

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


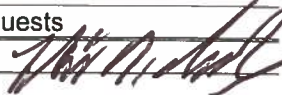



YARMOUTH TOWN CLERK

'18 JUL 26 AM 9:55 REC

DESIGN REVIEW COMMENT SHEET

Meeting Date: July 25, 2018 Map: 37 Lots: 74
Applicant: Tasty Tidbits Realty Trust (DiParma Restaurant) Zone(s): B2/HMOD1
Site Location: 175 Route 28, West Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Sara Porter 	Kathy Williams	Kieran Healy 
Dick Martin 		Ben Surro
Jack McCormack 		Teddy Zambelis
Chris Vincent 		

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

DRC Review ended at: 4:48 PM

On a motion by Sara Porter, seconded by Jack McCormack, the Design Review Committee (DRC) voted (4-0) to adjourn the July 25, 2018 DRC meeting at 4:48 PM.

Project Summary

General Description: Without obtaining prior approvals or relief, the applicant modified the six (6) parallel parking spaces in front of the building along Route 28 to create thirteen (13) angled spaces by extending the parking into the required vegetated front buffer along Route 28. Small shrubs were planted in front of the new parking along Route 28. This change resulted in additional parking in the front, a reduction in the front buffer to as little as 5.2' and increasing the impervious coverage on the lot to 75%.

Summary of Presentation: Kieran Healy, BSC Group, gave a brief presentation of the work completed. Zoning Board of Appeals will be required for relief for parking in the front. Access around the front of the building was difficult and narrow. Owners widened it by moving the parking into the buffer without relief, but there is a large buffer within the Route 28 right-of-way. Original buffer was 18.6', but has been reduced to 5.2'. Widening of the travel lane was done for safety for pedestrians leaving the building as well as for delivery and fire trucks. Additional pavement increased the number of parking spaces by 7. Planted 43 small evergreen bushes about 24" now and will grow to 36" in height.

DRC Questions & Discussions:

Sara Porter expressed concern that the work was done without approvals, and then asking for forgiveness. There are buffer requirements.

Jack McCormack noted it will be up to the Board of Appeals if they want to grant relief.

Chris Vincent inquired as to when the work was completed. Applicant said work was done in 2017. Chris noted he did not notice the work had been done.

Dick Martin asked the Applicant if they knew they were doing wrong when they did the work? Most of the vegetated buffer was impacted. Original relief for Clancy's has been given previously. The encroachment was concerning. He understood the need for parking, as the site is tight, which is why original relief was given. Mr. Martin understood the need for a wider travel lane in the front, but substantial after the fact relief would likely require other upgrades to the site. Relief already given for buffers and in-lot trees. Would want to see upgrades to the site. There are only two

trees in the front. Other spaces were added to the west side of the parking area which narrows the travel lane in that area. The site now has 75% lot coverage. There are a lot of concerns, wished proper permitting had been done prior to moving forward. He was also worried about the precedent of giving relief for work after the fact. The Committee discussed various options for improving safety and increasing site conformity by adding things to the site and amending the work.

The attached July 23, 2018 e-mail from Charlie Adams was read into the record.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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

No new buildings or changes to the existing building are proposed.

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

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

The street edge is not defined through building placement or landscaping and is worsened by the encroachment of parking into the front buffer. There are minimal street trees located within the front buffer to define the street edge.

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

Sect. 5, Design a 2nd 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:

See Comments for Sect 3 & Sect 8.

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

Locating additional front yard parking within the buffer zone increases the parking visibility and reduces width of the buffer available for plantings. The installation of the low shrubs in the reduced buffer area do little to hide the front yard parking.

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

There are currently no in-lot trees in the parking area based on Variances previously given for the property. One way to improve the site to soften the impact of the parking would be to include in-lot trees in dead spaces in the parking lot.

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

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

BUILDING STRATEGIES: No Building Modifications are proposed

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:

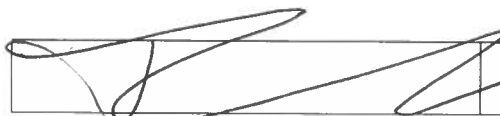
Sect. 9, Incorporate Pedestrian-scaled Features N/A Meets Standards, or Discrepancies:

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 Sara Porter, seconded by Jack McCormack, the Design Review Committee (DRC) voted (4-0) to approve these DRC Comments as meeting minutes for July 25, 2018 for the proposed work at 175 Route 28.

Received by Applicant(s)

	
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ATTACHMENTS:

- July 25, 2018 Agenda
- 175 Route 28 Aerials for 2016 and 2018
- DRC Application form
- Site Plan of Land 175 Route 28 - Existing Conditions Plan, prepared by BSC Group, dated July 6, 2018
- July 23, 2018 e-mail from Kathy Williams, Town Planner
- July 23, 2018 e-mail from Charlie Adams, DRC Member