

TOWN OF SCITUATE
Design Review Committee

Meeting Minutes for: Tuesday, April 7, 2015

Topic: **Design/Site-Plan Review regarding expansion of The Inly School, 46 Watch Hill Road, Scituate.**

*The meeting was held in the **Planning Board Office** and called to order at **7:06PM**.*

In Attendance:

Hal Stokes (DRC Chairman)
John Roman (DRC Secretary)
Laura DeLong (DRC Member)
William Limbacher (Planning Board Chair)
Robert Vogel (Planning Board)
Laura Harbottle (Scituate Town Planner)
Paul Worthington-Berry (Peterman Architects)
Tom Peterman (Peterman Architects)
Sean Malone (Oak Hill Consulting Group)
Rob DeMarco (Campanelli/Inly School)

First Order of Business:

A) Establish a date for the Design Review of the Gates School Project and the Public-Safety Building Project. B) Approval of DRC March 10, 2015 Meeting Minutes.

A) The DRC members decided on Tuesday, May 5th at 7PM for the Gates School Design Review meeting. It was determined that a separate meeting for the Public Safety project would be necessary (date to be determined).

B) The minutes for the DRC's March 10, 2015 meeting were unanimously approved.

Second Order of Business:

Design and Site-Plan Review regarding expansion of the Inly School at 46 Watch Hill Road.

Tom Peterman, the project's architect, gave a demonstration presenting the changes and updates coming to the Inly School. This included printed visuals and explanations about the removal of existing 30-year-old modular units and the construction of a new central core to the school. A round, Shaker-style barn that will become the main focal point of the campus will accentuate the new construction. Mr. Peterman showed how all new construction would visually relate to existing/surrounding structures in terms of scale, height, facade proportions,

entrances, window designs, building drainage, and landscaping. He also reviewed planned interior designs for a new library, DaVinci Lab, wood shop, meeting spaces, classrooms, and a connecting interior (ramped) corridor.

Exterior facade designs and materials for the Inly School's new construction will include the following:

- Oil-stained white cedar shakes
- White trim with detail to match existing Art Barn
- Existing Art Barn cedar shakes to be cleaned and oil applied so Art Barn and new Round Barn cedar shakes will match (as best as possible)
- White aluminum gutters/downspouts
- A copper "cow" weathervane capping the Round Barn
- An asphalt shingle roof (to match adjacent Art Barn)
- EDPM roofing membrane on flat roof
- Downlights under porch
- Landscaping for the Round Barn
- Mechanical units to be concealed with no units on rooftops
- Vent piping to be located on rear roof so as not to be seen from front elevations
- Eleven new parking spaces planned for the northwest side of the Art Barn. (The new parking area will be shielded with plantings that will not obstruct the view of vehicles attempting to exit the lot.)

No changes were proposed to the existing parking area, sidewalks, benches, or parking-lot lighting, nor are changes planned for any of the existing Lower School structures (although an existing "red" shingled roof may be re-shingled in the future to better relate to the neighboring roofs on the property, Mr. Peterman explained).

Design Review Committee Comments:

The Design Review Committee was impressed with the caliber, aesthetics, and the quality of the updates and designs as presented by Tom Peterman. The Design Review Committee voted to favorably approve the new designs with the following stipulations:

- 1) A low stonewall or concrete wall with stone cladding and stone top at the front of the Round Barn complex was suggested by the DRC in lieu of a planned concrete knee wall.
- 2) Shrubbery was recommended to shield the view of air conditioning compressors at the rear of the new structure.
- 3) Architect to review relocating transformer located at front of building. If transformer cannot be relocated, landscaping to hide transformer was suggested.

- 4) It was suggested by the DRC that inconsistencies between the project's plans and the architectural rendering of the proposed changes be adjusted/revised before presenting the plans to the Planning Board.
- 5) Though not a "visual" design issue, the fact that the porch on the new Round Barn is *not* HP accessible from the *exterior* (only HP accessible from the *interior*) was raised for future Planning Board (safety) consideration.
- 6) Additional bollard lighting at stairs was recommended.
- 7) The DRC stipulated that all new, future signage should visually relate to *existing* on-campus signage.

The meeting adjourned at 7:56PM.

John Roman
Design Review Committee Secretary
DRC Meeting 4/7/15