

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**

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Meeting Date: September 16, 2021 at 4PM

Map: 36

Lots: 8-10 & 93

Applicant: NextGrid, Inc

Zone(s): B1/R25/Partial APD

Site Location: 4 Bayview Street, West Yarmouth

### **Persons Present:**

| DCR Members Present     | Yarmouth Town Staff Present | Guests                     |
|-------------------------|-----------------------------|----------------------------|
| Charlie Adams           | Kathy Williams              | Brian Yergatian, BSC Group |
| Dick Martin             |                             |                            |
| Sara Porter (virtually) |                             |                            |
| Chris Vincent           |                             |                            |

DRC Review for this project started at: 4:08 PM

DRC Review ended at: 5:05 PM

***On a motion by Chris Vincent, seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to adjourn the September 16, 2021 DRC meeting at 5:05 PM.***

### **Project Summary**

**General Description:** Applicant is proposing to construct multiple carports for canopy mounted solar panels over an existing parking lot, along with installation of 3 pieces of ground mounted equipment and 4 utility poles.

**Summary of Presentation:** Brian Yergatian of BSC Group gave a brief overview of the project noting that Cape Cod Hospital put out a bid to develop solar carports within their existing parking lot. They have designed the canopies with gaps and windows to allow the trees to be maintained, not cutting but may need pruning. Aside from supports, not altering the pavement or drainage. There will be some existing light poles replaced and proposing to have some canopy lighting in areas where light poles are impacted. None of the parking will be impacted as all I-beams are outside parking spaces or at intersection of 4 spaces for minimal impact. Four new utility poles with 3 pieces of pad mounted equipment are also proposed. Brian Yergatian noted the supplemental renderings submitted at the meeting to show what the canopies would look like in photo renderings. He noted the difficulty to see the parking lot or canopies from the street.

### **DRC Questions & Discussions:**

Charlie Adams inquired about the last photo rendering and asked if cars will impact the I-beams, suggested making the base higher. Brian Yergatian noted that the photo rendering shows two I-Beams, but would really only have one which would be setback from the curb. If car were to hit one, the damage to the car would be more. Charlie Adams suggested putting in shrubs rather than just grass shown in rendering.

Sara Porter asked about only one row of columns for canopy 4, so would there be no space between the canopies? Brian indicated the gap would remain on a single row of support columns. The steel Y's out to support the structures. She thought the structures looked attractive.

Chris Vincent indicated that if the trees grow taller than the canopies would impact sunlight onto the solar panels. Chris Vincent inquired about the buffer trees being removed, should be replace but with shorter trees. Kathy Williams noted that the hospital owns more land in this area, but there is an encroachment from the abutter that would need to

be addressed. Chris inquired as to why no solar canopies in the middle. Brian indicated there were design concerns with drainage and locating poles to avoid impacts to parking.

Dick Martin noted that it is important that the trees that are supposed to be there are there. He noted that the front near the walkway was supposed to have more trees, so may need to plant these trees to meet previous requirements. May need some proper trimming of the trees.

Kathy Williams asked about the 4 poles and equipment. Brian Yergatian indicated that since the utility in the street is above ground, they need to drop down the voltage over multiple pole prior to going underground, so there will be some overhead wires. Kathy Williams noted that one of the pieces of equipment may be in an emergency access road. Brian indicated that it may have been the old entrance, but when created the main entrance, they don't need this, but kept pedestrian access.

Kathy Williams expressed concerns about the survival of the trees over time. Brian Yergatian indicated there is a minimum of 14' width for trees. Dick Martin noted that the trees should be monitored and trees that die should be replaced.

### Review Comments In Relation To The Design Standards

#### SITING STRATEGIES

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

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:

***Five (5) trees in the western buffer are impacted by the solar canopies and are shown to be removed (they appear to be dead), with nothing being replanted. New buffer trees should be replanted in this area. The hospital may need to address encroachment from abutting property owner at 18 Bayview in order to plant the buffer trees.***

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

***Any missing or dead trees along the street or in the parking lot should be replanted.***

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

***The trees should be monitored and any trees that die should be replaced with drought resistant native trees with shorter heights at full growth.***

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

***Some overhead wires are necessary to drop down the voltage from the street prior to going 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:

***The DRC acknowledged the need to utilize steel I-beams to provide adequate support to the canopies.***

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 Chris Vincent, the Design Review Committee (DRC) voted (4-0) to approve these DRC Comments as meeting minutes for the September 16, 2021 DRC meeting related to the proposed Solar Canopies at 4 Bayview Street.***

Received by Applicant(s)

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**ATTACHMENTS:**

- **September 16, 2021 Agenda**
- **September 14, 2021 e-mail from Kathy Williams and Aerial**
- **DRC Application:**
  - **DRC Application**
  - **Site Plans: All plans prepared by BSC Group, dated August 16, 2021:**
    - **Existing Conditions**
    - **Site Plan**
    - **Tree Plan**
  - **Isometric Renderings – Cape Cod Hospital Solar Project: Prepared by BSC Group and submitted September 16, 2021**
  - **Perspective Plans submitted at the meeting.**

YARMOUTH TOWN CLERK  
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