

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

'23FEB14AM10:52 REC

Meeting Date: February 7, 2023 at 4:00 PM, Room B/Remote Map: 37 Lots: 148
 Applicant: Maria Curtis Zone(s): B2/HMOD1/ROAD
 Site Location: 228 Route 28, West Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Charlie Adams	Kathy Williams	Maria Curtis
Sara Porter		Kieran Healy, BSC Group
Steve O'Neil		

DRC Review for this project started at: 4:00 PM
 DRC Review of this project ended at: 4:16 PM

Project Summary

General Description: The Applicant is proposing to locate a temporary go-kart track, tent, storage trailers and associated parking and temporary landscaping on a partially developed site (paved parking areas but no structures). The site is proposed to be leased and all equipment would be temporary based on a 2-3 year lease.

Summary of Presentation: Kieran Healy of BSC Group noted the temporary nature of the use with a temporary tent, two storage trailers at the far back of property and utilize existing paved area for the go-kart track. No new pavement is proposed, only striping and bumpers for the go-karts. All buffer landscaping will be in planter containers. Parking is to the rear of the site with in-lot trees in temporary containers.

DRC Questions & Discussions: Sara Porter asked about the tree types/size. Kieran noted they would be 2" caliper trees to fit in the containers, and they are still working on a particular species which has a small root ball. Charlie Adams asked if there could be some shrubs around the sign. Ms. Curtis indicated she would clean this area up with plantings as it is the main entry of the business. Sara Porter asked about what happens to the container trees in the winter. Mr. Healy indicated the trees would remain as the containers are large. Mr. O'Neil asked about snow removal during the winter, and whether the container trees would be moved to the interior of the lot. Mr. Healy indicated the use would be closed down during the winter and there is no intention to move the container trees. Mr. O'Neil asked about the proposed sign. Mr. Healy noted the existing sign would be used with a new faceplate. Mr. Adams asked about what will be done with trash and whether there is a dumpster. Mr. Healy indicated there is little trash and would be taken away in trash bins. No food service is proposed, although a food truck may be on the site.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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

There are no proposed buildings and no existing buildings facing the street. The existing concrete slab from the former building and the pavement within the front buffers will not be removed. The proposed trees within planters will help somewhat to define the street edge for this temporary use. Identify the type and size of trees in planters.

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

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

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See comments above for 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:

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

See comments above for Sect 1 Streetscape

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

Except for two handicapped spaces, the parking is located to the rear of the property (but not to the side/rear of a structure) with in-lot trees in planters. There are also some buffer trees in planters along Route 28 which will screen the parking in the rear.

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

The parking located in the rear of the property with six in-lot trees proposed in planters. Use of trees in planters should only be allowed on a temporary basis to break-up large parking lots.

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

No new utilities or changes to utilities are proposed. Two mobile light poles are proposed which will be generator run.

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

BUILDING STRATEGIES: *There are no permanent structures proposed for the temporary use, although there is a proposed temporary tent along Route 28 and proposed trailers in the rear of the property.*

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 Steve O'Neil, seconded by Sara Porter, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as meeting minutes for the February 7, 2023 meeting for the proposed temporary go-kart track at 228 Route 28.

Received by Applicant(s)		
		

ATTACHMENTS:

- February 7, 2023 DRC Agenda
- Aerial
- DRC Application form
- Proposed Racetrack Site Plan, prepared by BSC Group and dated January 23, 2023

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Review is by: Planning Board Design Review Committee

YARMOUTH TOWN CLERK

DESIGN REVIEW COMMENT SHEET

'23FEB8PM1:53 REC

Meeting Date: February 7, 2023

Map: 88

Lots: 94

Applicant: Coastal Medical Transportation Services LLC

Zone(s): B1/APD

Site Location: 0 Forsyth Avenue, South Yarmouth

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Charlie Adams	Kathy Williams	John Lavelle, Baxter-Nye
Steve O'Neil		Rich Quirk, Coastal Medical
Sara Porter		

DRC Review for this project started at: 4:17 PM

DRC Review for this project and DRC meeting of February 7, 2023 ended at: 4:53 PM

On a motion by Sara Porter, seconded by Charlie Adams, the Design Review Committee (DRC) voted (3-0) to adjourn the February 7, 2023 DRC meeting at 4:53 PM.

Project Summary

General Description: The Applicant is proposing to construct a 9,680 square foot (sf) transportation services building with 3,000 sf of office space and 6,680 sf interior vehicle storage area for up to 21 ambulance vehicles. Site work will include new septic system, bituminous parking lot and driveway, site lighting and landscaping.

