



TOWN OF SCITUATE

Design Review Committee

600 Chief Justice Cushing Highway
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Meeting Minutes

Date: April 4, 2022 7:00 pm

ATTENDEES:

Karen Joseph	Town Planner
Patricia Lambert	Planning Board
Frank Polak	Applicant 7 New Driftway
Phillipe Thibault	Phillipe Thibault Architect LLC
John Buckley	DRC
Craig Mutter	DRC
Paulette O'Connell	DRC

PRESENTATION AND REVIEW OF NEW DESIGN OF 7 NEW DRIFTWAY

A new site plan, landscaping plan, floor plans, elevations and a rendering were presented to the Committee. The redesign included a number of changes including but not limited to the size, siting and appearance.

The new design reduced the depth of the building by 4'-0". It is 72'-0" x 100'-0". Due to the reduced depth, the building was able to be sited parallel to the road at the 25'-0" setback. The building was also reduced to three floors and the overall height is 40'-0" (to the center point of the sloped roof). The floor-to-floor height is 9'-4". To achieve this, two units were eliminated in the redesign. The new building includes 19 units. There are 16 parking spaces that are located in the garage, as well as additional surface parking.

The new design takes cues from the existing architectural vernacular of Scituate. The flat roofs were changed to gables. The materials are a mix of cementitious clapboard and shingles, 12" corner boards, crown molding at the windows and other trim work. There are shutters in a few key locations. The roof will be an architectural asphalt shingle in a slate color. There may be metal roofs at the bays and entry. Gutters and downspouts will be added to the design.

The DRC had a few design comments.

- The new window bays are to traditionally detailed with corner boards, recessed panels, and the like.
- All cementitious boards be detailed as traditional materials

- Change the small middle window above the front entry either by making it larger to changing the spacing of the windows as shown.

The building does not meet 705.5 3. Building Stepback and Street Enclosure. Per the Zoning Bylaws, a building with 25-50 feet of street shall be 35'-0". The overall height is 40'-0".

- The DRC felt this was acceptable as the building's eave is at or below 35'-0" and the overall design meets the other criteria set forth in the zoning bylaws

A landscape design was presented; it includes surface parking, handicap ramps and plantings.

There is a handicap ramp proposed to slope at 1:20 so it will not require railings.

- The DRC proposed that the ramp and stairs meet up to one main entry for all patrons.

The portion of the site facing the rotary shows a number of trees and flowering plants to buffer the bulk of the building. They are looking for approval from ConCom to fix the landscaping along the brook which has deteriorated over the years

- The DRC recommended that the landscape plan be part of the overall approval package. They also requested the addition of evergreen trees so that there is still a buffer in the winter months.

Heating/Cooling systems are yet to be determined. They are leaning toward a heat pump system. Residential heat pump units will be located in on a flat section of roof between the gables to shield them from view.

Vents shall be stacked and located on the interior slopes of the roofs.

An emergency generator needs to be located on the site plan.

Site lighting will be required, this will be under the jurisdiction of Planning at the Site Plan Review.

They are proposing a gate at the entrance of the parking lot to limit access/parking of from-residents.

- The DRC would like to see the final design with the addition of the mechanical systems. This will not be a formal review meeting. A new final rendering will be forwarded at the end of design. The DRC wants to ensure that the comments/conditions noted herein are implemented.

The Owner will be providing two off-site affordable units. These are to be located at 165-17 Stockbridge Road. A rendering of the proposed was presented. It will be a duplex building with mirrored units on both sides. It looks similar to a typical colonial home.

- The DRC recommend a portico or some type of design element to break up the wide expanse of siding between the windows at the second floor.

OLD BUSINESS/NEW BUSINESS/ADMIN.

The meeting notes from the December 14, 2021 were approved.

No new projects are on the agenda, however there are a number of multi-family/mixed use projects that are coming up which will require DRC review.

Karen will send signage for the new convenience store for input.

The DRC is to write a letter of recommendation to the Planning Board for 7 Driftway.

END OF MINUTES

Approved: January 24, 2023

