

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

**Meeting Minutes for: Tuesday, June 9, 2015**

**Topic:**

- **Follow-up Design Review regarding proposed monument sign replacement at the Harbor Medical Building, 56 New Driftway**
- **Initial Design Review for the Scituate Public Safety Building (Police/Fire) at Mann Lot Rd. and Rte. 3-A**

*The meeting was held in the **Planning Board Office** and called to order at **7:04PM**.*

**In Attendance:**

Hal Stokes (DRC Chairman)  
John Roman (DRC Secretary)  
Laura DeLong (DRC Member)  
Richard Taylor (Planning Board)  
Robert Vogel (Planning Board)  
Sandy Brock (Nitsch Engineering)  
Alan Brown (Dore & Whittier Architects)  
Donald Walter (Dore & Whittier Architects)\*  
John Murphy (Scituate Fire)\*  
Mark Thompson (Scituate Police)\*

*\*Late Arrivals*

**First Order of Business:**

- A) Establish a date for the next Design Review Committee meeting.*
- B) Approval of DRC May 5, 2015 Meeting Minutes.*

A) The DRC members decided on Tuesday, July 14<sup>th</sup> at 7PM for the next Design Review Committee meeting.

B) The (revised) minutes for the DRC's May 5, 2015 meeting were unanimously approved.

## **Second Order of Business:**

### **Follow-up Design Review regarding proposed monument sign replacement at the Harbor Medical Building, 56 New Driftway**

Steve Wyman of Atlantic Management Corporation (representing the applicant) did not show for this meeting. This applicant was rescheduled for the July 14<sup>th</sup> meeting.

## **Third Order of Business:**

### **Initial Design Review for the Scituate Public Safety (Police/Fire) at Mann Lot Rd. and Rte. 3-A**

Sandy Brock (Nitsch Engineering) and Alan Brown (Dore & Whittier Architects) described in detail the specifics of the new satellite public safety building in terms of its site plan, building design and related infrastructure. Their individual presentations verbally explained and visually presented descriptions of building height, the structure's drive-thru equipment bays, on-site parking, driveways, security fencing, curbing, outdoor signage (main and secondary), septic system, gravel wetlands to treat storm water, the utility building, interior designs, public and official entrances, and interior spaces/designs. In addition, an on-going traffic study of Route 3-A and Mann Lot Road (presently underway) was described with regard to traffic flow and the traffic signals that will be required to allow emergency vehicles to enter and exit the property. Options for the radio tower were discussed (transmission tower vs. monopole), as was the intention of the designers to retain the existing walking trail system on the property (rear of the proposed complex).

The Design Review Committee was pleased with the aesthetics and functionality of the building's design and the property's overall layout.

## **Design Review Committee Comments:**

- The building's main sign near Rte. 3-A has not yet been finalized. The committee requested the final design to be reviewed by the DRC.
- A new radio tower may be erected behind the building (as described above). The DRC voiced its preference for a monopole for aesthetic reasons (if possible).
- Entrance canopies shown have a modern appearance. The DRC suggested the architects consider/review alternate canopy design(s).
- The DRC suggested louvers or similar features at the main gable to breakup the significant amount of white panels shown at present.
- The DRC noted there seems to be a lot of building materials and colors being used (i.e. brick, stone, clapboard, shingles, and vertical panels). The committee suggested the architects give this point additional review and consideration for more consistent , unified shingle/clapboard combinations.

- The DRC requested material samples/examples to be submitted for review (brick colors, lamp posts, lamp post fixtures, etc.).

One topic came up that was not necessarily a *visual* design issue, rather a concern with regard to the new public safety building's close proximity to the Whitcomb Pines Condominium complex and the definite potential for sound leakage coming from the building once occupied. The committee suggested a possible "rule" for fire safety personnel to keep the garage doors closed (especially in the evenings) to help prevent sound disturbances to adjacent neighbors.

The committee stated its wish to have a follow-up meeting with the applicant(s) to review the above-noted issues.

### **Additional Topics of Discussion:**

During the committee's discussion, an additional point came up about New Driftway businesses **Rivershed** and **CP's Pizza**. Both establishments currently have signs on the street that were never brought before either the Planning Board or the Design Review Committee. It was suggested that the Planning Board look into the legitimacy of these existing signs.

A recommendation also arose that some sort of requirement be established somewhere within the zoning process for new businesses entering Scituate Harbor to potentially have any new signs reviewed by the DRC. A definitive answer to that possibility is to be further researched.

*The meeting adjourned at 9:19PM.*

**John Roman**  
*Design Review Committee Secretary*  
DRC Meeting 6/9/15