrict.

Site plans, floor plans, elevations and a rendering were presented to the Committee.

*Building Placement and Orientation* appears to adhere to the Zoning ByLaws

### *Building Height & Building Stepback and Street Enclosure*

The DRC needs additional information in order to understand if the building complies. There was mention that one area was built up to “shield” the higher levels at the rear. We need to see where this is and how much it encroaches into the setback.

- The DRC would like to see the overall building height noted clearly on the elevations.
- The DRC would like to see sections or elevations of building overlaid with the Building Stepback zones as noted in Figure 6 of the Zoning Bylaws - Building Setback, Stepback and Street Enclosure. There should be a section through Old Driftway and New Driftway. This overlay should clearly display the conformity or non-conformity with Figure 6 of the Zoning Bylaws.
- ~~The DRC asked if a photo or outline of the adjacent building could be shown for reference.~~
- The DRC requested a simple rendering showing the Old Driftway façade in context with the new neighboring building and from the vantage point of the Green Bush commuter rail parking lot.

### *Overall Scale*

The overall scale of the building is large. It is also unbalanced. It was noted that the balance is a result of the way the zoning setbacks are defined. There is also a public roof area above the fourth floor. It is accessed by the stair and elevator. Penthouses are no longer allowed per Zoning. The DRC was discussing whether this qualified as a penthouse or just as access to the public space. There is a kitchenette and bathroom which are in a gray area.

- The access structure to the outdoor area appears too large. The DRC would like to see a shift the location bathroom to make the stair/elevator structure appear more centralized. Could the bathroom be removed or relocated? Could the covered area be minimized or removed?
- There is a gap behind the gable on front Driftway. The DRC thought it might look better to “fill the space”.
- See comments regarding stepback above.

### *Building Proportions and Façade Composition*

The first three levels are fairly well articulated. Overall there appears to be a lot of roof visible.

- The lower portico gables appear too tall and or bulky. Perhaps look at lowering the roof pitch.
- The deck at Old Driftway appears too big for the façade.
- Is there another way to articulate the roof design at the corner/Old Driftway? The DRC requested a revision that better addresses the gable roof at the Old Driftway façade with the rest of the roof forms. The current design is disjointed. It appears the current solution does not resolve conformance with the step back requirements of Figure 6. The DRC suggested an alternate and better resolved solution may be more favorably considered even if conformance with Figure 6 were still unresolved.

### *Exterior Treatments*

The openings are well articulated. The first floor/retail level has large storefront windows with porticos at doors and fabric awnings at windows. The upper two levels will have double-hung windows and glass doors out to decks. Details include with corner boards, window trim with crown, porches with traditional white railings. The roof will be an architectural asphalt shingle. Colors are still to be determined. Overall, the design fits into the architectural vernacular of Scituate

- The DRC noted that any cementitious trim work shall be detailed as traditional materials.
- Remove lighting on the rendering if not finalized.
- Roof color may want to be a lighter color.
- The DRC wants to review a list of materials and be able to discuss detailing of materials in a future presentation.

### *Site Landscaping*

A rudimentary landscape plan was presented as part of the original materials. A further developed landscaping plan was requested.

- The DRC would like the rendering to reflect the proposed landscaping and any mechanicals equipment.

### *Utilities and Mechanical Systems*

Heating/Cooling systems are yet to be determined. There's a flat roof area to be used for equipment.

- Any ground level meters or condensers shall be located on the rear of both buildings out of site from the road and or parking areas.
- Is there an emergency generator? It needs to be located on the site plan.

### NEW BUSINESS

The next meeting will be held on Tuesday February 28<sup>th</sup> at 6:30 to review both projects.

### END OF MINUTES

