

TOWN OF SCITUATE
Design Review Committee

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Meeting Minutes for: Tuesday, September 12, 2017

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Agenda Topics:

- I. Next Meeting Date, August 8th and June 13th Meeting Minutes Approval**
- II. Seaside at Scituate Building Elevations and Design Concepts**

*The meeting was held in the **Planning Board Office** and called to order at **7:15PM**.*

In Attendance:

Hal Stokes (DRC Chairman)
John Roman (DRC Secretary)
Laura DeLong (DRC Member)
Dave Buckley (Toll Brothers)
William Ohrenberger (Atty.: Toll Brothers)

I. First Order of Business:

- A) Establish a date for the next Design Review Committee meeting.*
- B) Approval of DRC Meeting Minutes from the August 8th and June 13, 2017 meeting.*
 - A) The DRC decided on Tuesday, October 10, 2017 at 7PM for the next Design Review Committee meeting. It was decided that the Design Review Committee's "Scale Elevation" proposal to the Planning Board and Zoning Board of Appeals should be put on the Agenda for the next Design Review meeting on October 10th.
 - B) In an effort to eliminate the difficulties that arose regarding the committee's review of the June 13th meeting minutes, it was suggested that future minutes review be handled in this order: 1) The Secretary submits a DRAFT to the Planning Board Office and to the DRC Chairperson, 2) The Chairperson submits his revised meeting minutes to the third DRC Member, 3) the Member submits his/her revised minutes back to the Secretary, and 4) the Secretary submits the FINAL Meeting Minutes to the Planning Board Office (track changes "off").
- B) The minutes for the August 8th and June 13, 2017 meetings were approved.

II. Second Order of Business:
Seaside at Scituate and Design Concepts

As described by Dave Buckley (Toll Bros.) with color Photoshop elevations of the proposed structures, the *Seaside at Scituate* complex will consist of six different designs named the Andover, the Bethel, the Bristol, the Bryn Allen, the Bucknell, and the

Strathmore. As each home style will be chosen by the customer, there is no way for the applicant to show an exact, final layout plan for the complex. As the design plan currently exists, each structure will consist of 3 to 4 units in various combinations (dependent on customer choices).

The building materials and colors were verbally described by the applicant in conjunction with the Photoshop elevation drawings. Changes to the applicant's original elevation plans submitted earlier to the Planning Board were pointed out. Mr. Buckley described the building materials as CertainTeed Polymer shingle siding similar to the "Cedar Impressions" line, stone veneer at the base of each building, PVC trim, and architectural roofing shingles. *(DRC Note: CertainTeed offers various types of polymer siding: Cedar Impressions including perfection shingles, rough-split shakes, half-round shingles and a 5"-sawmill shingle. Which style of CertainTeed shingle to be used was not specified for the committee.)* The building packs will be a variety of six different colors *(specific colors not provided to the committee)*, and all the roofs will be one consistent color and style *(also not provided)*. Within a cluster of 3 or 4 units, colors will be the same, although the colors from cluster to cluster could vary within the palette still to be provided by the developer.

Sidewalks and curbs: Initial discussion of sidewalks, curbs, and entryway walks indicated that the sidewalks throughout the development are intended to be macadam, curbing will be "granite cobble" curbing (developer supplied an exemplar photo), and the entryway walks would be broomed concrete.

Each unit will have a double-width garage door facing the street. Addressing the prominence of the units' garage doors, Mr. Buckley explained that the 2-dimensional elevations did not effectively show the set-backs of the units as they will appear in three dimensions, and he explained that fencing between the units' driveways and vegetation such as trees and shrubbery would diminish garage door visibility. He added that most viewers will be viewing the buildings at an oblique angle as opposed to the straight-on view shown in the elevations. Mr. Buckley also said that there is not enough width in the units to allow the 2-car garages to have single-bay doors separated by a slight break, either wall or trim.

Mr. Ohrenberger also explained that the garage layouts were designed to allow the maximum privacy for each unit owner thus eliminating "forced socialization" as is the case with driveways and garages arranged in close proximity. The 3- and 4-pack structures will have entrances in the front as well as on the sides, and the variation of depths for each unit will additionally offset the garage entrances.

The applicant also supplied photos of stone walls they have built at other complexes in the south Shore area as examples for the Seaside Scituate Hatherly Road entrance.

Design Review Committee comments:

The Design Review Committee responded favorably to the natural look of the Hatherly Road "entrance" stone wall examples furnished. Committee members were impressed with the initial designs of the building styles and the elevation drawings presented.

Two committee members continued to have a negative feeling for the pre-eminent visual presentation of the garage doors, despite the explanations furnished by Mr. Buckley and Mr. Ohrenberger. The applicant was asked if a 3-D model of one "pack" unit could be provided to better show the committee the unit setbacks, etc., but the applicant said that was not possible. Committee members offered ideas such as: create alleyways that would allow rear parking, make some of the garages single-bay only, or even stagger the fronts of the units in a more pronounced fashion.

The committee did not have enough information to vote on or to approve the submitted designs. The DRC requested the applicant return at a later date to present actual material samples (or exact photo references where physical samples are not available) for: •siding style •roof shingles •PVC trim •base stone veneer •driveway fences •any external or on-building lighting fixtures •lamppost and street light posts •entranceway sidewalk pavers •and color samples for all of the above.

Final comments included the DRC's suggestion for granite aprons at the driveway entrances for some, or all of, the units, that all vent pipes be camouflaged, and all fireplace exterior vents not be visible from the front of the structures. The applicant's plan for asphalt sidewalks throughout the complex is an issue that may require further consideration and discussion by both the DRC and The Planning Board.

The meeting adjourned at 8:46 PM.

John Roman
Design Review Committee Secretary
9.18.17

approved 11/1/2017