



TOWN OF SCITUATE

Design Review Committee

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

5173
05.23.23

Meeting Minutes

Date: February 28, 2023, 6:30 pm

ATTENDEES:

John Sullivan	7 MacDonald Terrace/33 New Driftway
John Tedeschi	61 New Driftway
Susan Tedeschi	61 New Driftway
Jamie Kelliher	Axiom Architects
Paul Gund	Morse Engineering
Karen Joseph	Town Planner
Patricia Lambert	Planning Board
John Buckley	DRC
Paulette O'Connell	DRC

PRESENTATION AND REVIEW OF 7 MACDONALD TERRACE/33 NEW DRIFTWAY

7 MacDonald Terrace/33 New Driftway is a proposal to build both a mixed use and multi-family building within the Village Center and Neighborhood District- Greenbush/ Gateway District- Greenbush/ Village Center Subdistrict and Gateway Business Subdistrict.

Revised site plans, floor plans, elevations and a rendering were presented to the Committee.

Building Height/Building Setback

A stepback diagram was presented.

- A Zone (ROW to 12.5 ft) 25 ft height max. Meets zoning.
- B Zone (12.5 ft to 30 sf) 30 ft height max. The average height is 30'-11" (calculated from average grade to the mid-point of the sloped roofs). This is the average height for the entire length of the façade, including the main roof and dormers. The DRC realizes this exceeds the required height by 11", but after reviewing ceiling heights, exterior modulation, articulation of roofs the committee deemed this acceptable.
- Zone beyond 37.5 ft shall have a 40'-0" height max. Overall building height is 30'-11", ridge height is 36'-0". Meets zoning.

Building Proportions and Façade Composition

- One item the DRC recommended was to consider an increase in the size or appearance of the second story windows.

Exterior Treatments

- Brick was presented. It was agreed that brick with a textural quality is to be specified.
- Hardi-Board Cementitious siding was presented – smooth sided (no faux texture) and color to be in the warm family (Cobblestone, Pearl Gray or Beige) with white trim.
- Brackets at the balconies were added, the DRC agreed this was a good addition.

Signage

- The plan is to use site signage, nothing is to be attached to the building or the awnings. Any signage would likely come back to the DRC for review.

Site & Landscaping

- Additional street trees were added.

Utilities and Mechanical Systems

- At Macdonald Terrace the benches behind the building are to be relocated elsewhere on the site. Condensers shall be located at the rear out of view.
- At New Driftway any ground level or wall hung utilities shall be located on the eastern side of the building.
- An emergency generator still needs to be located on the site plan. It shall be screened.

The DRC will write a letter of recommendation to the Planning Board.

The DRC would like to review detailing of materials before the building permit is issued.

PRESENTATION AND REVIEW OF 61 NEW DRIFTWAY

61 New Driftway is a proposal to build a mixed use building within the Village Center and Neighborhood District- Greenbush/ Gateway District-Greenbush/ New Driftway Transit Village Subdistrict.

Revised site plans, floor plans, elevations and a rendering were presented to the Committee.

Building Height/Building Stepback

A stepback diagram was presented.

- A Zone (ROW to 12.5 ft) 25 ft height max. Meets zoning.
- B Zone (12.5 ft to 30 sf) 30 ft height max.
 - Along the South Façade, the average height appears to be 30'-0" at the dormers (calculated from average grade to the mid-point of the sloped roofs). This needs to be clearly noted in on the diagram.
 - A diagram needs to be presented along the West Façade. The DRC is aware that a portion of that façade will not meet the stepback (see comments below). The DRC needs to know by how much this will not comply, both in height and in percentage along the façade.

- Zone beyond 37.5 ft shall have a 40'-0" height max. The midpoint of the sloped roof is 39'-8" which meets zoning.
- This building does have a stair/elevator penthouse which exceeds 40'-0", which is allowable per zoning. At the DRC's request the penthouse was shifted and made smaller to be less visible from the street views.

Scale/Building Proportions and Façade Composition

- At the DRC's request the roofline of the large dormer on the west facade was extended to integrate with the roofs beyond. It was agreed this looks better and shields the stair/elevator penthouse from view. We will still need to review the stepback heights.
- The DRC recommended another window or a different window articulation at the second floor above the patio entry area.
- The rear elevation (as visible from the street) has a large blank area. The DRC would like to see a different treatment. One idea was to extend the lower portico roof to the rear door. Another was to add a window and/or change materials. This will be revised for further review.

Exterior Treatments

The owner presented images of different material treatments.

- The exterior will be Hardi-Board or another cementitious product. It will be white throughout with a mix of shingles and clapboard. All thought that due to the size of the building, the mix of materials is a good choice.
- The roof color will be CertainTeed weathered wood or another similar color. It was discussed that the roof is quite visible and that solid black may be too dark. TBD.
- There are awnings on this building reflective of 33 New Driftway. There is concern that these buildings may look too much alike. The awnings may be detailed differently, be a different color or change to another detail altogether.
- The site will have a stone wall at the corner that matches the look and feel of Scituate. There will be a brick patio and granite steps.

Signage

- Signage was discussed at a number of locations. The first floor windows will change to be solid glass window without mullions and a transom above. The flat panes of glass could be used for signage. Updates to the windows will be made.

Site & Landscaping

- The entrance to the site was relocated to create distance between the curb cuts across New Driftway and the traffic light.
- The entrances along the New Driftway facade were changed. They have a Nantucket stair exiting to the sides rather than straight into the street. The DRC agreed this was a good change.

Utilities and Mechanical Systems

Heating/Cooling systems are yet to be determined. There's a flat roof area to be used for equipment.

- Any ground level meters or condensers shall be located on the rear of both buildings out of site from the road and or parking areas.
- Is there an emergency generator? It needs to be located on the site plan.

The DRC felt that another meeting is required to review the changes above before a recommendation can be given.

NEW BUSINESS

The next meeting will be held on Tuesday, March 14th at 6:30 to review 61 New Driftway

OLD BUSINESS

Approved Minutes from January 24, 2023

END OF MINUTES