Summary of Presentation: John Lavelle gave an overview of the ambulance storage building and office space. The project has 28 paved parking spaces and landscaping along with new septic and drainage. A new enclosed dumpster is proposed. The building meets the zoning setbacks. Landscaping includes buffer and in-lot trees along with shrubs and ground cover. The drainage forebay is for treatment and conveyed into underground infiltration structures. Mr. Quirk briefly went over the building materials, noting the use the fiberboard panels to look like shingles in the office area and insulated metal panels with smooth side for the warehouse portion of the building in the rear.

DRC Questions & Discussions: Charlie Adams asked if there would be any vehicle repairs on site, Mr. Quirk indicated no. Mr. Adams asked about the number of vehicles in the building with Mr. Quirk noting typically 10-12 ambulances at nighttime, indicating the warehouse is a little larger to take into consideration fitting up new ambulances. Ms. Porter suggested that the office portion of the building be treated very differently than the rest of the building, noting the Johnstone Supply building on Whites Path. She felt the canopy is not enough of a distinction with the rest of the warehouse building. Mr. Adams also thought the Johnston Supply looked good and would be more attractive for the Coastal Medical building and for representing the company. Mr. Quirk noted that he wanted to make it look nice. Sara Porter showed a sketch of how the roof could be modified with a steeper roof in the office with an entry porch in proportion to the building. Mr. Quirk noted they want to retain as much buffer vegetation in the front as they are not trying to attract customers to the property. Sara Porter felt that you can make a nice metal building. Mr. Lavelle noted the stone veneer to cover the concrete. Kathy Williams indicated there is not a lot of foundation showing and it could be concrete with foundation planting in the front. Mr. O'Neil was in agreement about modifications to the office area. Sara Porter noted that instead of shutters, utilize thicker trim boards.

Review Comments In Relation To The Design Standards

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SITING STRATEGIES

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

Building is fronting along the street and has a narrow canopy. Recommend minimum canopy/porch depth of 5'.

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

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

Building location and street trees 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:

Retain quality trees 4" in diameter and greater in the buffer areas, supplement with 3" caliper trees as needed.

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

Parking is to the side of the building, behind the front yard setback.

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

The plans include two in-lot trees, whereas four are required by zoning. One tree is over the stormwater infiltration structure and one of them will need to be relocated.

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:

The building is one large rectangular mass of 121'x80', with no modulation or changes in façade lines, roof lines or wall heights, except for a 4' deep canopy in the front. Besides the front canopy, the office area shape is the same as the warehouse and is differentiated from the warehouse section by a change in materials (insulated metal siding to fiber cement shingles), a short section of brick veneer wainscoting, and the addition of windows with shutters.

The building is a typical warehouse structure to be located in a B1 zoning district. Additional effort should be made to the office portion of the building facing Old Town House Road. This section does not require the roof height of the warehouse portion and could be significantly improved by having a more traditional roof pitch, bringing down the wall heights, and having a lower, deeper front porch entrance, and no shutters but thicker trim boards. The stone veneer doesn't appear necessary as there is little foundation exposed and there are foundation planting shown.

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

See comments from Sect 1 above.

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

See comments from Sect 1 above.

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

See comments from Sect 1 above.

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

See comments from Sect 1 above.

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

See comments from Sect 1 above.

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

See comments from Sect 1 above.

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

Fiber cement shingles are proposed for the office area with insulated aluminum panels for the warehouse section. Provide color samples.

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


There is a canopy in the front, but the height is very tall and only 4' deep.

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 Charlie Adams, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as meeting minutes for February 7, 2023 DRC meeting for the proposed Coastal Medical project at 0 Forsyth Ave.

Received by Applicant(s)

		
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ATTACHMENTS:

- **February 7, 2023 DRC Agenda**
- **February 3, 2023 e-mail with attachments from Kathy Williams, Town Planner**
- **DRC Application:**
 - **DRC Application and Materials Specification Sheet, window cut sheet and photo of stone veneer**
 - **Site Plans: All plans prepared by Baxter Nye Engineering & Surveying, dated October 11, 2022, unless otherwise noted:**
 - **C0.0 – Cover Sheet**
 - **C1.0 – Legend and General Notes**
 - **C2.0 – Existing Conditions Plan, dated July 29, 2022**
 - **C3.0 – Site Layout Plan**
 - **C3.1 – Truck Turning Template Plan**
 - **C4.0 – Grading and Drainage Plan**
 - **C5.0 – Utility Plan**
 - **C5.1 – Septic Profile and Details Plan**
 - **C6.0 – Details Plan**
 - **C6/1 – Details Plan**
 - **C6.2 – Cultec Recharger 330XL HD Chamber Detail Sheet**
 - **Architectural Plans: Prepared by Chester L. Field, Jr., Whitman MA,**
 - **Floor Plan, dated 6/9/22**
 - **A1 - Exterior Elevations, dated 12/19/22**