

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: October 13, 2021 at 4PM Map: 31 Lots: 79, 80, 82C, 83, 84 & 85.1
 Applicant: Sandbar Management Inc. Zone(s): B2/HMOD1
 Site Location: 492, 498, 512, 518, 526 & 532 Route 28, W. Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Dick Martin	Kathy Williams	Kieran Healy, BSC Group
Chris Vincent		Attorney Andrew Singer
Sara Porter		Joe Marama

DRC Review for this project started at: 4:02 PM
 DRC Review ended at: 4:57 PM

On a motion by Chris Vincent, seconded by Sara Porter, the Design Review Committee (DRC) voted (3-0) to adjourn the October 13, 2021 DRC meeting at 4:57 PM.

Project Summary

General Description: Applicant is proposing to redevelop the Cape Cod Inflatable Park to reconfigure and replace the inflatable water rides with a permanent water ride feature and add additional pool areas, expand parking on the site and adjacent parcels, and replace motel buildings with a smaller structure.

Summary of Presentation: Andrew Singer gave a brief overview of the property and the two motel properties to be incorporated into the project. The inflatable water rides will become a permanent water ride. The adventure area would now become the air rides. Kieran Healy provided further information on the proposed changes within the water park itself, and the proposed additional shelled parking area with drainage and 5' wide planting islands with trees. Inside the park there will be pump houses and mechanical buildings, and cabanas and locker room. The exterior buffers remain the same for the park which is being reconfigured.

Attorney Singer discussed the revised storage garage that superseded the previous building.

Kathy Williams discussed the Concept Sketch she developed to improve the streetscape.

Attorney Singer discussed the height of the water structure. The top of the fence would be 44' and top of highest tube is 48', and additional relief will be required.

DRC Questions & Discussions:

Sara Porter thought the building was fine and has no issues. Chris Vincent had no issues with the building or the water park, and thinks the park is great.

Dick Martin noted it is a great business, but the bigger it gets, colorful, and taller, he has some reservations. He expressed concerns about the brightness of the colors. It will bring more cars to a crowded area. He felt the rear berm should be planted and neighbors taken into consideration. The group had a discussion on the colors of the water ride and visibility from Route 28. Chris Vincent felt that as it is easy enough to get muted colors as this is something new, then might make sense. Dick Martin indicated the red was the most objectionable color and perhaps it is located on a lower slide. Dick Martin felt the planted front berm has some trees that need to be replaced and

watered. Dick Martin noted that should have the perimeter buffer plantings around Mayflower motel, but the applicant noted that eventually it would be included as part of the property.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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

Meets the criteria if incorporate the modifications outlined in the attached Concept Sketch, dated 10/13/21. Any dead or dying existing trees should be replaced.

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

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

See Comments under Sect. 1 Streetscape.

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:

Meets the criteria if the existing rear/side berm is repaired where necessary and planted with green ground cover at a minimum, and higher plantings if deemed feasible for added buffering for the abutters.

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

Additional buffers are needed. Provide 3" caliper trees every 20' to screen the parking, with 2.5" caliper trees every 35' in front of the building with a mixture of shrubs and flowering plants to create a comprehensive landscape plan. Replace any dead or dying existing landscape buffer trees.

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

Parking lot is located to the side and rear of the building and is further screened by the proposed building, fencing and landscaping.

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

Significant landscaped islands have been incorporated to break up the large parking area.

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

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:

Building is approximately 880 square feet.

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

Meets the standard if add some type of portico, or roof over the front entry.

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

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

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Meets the standard if include an overhang with rake board and shadow board.

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

Meets the standard if add some type of portico, or roof over the front entry.

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

Building is relatively small and does not appear to warrant material variations.

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:

Meets the standard if add some type of portico, or roof over the front entry with other pedestrian features such as sidewalks and walkway to building.

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 (3-0) to approve these DRC Comments as meeting minutes for the October 13, 2021 DRC meeting for the proposed project at 492-532 Route 28.

Received by Applicant(s)

		
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ATTACHMENTS:

- October 13, 2021 Agenda
- October 8, 2021 e-mail from Kathy Williams and Aerial
- Town Planner Concept Sketch, dated October 13 2021
- DRC Application:
 - DRC Application and Materials List
 - October 13, 2021 e-mail with revised Materials List for modified Garage
 - Building Mounted Light Detail
 - Site Plans: All plans prepared by BSC Group, dated October 8, 2021:
 - Cover Sheet
 - As-Built Plan
 - Site Preparation Plan
 - Layout & Materials Plan
 - Grading & Drainage Plan
 - Utility Plan
 - Detail Sheet
 - Site Plan – Blow up of proposed water features
 - Water Park Rendering: Prepared by ADG, dated August 31, 2021
 - Water Slide: Prepared by Whitewater, undated:

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- **Water Slide Plan**
- **Water Slide Elevation**
- **Water Slide 3-D Rendering**
- **Perspective 1**
- **Perspective 2**
- **Architecture: Prepared by Kieran Healy, dated October 12, 2021 and submitted on October 13, 2021 (Supersedes a building plan prepared by ADG and dated October 5, 2021)**
 - **Front Elevation**
 - **Rear Elevation**
 - **Side Elevations**
 - **Foundation**