

**TOWN OF SCITUATE**  
*Design Review Committee*

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TOWN CLERK  
2018 AUG -8 AM 8:30

**Meeting Minutes for: Wednesday, March 21, 2018**

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**Agenda Topics:**

- I. Set Next Meeting Date, and Meeting Minutes Approval for December 12, 2017
- II. DRC Review of **7-9 Marshfield Ave.** Design Concepts for Proposed New Deck

The meeting was held in the Planning Board Office and called to order at 7:02PM.

**In Attendance:**

Hal Stokes (DRC Chairman)  
John Roman (DRC Secretary)  
Steve Leaman (Applicant: Nautical Mile Too)  
Karen Joseph (Planning Office: Town Planner)

**I. First Order of Business:**

- A) Establish a date for the next Design Review Committee meeting.
- B) Approval of DRC Meeting Minutes from the December 12, 2017 meeting.
  - A) No April 2018 meeting is scheduled as of this date.
  - B) The minutes for the December 12, 2017 meeting were approved.

**II. Second Order of Business:**

**DRC Review of 7-9 Marshfield Ave. Design Concepts for Proposed New Deck**

The Design Review Committee met March 21, 2018 with Stephen Leaman, owner of Humarock Seafood, LLC. He is applying for permission to open a small, 28-seat restaurant and bar in a portion of the commercial warehouse-style building at 7- 9 Marshfield Ave. in the Humarock section of Scituate. His seafood business is already a tenant in the building (which he does not own).

According to Mr. Leaman, he plans no exterior alterations or additions to the building, except for an exterior deck. Accordingly, the DRC focused our attention on the look of the deck, which will be the major planned change to the existing structure. It should be noted that Mr. Leaman said that they have already painted the front of the building (facing Marshfield Ave., and removed a small section of wooden stockade fence, repurposing a part of the fence as a screen on the west side of the building to hide the air

conditioning units and a proposed dumpster. He showed photographs documenting these changes.

The DRC documented the following conditions we would like to see required as conditions for approval of the deck:

**Use and access:** Mr. Leaman says the deck is to be used only as an overflow and waiting area for customers (not outdoor service and seating) and is to be accessible only through the interior of the restaurant (which has a central entrance door facing Marshfield Ave. beneath a set of exterior stairs). There will be a gate from the deck to the parking area, but he says that is to serve as an emergency exit, and will remain closed and tended by staff to discourage direct access by customers. The DRC recommends that he adhere to that plan, and it not become the primary access.

**Size:** Current plans show the deck to be roughly 16 x 20 feet. DRC's concern is that the dimension of 16 feet may be too wide to allow convenient access with trash barrels to the dumpster area screened by the stockade fence, once other improvements are made (see "potted plants," below). Because a specific scale plan showing the deck along with the proposed planters was not shown, DRC could not make a specific recommendation on the correct width of the deck, but our main concern is that there be adequate room for trash barrel access, so that the potted plants remain where they are planned, and do not become an impediment that would lead the owner to do away with them for convenience sake. Accordingly, DRC theorized that the deck dimensions should be reduced to about 12 x 20 feet.

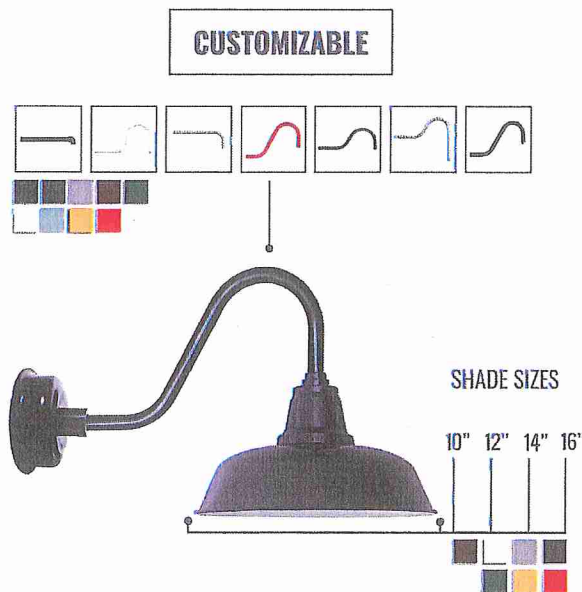
**Potted plants:** Mr. Leaman expressed willingness to place a series of large potted plants along the west and south sides of the deck, in order to soften the look of the industrial setting. He produced a photograph showing low plants in wooden tubs about 3 feet in diameter. The tubs also contain a tall, centered 4x4 pole with a bracket at the top, from which hanging planters would also be placed. Mr. Leaman said the planters would be situated on the outside of the deck, and might be fixed with a support to the deck railing for sturdiness. The DRC approved of that plan and the look, with the following specifics: There should be a minimum of six of these planters, spaced approximately every five feet along the outside of the deck perimeter, or at the deck's rail posts if that provides a more pleasing visual balance. Planters will contain seasonally appropriate live plants.

**Deck surface and railing:** The deck surface will be of Trex-like composite material. The DRC approved of that. There are no elevations or plans showing the intended design of the deck's rail posts, cap rail, or balusters. However, DRC noted the baluster and rail construction of the building's front mounted exterior staircases, and agreed that it will be appropriate for the deck railing to mimic that appearance. It is a very utilitarian and simple design. The DRC agree that the railing and post material could be of a composite material, rather than wood, given the weather conditions expected in the location. For color, the DRC would prefer a grey, weathered look to white rails, posts, and balusters. This also mimics the look of the exterior stairs.

**Lighting:** The DRC recommends requiring both string lighting as well as a wall-mounted industrial-style gooseneck sconce (or a pair of sconces) to provide lighting. The decorative appearance of string lighting that can be strung from the high poles of the planters will provide a warm, human-scale counterbalance to the industrial-scape, and the gooseneck industrial lights will pay reference to the warehouse style building, yet will provide a contrast to the horribly-utilitarian, exterior-mounted fixtures that are currently mounted high up on the exterior walls of the bulk of the building. These fixtures should be lamped with warm color-temperature bulbs, instead of mercury- or neon-colored bulbs. The DRC suggested that a similar gooseneck sconce should be mounted outside the main central door beneath the staircases in order to unify the look.

**Signage:** Mr. Leaman did not have a proposed sign design to show. DRC requires that the proposed signage be submitted separately for DRC review and approval, before being passed along to the Planning Board.

*Example of acceptable exterior lighting sconce, from Cocoweb.com:*



The meeting adjourned at 7:49 PM.

*Approved 8/7/18*  
*Hal Stokes*  
Hal Stokes, chairman

Minutes Written By:  
*Hal Stokes*  
DRC Chairman  
3/22/18

Minutes Compiled By:  
*John Roman*  
Design Review Committee Secretary  
4/18/18