

TOWN OF SCITUATE
Design Review Committee

Meeting Minutes for: Tuesday, April 2, 2019

Agenda Topics:

- I. Drew Company/MBTA – Mixed Use Special Permit at 247 Driftway**
- II. Next Meeting Date and Meeting Minutes Approval**

The meeting was held in the Public Safety Complex, 800 Chief Justice Cushing Highway and called to order about 7:10 PM.

In Attendance:

Hal Stokes (DRC Chairman)
Craig Mutter (DRC member)
Laura DeLong (DRC Member)
Karen Joseph, Scituate Town Planner
Patricia Lambert and Ben Bornstein, Scituate Planning Board members

John P. Drew, 22 Michael Ave., Scituate (Applicant, and President of Drew Company)
John E. Drew, 73 Burditt Ave., Hingham (Drew Company)
Bob Walsh, 28 Wheelwright, Cohasset, (Proctor Ventures, Consultant to Drew Company)
John Ford, 55 Dorrance St., Providence, RI (Horsley Witten Group, consultant to Drew)
Jim Sandell, 1904 Mass Ave., Cambridge, (Carr, Lynch, Sandell.com, architects/planners, consultant to Drew)

I. Drew Company presentation

Drew Company representatives described modifications they had made since the March 19 meeting. They are as follows:

- 1) They pulled the south gable of Bldg. C out to the sidewalk, in line with the shed roof of the northwest corner of the building. This is in response to the DRC suggestion that they provide more relief to the flat walls by extending the gables. They showed a pedestrian “arcade” at the street/garage level beneath the projecting gable end.
The DRC generally agreed that this approach should be part of the presentation to the Planning Board.
- 2) Changed the colors from those shown March 19, to instead show a uniform color being used on all residential buildings B, C, D, and E. Colors were not specified, but they appear to be an ochre-yellow for all the gable ends, with a grey for the

flat walls. The color scheme seems to help to add to the relief between the gable walls and those behind.

The DRC generally agreed that this approach should be part of the presentation to the Planning Board.

- 3) They showed locations of some of the outdoor furniture such as benches and bike racks.

The DRC generally agreed that this approach should be part of the presentation to the Planning Board

- 4) Showed stone veneer on the concrete pier walls at the ground level, which juxtaposes nicely with the Boston Ivy alongside it.

The DRC generally agreed that this approach should be part of the presentation to the Planning Board

- 5) Changed the roof of the "Link" between D and E, from a gable roof to a flat roof with a little ledge around it. This appears to lower the height of the link, especially as the ledge as seen from the ground.

The DRC generally agreed that this approach should be part of the presentation to the Planning Board

II. Additional details

In addition to these changes, DC showed additional details in response to DRC requests:

- 1) Lighting plans were shown and discussed. Wall-mounted sconces flank the entrances -- this was generally approved by the DRC. Streetlighting of a moderate height was shown and generally approved by the DRC, based on the placement examples shown on drawings. No specific fixtures were proposed, although DRC recommended that DC be prepared to show catalog samples to the Planning Board. DRC did request that lighting be specified for the "pedestrian arcade" beneath the southern gable corner of Building C (mentioned above).
- 2) Wayfinding signs were shown in drawings, and were discussed briefly. DRC recommended that these be shown in more detail at the Planning Board session.
- 3) Window trims were discussed. DC said they would be a traditional-looking 5/4, 4-inch PVC board, not just a brickmold trim. The DRC generally agreed that this approach should be part of the presentation to the Planning Board
- 4) Balcony railings will be white anodized metal. The DRC generally agreed that this approach should be part of the presentation to the Planning Board

III. Building F, the "coffee shop"

There was some discussion about Building F, which is shown on the plans as a coffee shop. Although the developers acknowledge that a tenant might use it differently than a coffee shop, the general design will be: one story, hip-roof, built of traditional

materials such as cornerboards and casings, and it will appear "like a cottage." There will be no drive-thru. The DRC generally agreed that this approach should be part of the presentation to the Planning Board

DRC also urged the applicants to come to the planning board with specific planting plans and sidewalk treatment scheme.

The DRC generally agreed that the applicants had been responsive to DRC suggestions throughout the 3-meeting sessions, and had made improvements to the plans.

End of meeting minutes.

Date Approved: May 7, 2019