

TOWN OF SCITUATE

*Design Review Committee*



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## Memo

TO: Planning Board  
FROM: Hal Stokes, Chairman  
RE: 48-52 New Driftway  
DATE: 10/7/2020

This memo is presented to provide the Planning Board with succinct recommendations and notes for business that came before the Design Review Committee on Sept. 30, 2020.

One DRC member was unable to attend, but a quorum was filled by:

- Hal Stokes, chairman
- John Buckley

Also present were:

- Patti Lambert, Planning Board
- Ben Bornstein, Planning Board vice-chair
- Karen Joseph, Town Planner

### 48-52 New Driftway

This was the second appearance before the DRC by the applicants seeking Site Plan Administrative Review and Special Permit for a Gas Backwards commercial building in the Village Center and Neighborhood District, Greenbush. – Driftway Gateway District – New Driftway Transit Village Subdistrict – (VCN-GDG-NDTV).

In this second appearance, the DRC was generally pleased that the applicants had responded favorably to DRC comments and suggestions made during their first presentation on Sept. 2. The notable changes were as follows:

- Moved the 4,000 sq. ft. convenience store to the east side of the building, and put the 1,500 sq. ft. restaurant on the west side. This enables a gabled entry/portico for the restaurant on the west side of the building. This had been a feature strongly recommended by the DRC, and the resulting solution shown Sept. 30 was endorsed by the DRC.

- Along with that western entrance, the plans now show a patio of about 700-800 sq. ft. on the western side, providing some of the public amenity space needed per the by-laws, and adding to the “neighborhood feel” required in the subdistrict. Again, this had been a feature strongly recommended by the DRC, and the solution shown Sept. 30 was endorsed by the DRC.
- Further, the drawings shown on Sept. 30 greatly increased the amount of glazing on the north, west, and south sides of the structure. This brings it further into compliance with the by-law requirement of 50%, although the exact percentage was not verified. DRC approved the increase of glass, and endorsed the plan shown.
- The plans shown closed the hip roof to a ridge, and moved equipment that had been destined for the flat roof to a spot at ground level on the east side of the building. DRC felt favorably about the roofline and the two gabled entrances on the north side of the building facing New Driftway.

#### Other specific recommendations:

- The DRC approved of the stone veneer shown around the base of the building, the dark-anodized aluminum clad storefront windows and the architectural asphalt roofing shingles.
- DRC accepts synthetic materials such as the proposed Hardie Board clapboard siding as appropriate, but requests that the material be installed using traditional construction techniques.
- DRC recommends that the clapboard be a smooth finish, and not textured with a faux-wood grain.
- DRC approved of the “barn style” light sconces shown on the face of the building’s gabled porticos.
- DRC feels that the length of the building facing New Driftway appears proportional to the site, even though it is longer than the allowed 80 feet.
- DRC strongly recommends the Planning Board to attach a condition to the permit that will require any tenant of the restaurant to return to the DRC for permissioning their signage. This will protect the town and the building’s owner from having to deal with inappropriate signage that might be placed particularly on the gabled ends of the restaurant entrances. The current drawings show decent-looking signage going there, but a new tenant (particularly a chain

restaurant) may want something that would not be as pleasing or appropriate.