TOWN OF SCITUATE

***Design Review Committee***

**Meeting Minutes for: Tuesday, July 12, 2016**

**Topics:**

**• Continued Discussion 93-97 First Parish Road**

**• Discussion 21-23 Ford Place**

**• Discussion 6 Old Country Way**

*The meeting was held in the* ***Planning Board Office*** *and called to order at* ***7:10PM****.*

**In Attendance:**

Hal Stokes (DRC Chairman)

John Roman (DRC Secretary)

Laura DeLong (DRC Member)

Robert Vogel (Planning Board & Bldg. Dept.)

Laura Harbottle (Town Planner)

John Barry (representing JMGH Family Trust)

Richard Troland (93-97 First Parish Road Designer)

Greg Morse (Morse Engineering)

Ben Borenstein (99 First Parish Road Neighbor)

Chris Ford (Owner 21-23 Ford Place)

Paul Ford (Architect 21-23 Ford Place)

Toby Proctor (Neighbor to 6 Old Country Way)

Robert Proctor (Neighbor to 6 Old Country Way)

Ben Proctot (Neighbor to 6 Old Country Way)

Matt Elder (Owner: Untold Brewery)

Alan MacLeod (Advisor: Untold Brewery)

Charles Fagan (Owner: Whitecrest Realty)

**First Order of Business:**

*A) Establish a date for the next Design Review Committee meeting.*

*B) Approval of DRC June 7, 2015 Meeting Minutes.*

A) The DRC members decided on Tuesday, August 16th at 7PM for the next regular Design Review Committee meeting. In addition, a special DRC meeting was scheduled for July 19th at 7PM to review way-finding signage graphics.

B) A date error was found in the meeting minutes for the June 7, 2016. Corrected minutes to be forwarded.

**Second Order of Business:**

**Continued Discussion 93-97 First Parish Road**

John Barry, the representative for the JMGH Family Trust who is building the new structure at 93-97 First Parish Road, submitted new plans drawn as per suggestions given by the committee at the second design review for this project on June 7th. Mr. Barry addressed all concerns made at that meeting and adopted all design suggestions made by the committee and the abutters.

Ben Borenstein, an abutter to 93-97 First Parish Road at 99 First Parish Road, addressed concerns about the project’s scope and land use. His previous concerns and issues regarding the design of the property had been successfully addressed with Mr. Barry’s latest plans.

John Barry expressed a sensitivity to all the issues raised by committee members regarding outdoor land use by condo owners, the alteration of plantings and landscaping by condo unit owners, trash removal, the locations of AC compressor units, walkways and parking. All noted issues will be addressed by Mr. Barry, and unit-owner issues will appear in the unit owners’ condo docs.

**Design Review Committee Comments:**

The Design Review Committee was pleased with the scale and style of Mr. Barry’s latest design plans and unanimously approved the project based on the fact that this new design takes into account the existing structures appearance and the building styles of surrounding architecture. In addition, Mr. Barry’s continued willingness to alter his project’s design and scope was well appreciated.

**Third Order of Business:**

**Discussion 21-23 Ford Place**

Chris Ford, owner of 50 Country way, presented his plans to move an existing, renovated barn (built in 1848) that is presently attached to the buildings at 50 Country Way, to the new 21-23 Ford Place location. The current Greenbush Post Office will be demolished with most interior architectural elements preserved and incorporated into, what will be, the new Greenbush Post Office to be located on the first floor of the two-story structure. The building, once moved, will be fitted with eight new windows, will have a new full basement, and a 1,200 sq. ft., 2-bedroom apartment will be on the second floor. 6-7 new parking spaces will flank the east side of the moved building. Mr. Ford noted that the building, after being detached from the existing 50 Country Way, will be repaired using PVC and will be painted in its original color scheme.

**Design Review Committee Comments:**

The committee unanimously applauded Mr. Ford’s plans as well as all aspects of the structure’s move from Country Way to Ford Place. One suggestion by the committee members was for Mr. Ford to use wood trim and shingles as opposed to the planned PVC patches. Also, the DRC was curious as to any new signage planned for the Post Office (possibly to be reviewed by the committee at a later date).

**Fourth Order of Business:**

**Discussion 6 Old Country Way**

Matt Elder and Charles Fagan presented plans to build a new brewery on Old Country Way in Greenbush. An existing house at 6 Old Country Way will be moved to a new location on Mr. Proctor’s property. The new Untold Brewery building will sit at the former 6 Old Country Way site and will contain a pre-fabricated 4,200 sq. ft. brewery structure designed by Morton Buildings. In addition, the owners plan to move an existing, historic schoolhouse from Union Street to be the lead element to the brewery complex. The schoolhouse will be totally renovated to its former “schoolhouse” appearance and will house restrooms, offices and an open schoolhouse room.

The complex will also include a vestibule area that the owners planned to connect the brewery to the schoolhouse. In addition, an outdoor patio is planned as an extension of the Tasting Room inside the brewery building.

**Design Review Committee Comments:**

The committee unanimously applauded Mr. Elder’s and Mr. Fagan’s plans to restore the old schoolhouse and use it an introductory element to the Untold Brewery site. The only requirement suggested by the committee members was for a better means to connect the brewery to the schoolhouse. A suggestion arose to define the vestibule aspect with a different material and style approach as opposed to making the brewery and schoolhouse e look like one continuous building. The applicants understood the suggestion and stated that they would return to the DRC with new drawings and plans based on all comments at this meeting.

*The meeting adjourned at* ***8:57PM****.*

***John Roman***

*Design Review Committee Secretary*

7.14.16