

TOWN OF SCITUATE
Design Review Committee

Meeting Minutes for: Tuesday, March 5, 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 7:15PM.

In Attendance:

Hal Stokes (DRC Chairman)
Craig Mutter (New DRC member)
Laura DeLong (DRC Member)
Karen Joseph, Scituate Town Planner
Ben Bornstein, Scituate Planning Board member

John P. Drew, 22 Michael Ave., Scituate (Applicant, and President of Drew Company)
John E. Drew, 73 Burditt Ave., Hingham (Drew Company)
Bob Walsh, 28 Wheelwright, Cohasset, (Proctor Ventures, Consultant to Drew Company)
John Ford, 55 Dorrance St., Providence, RI (Horsley Witten Group, consultant to Drew)
Jim Sandell, 1904 Mass Ave., Cambridge, (Carr, Lynch, Sandell.com, architects/planners, consultant to Drew)

I. Purpose and focus

The Planning Board had requested that DRC review this project with particular focus on proportion and massing.

II. Drew Company presentation

John Drew introduced the project team and project. The project consists of six mixed use buildings to be built on the existing MBTA parking lot. Buildings to include 78 apartment units and 10,500SF of retail/commercial space. Project to include three three-story residential buildings with parking underneath, one three-story residential/retail building with parking underneath, a retail/commercial building and a coffee shop. Jim Sandell presented additional details of the project from drawings dated February 14, 2019. The design of the project was based on classic New England architecture using traditional materials such as clapboards and shingles, stone and native landscaping.

There was vigorous discussion over this proposed large development. The DRC was concerned with the mass of the project and how it would 'fit' and 'feel' in the Greenbush

village. The Driftway could be considered the gateway to Scituate Harbor and the proposed project would be a prominent addition to the area.

Drew Company representatives said that they were attempting to create a "village" feel, particularly around designing a Building A as a retail and commercial establishment, surrounded by a promenade and set apart with distinctive rooflines. They noted they had attempted to use "traditional New England" architectural elements, such as classic white trim. DRC members said they appreciated the attempts, but urged the design team to "add more quaintness."

The DRC urged the developers to consider adding more relief to break up the flat expanse of the buildings, and to consider angling the footprints of buildings D and E, so that they would not present such an imposing set of structures. The DRC also urged the developers to consider "pushing the gables out further" in order to break up the flatness of the facades of buildings B, C, D and E.

The meeting closed with Drew Company representatives agreeing to attempt to work with the DRC recommendations, and return on March 19 with revisions.

End of meeting minutes.

Date Approved: May 7, 2019