

TOWN OF SCITUATE
Design Review Committee

Meeting Minutes for: Tuesday, March 19, 2019

Agenda Topics:

- I. Drew Company/MBTA – Mixed Use Special Permit at 247 Driftway**
- II. Next Meeting Date and Meeting Minutes Approval**

The meeting was held in the Public Safety Complex, 800 Chief Justice Cushing Highway and called to order about 7:00PM.

In Attendance:

Hal Stokes (DRC Chairman)
Craig Mutter (DRC member)
Laura DeLong (DRC Member)
Karen Joseph, Scituate Town Planner
Ben Bornstein, Scituate Planning Board member
Bob Vogel, Scituate Building Commissioner & Zoning Enforcement Officer

John E. Drew, 73 Burditt Ave., Hingham - Applicant, Drew Company (DC);
Bob Walsh, 28 Wheelwright, Cohasset - Proctor Ventures, Consultant to Drew Company (PV);
John Ford, 55 Dorrance St., Providence, RI - Horsley Witten Group, consultant to Drew (HWG);
Jim Sandell, 1904 Mass Ave., Cambridge - Carr, Lynch, Sandell.com, architects/planners, consultant to Drew (CLS);

Not in Attendance

John P. Drew, 22 Michael Ave., Scituate (DC)

I. Drew Company presentation

John E. Drew presented the revisions to the project. Jim Sandell presented details of the revisions from the previous presentation on March 5.

Roof Forms:

DC and CLS described revisions to the gabled roof forms of buildings B,C,D, and E. The central ridge of the intermediate roofs were lowered to allow the gabled roofs to appear more pavilion-like. The DRC agreed that this as a beneficial revision that improved the scale and proportion of the facades.

In response to DRC questions about the rooftop condensing units, DC and CLS confirm that the tops of the condensing units are to be fully concealed below the new roof ridge and rooftop screen walls and will not be visible to pedestrians.

Building Footprints

DC and CLS had considered the DRC recommendations from the previous meeting to rotate buildings D and E relative to each other to break down the scale of the building street wall, and to generally add more relief to break up the flatness of the long facades. DC indicated that plan rotation as not feasible. Instead DC proposes to articulate the gabled facades by stepping the individual faces out from the background façade. CLS reviewed the changes to the plan showing increased steps in the façade on buildings B and C.

DRC thinks that in general this is a good approach. DRC requests that CLS look at adding more dramatic stepping in the façade. DC and CLS to look at additional stepped facades at buildings B and C.

Stepped Building Sections

CLS presented adjustments made to the building sections of buildings D and E. The roof lines of buildings D and E are differentiated by exploiting the topography of the site. The DRC agrees that the resulting effect is to reduce the scale and mass of the long elevations.

DC described how the residential units are raised on platforms covering the majority of residential parking. DRC inquired about the possibility of recessing the parking below grade. DRC indicated that the design intent is to maximize the allowable height and don't want to sacrifice height and views.

The Link

The link is the entrance lobby to buildings D and E and is on axis with the walk and public way between buildings B and C. CLS described design revisions which the DRC agrees have improved the scale and appearance of this large vertical element. CLS also described rooftop decks on the east end of each of the pairs of buildings which will be shared amenities for the residents.

Old Driftway Façade

CLS reviewed revisions to the ground floor façade using a series of perspective sketches showing the screened openings separating the garage from the street scape. The ground floor wall consists of vertical planting screens interspersed with opaque piers to conceal the garage structure. Planting screens will be inhabited by climbing Boston Ivy.

DRC recommends using stone or masonry for the opaque piers to reinforce the garden wall appearance of the street front level.

DRC also recommends that HWG consider the planting and paving configurations along this façade to provide niches for benches or spaces for sitting and resting.

CLS indicated that garage doors will be of a premium quality.

Building colors

At the March 19 meeting, color drawings showed distinctive colors for each of the four large residential buildings: Bldg. B: yellow. Bldg. C: blue. Bldg. D: green. Bldg. E: brick red.

Landscape Plan

HWG reviewed the current status of the landscape site plans, and indicated that site plantings are in progress but that the design intent is to rely on local species and/or species that are salt and wind resistant.

Drawings presented on March 19 also showed more Boston Ivy growing up the strong vertical walls of the so-called "Link," as well as the tall elevator shafts of Building C. This was viewed positively by DRC.

DRC requests that HWG consider granite curbs where called for by Town Zoning requirements.

DRC requested additional information concerning the design intent for site lighting and exterior building lighting.

The next meeting is scheduled for April 2nd, 2019 and the Planning Board Meeting is set for April 25th, 2019.

End of Meeting Minutes

Date Approved: May 7, 2019