



TOWN OF SCITUATE

Design Review Committee

600 Chief Justice Cushing Highway
Scituate, Massachusetts 02066
Phone: 781-545-8730
Fax: 781-545-8704

Approved
[Signature]
01.16.24

Meeting Minutes

Date: November 28, 2023, 6:30 pm @ the Scituate Town Hall

ATTENDEES:

Karen Joseph
Patricia Lambert

Town Planner
Planning Board

Steven Leitch
Morris Schott
John Buckley
Craig Mutter
Paulette O'Connell

Owner
Schott Design Studio/Architect
DRC
DRC
DRC

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PRESENTATION AND REVIEW OF 19 FORD PLACE

The project consists of a cottage court design with four 2-bedroom cottages around a central courtyard on a 18,985 sf parcel of land.

Site Plan

- There was discussion on the angles/siting of the units. It was noted this was to create some backyard privacy, while still creating a common courtyard. The DRC agreed.
- The courtyard shown still feels schematic. The DRC would like to see some additional information. The refined design shall create a courtyard that feels more like a "College Quad". Thought discussed are as follows:
 - Individual garden element at each unit
 - Walking paths at perimeter with green space in the middle
 - Unified planting – to create a "room-like" feel.
 - Low stone walls at perimeter for seating
 - Think about ways the space will be used. Location of furniture or equipment, common versus individual uses, open versus defined spaces, etc. to help define the design.
- The hardscapes need more detailing. Note: Concrete is not favored, look at other materials for walks and or patios.
- In addition to hardscapes, additional information needed for fencing, lights and curbing
- The owner would like to retain as many of the existing trees as possible as part of the landscape design. Especially the evergreens to block the train noise. The DRC agrees.

Density Bonus

It is noted that the Planning Board will require a density bonus based on the size of the lot. It is sized for only 3 units and 4 are being proposed.

- The DRC felt that the buildings were appropriate for the site and well-integrated together into a Court formation.

Building Plans

Each cottage is required to be a maximum of 1,400 sf, 1.5 stories, 20' ft in height and 2 bedrooms.

Half Story:

- The first floor of the unit is 734 sf (excluding the covered porch) and the second floor is 640 sf. This is not a true half story, which would be 400 sf. The Zoning Code does not call out a definition of a half-story. We brought in Bob Vogel, the Building Inspector, to discuss. His recommendation is to pull the existing dormers in by 3 joists bays from the edge of the first floor. He would consider this meeting the half-story requirement.
- The DRC thought the size of the buildings were appropriately sized and just wanted confirmation on the above.
- The height meets the zoning code.

Basement:

The basement will not be finished. There is no attic.

- The DRC noted that the limitation for the basement to become finished space should be noted in the HOA documents.

Bedroom Count:

The first floor office with a door and a closet will be counted as a third bedroom.

- Bob Vogel noted that if the door/wall at the entry were removed it would be considered a public space not a bedroom. The closet can remain.
- A discussion came up to move the second egress door, the DRC recommends it remain as is.
- The DRC would like to see plans that show the smaller second level and office revision.

Materials

Below is a list of materials that were noted.

- Azek trim with proper profiles 4"/5"/6" trim
- Window stools and trim, no picture frame design
- Divided light windows
- Hardiplank siding – 3/10 exposure
- Hardiplank shingles
- Color palette to be determined
- The DRC would like to see the final selection, detailing and samples.

Mechanicals

The DRC was provided a list of mechanical systems which are residential in scale.

- The mechanicals will be located in the cellar. The exterior condenser units are noted on the site plan, located in the rear of the home. It was recommended that these could be shielded by landscaping.
- All site mechanicals and lighting should be noted on the final site plan for final review by the DRC.
- The trash locations are also noted in the rear of the home in an area that will be covered in gravel. It was recommended that the trash location should be noted in the HOA as well.

DRC recommendations:

1. Strengthen the courtyard design and show all proposed materials and or furnishings/equipment
2. Show revisions to the building plans – office door and dormers
3. Building & site material/fence/etc. selections
4. All site mechanicals (condensers/lighting/etc.) should be noted the site plan

OLD BUSINESS/NEW BUSINESS/ADMIN.

The next DRC meeting is scheduled for January 16th

END OF MINUTES

