

Review is:  Conceptual  Formal  
 Binding (404 Motels/VCOD/R.O.A.D. Project)  Non-binding (All other commercial projects)

Review is by:  Planning Board  Design Review Committee


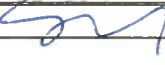


YARMOUTH TOWN CLERK

**DESIGN REVIEW COMMENT SHEET**

18MAY30PM4:30 REC

Meeting Date: May 23, 2018 Map: 61 Lots: 22.1  
 Applicant: Cellco Partnership d/b/a Verizon Wireless (Sean Mahoney) Zone(s): B2/HMOD1 & RS-40  
 Site Location: 318 Old Main Street, South Yarmouth

**Persons Present:**

DCR Members Present	Yarmouth Town Staff Present	Guests
Charlie Adams 	Kathy Williams	Sean Mahoney 
Dick Martin 		
Jack McCormack 		

DRC Review for this project started at: 4:05 PM  
 DRC Review ended at: 4:40 PM

*On a motion by Jack McCormack, seconded by Charlie Adams, the Design Review Committee (DRC) voted (3-0) to adjourn the May 23, 2018 DRC meeting at 4:40 PM.*

**Project Summary**

**General Description:** The applicant is proposing to install four antennas and ancillary equipment within the recently replaced steeple of the South Yarmouth Methodist Church, located at 318 Old Main Street. This will necessitate the replacement of the existing metal louvers in the 4 faces of the belfry with painted to match fiberglass "Radio Frequency Friendly" louvers. There will also be an equipment room located within the building. None of the antennas nor the interior ancillary equipment will be visible from the exterior of the building.

The application also noted that a small, white 5" GPS antenna may be installed on a southerly facing surface.

The applicant is also proposing to install a natural gas emergency generator on a 4'x8' concrete pad on the southern side of the building, approximately 6'-3" from the property line and 8' from a proposed expansion of the building on the west side of the church. No screening is shown on the plans, but the applicant has requested input from the Design Review Committee.

**Summary of Presentation:** Sean Mahoney gave a brief presentation on the proposed project as outline above and noted that he has been working to increase cell service in Yarmouth over the past several years. The church will retain the metal louvers in case they need to be replaced if the antennas are decommissioned. Biggest visual is the generator along the southern side of the building. Acknowledge that screening will be required and is looking for input from the DRC on fencing and/or shrubbery. They are working on sound deadening for the generator. The fence will play a role in reducing the sounds. Doors to generator currently open towards the library and are looking to relocate the doors towards the church to allow the fence to be located closer to the generator to reduce sound. Want at least a 3 sided fence to deaden sound.

**DRC Questions & Discussions:**

Charlie Adams would like a 6' cedar stockade fence with Alberta Spruce. If have a gate, put it on Old Main Street side to increase visibility and lessen likelihood of vandalism. Sean noted that the gate may not deaden the sound enough. Charlie asked about lightning strikes and Sean noted that the steeple is grounded and they will amend if needed.

Dick Martin would prefer the gate on the church side as they are proposing the project. It sounds like the steeple will look the same. Okay with wood fence, but okay with white vinyl fence. Generator needs to be fenced and planted. Alberta Spruces are fine. Dick asked about the frequency of use. Sean noted that the generator would be used in emergencies and for weekly testing.

Jack asked about the natural gas generator, not LP gas, so no storage required. Jack inquired about co-locating. Sean noted it is just going to be Verizon now.

Sean noted that the GPS antenna is about 5" tall on south side of the property and could be attached to the fence. Kathy Williams noted that it shouldn't be on the steeple or church building.

Kathy Williams noted that the generator should be less than 6' tall to be hidden by the fencing/shrubs and doors should be redirected to the church side.

The DRC want the generator fully enclosed in 6' white cedar stockade fencing with post caps with an exterior gate. Plantings (Alberta Spruce) can be located around the fence and further away to better screen the area and avoid the buried utilities.

