



TOWN OF SCITUATE

Design Review Committee

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JSB 11.01.23

Meeting Minutes

Date: May 23, 2023 6:30 pm @ Town Hall

ATTENDEES:

Karen Joseph	Town Planner
Patricia Lambert	Planning Board
Jamie Kelliher	Axiom Architects
Option C Properties LLC	Developer
John Buckley	DRC
Craig Mutter	DRC
Paulette O'Connell	DRC

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TOWN OF SCITUATE
TOWN CLERK

PRESENTATION AND REVIEW OF NEW DESIGN OF 817 COUNTRY WAY

The project at 817 Country way is comprised of four multi-family buildings. Three new 4-story buildings and the renovation of an existing 2-story building that fronts Country way. There are a total of 55 units/85 bedrooms and 73 parking spaces. A site plan, landscaping plan, floor plans, elevations and renderings were presented to the Committee.

The Applicant is requesting a Special Permit in Accordance with Section 580.4 Density and Bulk Standards

- 34 Units allowed by right/55 units allowed by Special Permit – Proposal is for 55 units.

Did not discuss the Density Bonus requirements in depth, but the outdoor amenity space seems tight. Areas noted do not seem as if they would meet the intended requirements as they are irregularly shaped and most area located on the outdoor edges of the lot. Some amenity space is located on the septic and leeching fields. It was noted if there was a septic failure the areas would be lost for use.

Multi-Family Checklist (section 750)

1. Building Placement & Orientation

- All buildings appear to be set with the sites zoning setbacks

2. Building Height – Not clear on actual heights and grade planes

- Building 2 – check average grade plane does not appear correct with the retaining wall
- Building 3 – check height with middle dormer (the tallest dormer)

3. Building Stepback & Street Enclosure

- Existing Building meets requirements, all other buildings located behind and does not apply

4. Overall Scale of Building(s)

"Scale of building should be visually compatible on the site and within its neighborhood." (Pg 126).

- Committee agreed most buildings, with the exception of Building 1 appeared too big on the site and the articulation was very boxy
- Overall, the project appears of sync with the neighboring homes and environment

5. Building Proportions and Façade Composition

- The committee expressed the opinion that the buildings could use some more articulation, stepbacks, entry areas, windows - but did not address specifics as most of the conversation was regarding mass and scale
- Thoughts on Building 1 was that it could be dressed up a bit more, didn't feel like the other buildings. It is the entranceway to the new complex and should be treated as such.
- Could have some additional horizontal differentiation of materials to make building appear smaller "Base/Middle/Top"

6. Roof Types and Design

- Biggest concern was that building height was correctly calculated to the midpoint of the highest dormer

7. Exterior Treatments – did not discuss in depth, awaiting revisions

8. Building Types – Multi Family is allowed. Size differs by right or special permit as noted above.

9. Building Frontage Zones – N/A

10. Building Activation Encroachments

- Some additional planting, walls and sidewalks proposed. Need to address in final review.

11. Development Site Standards - TBD

12. Development Block Standards - TBD

13. Site Landscaping

- Dumpster area is far away, make sure ease of use (amenity requirements behind dumpster does not really meet intention)
- Request of lighting plan
- Wanted another look at the open space/amenity requirements
- What does the electrical transformer and the retaining wall look like
- Buffer requirements – confirm that they meet zoning?
- Grading – makes buildings appear taller is there a way to mitigate this?

Abutters and other interested parties were in attendance. They had expressed numerous concerns with proposal, including but not limited to the following:

- The size of the overall complex is too large in comparison the single family homes in the area.
- Light spillover onto the abutting properties
- Increased traffic
- Loss of trees/visual buffer between properties
- Increased fill to the site – unsure of new grading elevations

DRC recommends that the Applicant revise the proposal to take into consideration the size of the development as a whole, the height of the buildings, the articulation of the buildings and the site landscaping/grades and buffers as well as the public comments.

OLD BUSINESS/NEW BUSINESS/ADMIN.

The meeting notes from March 14, 2023 were approved.

The next meeting is to be held on June 27th @ 6:30 at the Public Safety Complex

END OF MINUTES

