



## TOWN OF SCITUATE

### *Design Review Committee*

600 Chief Justice Cushing Highway  
Scituate, Massachusetts 02066  
Phone: 781-545-8730  
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## Meeting Minutes

Date: March 14, 2023, 6:30 pm

### ATTENDEES:

John Sullivan	7 MacDonald Terrace/33 New Driftway
John Tedeschi	61 New Driftway
Susan Tedeschi	61 New Driftway
Jamie Kelliher	Axiom Architects
Greg Morse	Morse Engineering
Karen Joseph	Town Planner
Patricia Lambert	Planning Board
John Buckley	DRC
Paulette O'Connell	DRC

### PRESENTATION AND REVIEW OF 61 NEW DRIFTWAY

61 New Driftway is a proposal to build a mixed use building within the Village Center and Neighborhood District- Greenbush/ Gateway District-Greenbush/ New Driftway Transit Village Subdistrict.

Revised site plans, floor plans, elevations, rendering and stepback diagrams were presented to the Committee.

#### *Building footprint*

It was noted that the portico and balcony encroach into the New Driftway setback at the Southeast corner. The footprint shall be required to adhere to the setback before review by the Planning Board.

#### *Building Height/Building Stepback – New Driftway*

- A revised stepback diagram was presented. It shows that only .4% of the overall façade exceed the 30 ft height requirements at the "B zone". The DRC deemed this acceptable.
- The cupola and elevator overrun both exceed heights but are allowable by zoning.

#### *Building Height/Building Stepback – Old Driftway*

A new stepback diagram was presented. 7.4% of the façade is non-conforming. The consists of a main gable that was designed with the intent to “block” the second means of egress from the roof. We feel this is an ok compromise as half of the facade along the street is set back 24’-0” to abide by the corner zoning requirements.

#### *Scale/Building Proportions and Façade Composition*

- New window articulation was created at the at the second floor above the patio entry area. This change was good.
- The lower portico roof wraps the rear corner helping alleviate the large blank wall along Old Driftway. This change was good. It opened up a question about utilities, noted below.

#### *Signage*

- The first floor windows were revised to be solid glass window without mullions and a transom above. That leaves the option of using the glass area for signage or use wall hung signage on brackets.
- Any new signage come back to the DRC for review.

#### *Utilities and Mechanical Systems*

Heating/Cooling systems are yet to be determined. There’s a flat roof area to be used for equipment.

- The DRC would like to review the locations of mechanical systems, generator and other equipment before the building permit it issued. The recommendation is to push as many units to the roof as possible. There are a lot of openings on the façade and the DRC wants to reduce or eliminate as many wall-hung units/penetrations as possible.
- If there is an emergency generator this must be located on the plans when the DRC reviews the equipment locations.

The DRC will write a letter of recommendations to the Planning Board, but the comments/changes noted herein shall be taken into consideration. Also, the DRC requests a secondary review before the building permit is issued to review detailing of materials and locations of mechanical systems, generator and other equipment.

### **RESENTATION AND REVIEW OF 7 MACDONALD TERRACE/33 NEW DRIFTWAY**

7 MacDonald Terrace/33 New Driftway is a proposal to build both a mixed use and multi-family building within the Village Center and Neighborhood District- Greenbush/ Gateway District- Greenbush/ Village Center Subdistrict and Gateway Business Subdistrict.

A new stepback diagram was presented.

#### *Building Height/Building Setback*

A revised stepback diagram was presented. To show that only 6% of the overall façade exceed the the 30 ft height requirements at the “B zone”. The DRC deemed this acceptable as it only includes roof



peaks to articulate the exterior of the building. The additional height does not create additional square footage.

*Signage*

- Any new signage come back to the DRC for review.

The DRC will write a letter of recommendations to the Planning Board, but the comments/changes noted herein shall be taken into consideration. Also, the DRC requests a secondary review before the building permit is issued to review detailing of materials and locations of mechanical systems, generator and other equipment

**NEW BUSINESS**

The DRC will write letters of recommendation to the Planning Board for the above projects.

**END OF MINUTES**