### **Review Comments In Relation To The Design Standards**

#### **SITING STRATEGIES**

**Sect. 1, Streetscape**  N/A  Meets Standards, or  Discrepancies:

***The project does not include any new buildings and the existing landscaping defines the streetscape.***

**Sect. 2, Tenant Spaces**  N/A  Meets Standards, or  Discrepancies:

**Sect. 3, Define Street Edge**  N/A  Meets Standards, or  Discrepancies:

**Sect. 4, Shield Large Buildings**  N/A  Meets Standards, or  Discrepancies:

**Sect. 5, Design a 2<sup>nd</sup> Story**  N/A  Meets Standards, or  Discrepancies:

**Sect. 6, Use Topo to Screen New Development**  N/A  Meets Standards, or  Discrepancies:

**Sect. 7, Landscape Buffers/Screening**  N/A  Meets Standards, or  Discrepancies:

***Screening of the generator is very important and needs to fit in with the historic nature of this property. The DRC recommends that the generator be fully enclosed in 6' white cedar stockade fencing with post caps with an exterior gate. Plantings (Alberta Spruce) can be located around the fence and further away to better screen the area and avoid the buried utilities. Although the site doesn't fully meet the landscape buffer requirements, due to the limited nature of this project, the DRC is okay with waiving this requirement. If there are more substantial projects in the future, the DRC would like more buffer plantings.***

**Sect. 8, Parking Lot Visibility**  N/A  Meets Standards, or  Discrepancies:

**Sect. 9, Break up Large Parking Lots**  N/A  Meets Standards, or  Discrepancies:

**Sect. 10, Locate Utilities Underground**  N/A  Meets Standards, or  Discrepancies:

***Proposed utility lines to generator to be underground.***

**Sect. 11, Shield Loading Areas**  N/A  Meets Standards, or  Discrepancies:

**BUILDING STRATEGIES**

Sect. 1. Break Down Building Mass – Multiple Bldgs.  N/A  Meets Standards, or  Discrepancies:

Sect. 2. Break Down Building Mass – Sub-Masses  N/A  Meets Standards, or  Discrepancies:

Sect. 3. Vary Façade Lines  N/A  Meets Standards, or  Discrepancies:

Sect. 4. Vary Wall Heights  N/A  Meets Standards, or  Discrepancies:

Sect. 5. Vary Roof Lines  N/A  Meets Standards, or  Discrepancies:

Sect. 6. Bring Down Building Edges  N/A  Meets Standards, or  Discrepancies:

Sect. 7. Vary Building Mat’ls For Depth  N/A  Meets Standards, or  Discrepancies:

Sect. 8. Use Traditional & Nat’l. Building Mat’ls  N/A  Meets Standards, or  Discrepancies:

Sect. 9. Incorporate Pedestrian-scaled Features  N/A  Meets Standards, or  Discrepancies:

Sect. 10. Incorporate Energy-efficient Design  N/A  Meets Standards, or  Discrepancies:

Next step for applicant:  Go to Site Plan Review  Return to Design Review for Formal Review

*On a motion by Jack McCormack, seconded by Charlie Adams, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as meeting minutes for the May 23, 2018 meeting for the proposed Verizon Wireless antennas at 318 Old Main Street.*

Received by Applicant(s)

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**ATTACHMENTS:**

- **May 23, 2018 Agenda**
- **DRC Application:**
  - **April 9, 2018 Letter from Sean Mahoney summarizing the proposed project**
  - **Exhibit A: Design Review Application form and Materials Specification Sheet**
  - **Exhibit B: Specifications for MTU natural gas emergency generator**
  - **Exhibit C: Duro Fiber “RF-Friendly” fiberglass material specifications**
  - **Exhibit D: Specifications for PCDTel GPS Antenna**
  - **Exhibit E: Letter of Authorization**
  - **Exhibit F: 11x17 Plans: All plans prepared by Hudson Design Group LLC, dated 12/16/17, unless otherwise noted:**
    - **T-1 – Title Sheet**
    - **C-1 – Abutters Plan & Existing Conditions, dated 12/18/17**
    - **C-2 – Plot Plan**
    - **A-1 – Site Plan**
    - **A-2 – Elevation**
- **May 13, 2018 e-mail from Kathy Williams & Aerial Photo**