

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

DESIGN REVIEW COMMITTEE (DRC) - COMMENT SHEET
(DRC comments which are provided to the Planning Board)

Meeting Date: July 18, 2023 - Room B/Virtual	Map: 60	Lots: 130, 131 & 132
Applicant: Ekaterina & Family, LLC & Jay Imad	Zone(s): ROAD Optional Overlay District	
Site Location: 1272, 1276 & 1282 Route 28, South Yarmouth, MA		

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Dick Martin	Kathy Williams	Halim Choubah, CEG
Sara Porter		Attorney Paul Tardif
Charlie Adams		Jay Imad
Steve O'Neil		

DRC Review for this project started at: 4:01 PM
DRC Review for this project ended at: 4:38 PM

Project Summary

General Description: The Applicant seeks to develop the project using Zoning Bylaw Section 411 – Revitalization Overlay Architectural District (ROAD). The DRC had reviewed two previous ROAD Applications from this applicant back in May of 2022 (ROAD #2022-1) and October 2022 (ROAD #2022-2). The Applicants have resubmitted the project to try to address comments received during the Zoning Board of Appeals (ZBA) Public Hearing on the #2022-2 application which was ultimately withdrawn without prejudice.

This modified project (ROAD #2023-1) would demolish all existing buildings on three adjoining properties and construct a gasoline filling station with four dispensers and overhead canopy, a single story 3,890 sf convenience store with coffee shop and drive-thru, a separate 3,755 sf two-story building with four (4) residential units, and various site improvements. The lots currently contain five cottages, a convenience store and two gas pumps with canopy.

For ROAD projects, the Planning Board serves as the Design Review Authority and will be holding their Public Hearing on August 16, 2023. The application is also distributed to the Design Review Committee (DRC) for their input and comments which will be provided to the Planning Board. The standard for the optional ROAD overlay district is substantial adherence to the Architectural and Site Design Standards (“Design Standards”).

Summary of Presentation: Hal Choubah noted the previous ROAD submissions which were generally viewed favorable by the DRC. The Planning Board did approve ROAD project #2022-2 to proceed to the Zoning Board of Appeals (ZBA). The ZBA had some issues that needed work, so the Applicant withdrew without prejudice so they could revise the plans. Mr. Choubah reviewed the new plans, noting the changes and improvements including separation of the commercial and residential into two buildings. The issues identified by the ZBA were related to the residential parking in the northwest corner and conflict with drive-thru, inadequate parking for the uses, and having the mixed-use building. The new layout has a separate residential building on the east side with parking located directly behind and more residential parking added. The pickup window was relocated to the west side of the building to provide more buffer to the residences to the north and increased the queue length of the drive-thru. The parking in the northwest corner is limited to staff only. Also added landscape on the northern buffer and added trees. Mr. Choubah feels this is a win-win. He indicated the building architecture was modified to meet the ROAD bylaw. The Convenience Store looks more like a 1-1/2 story building with dormers and the residential is a 2-story building. The finishes are identical to the previous applications with white trim with gray color earth tones to mimic the nearby village setting. He noted the improvements to the circulation on the site.

DRC Questions & Discussions:

Sara Porter felt the plan was terrific, was a superior solution and the buildings looked good. Her only concern was with the queuing in the drive-thru impacting the access to the residential parking. Kathy Williams noted 10 spaces at 23' long is required for the drive-thru. Mr. Choubah noted that the queuing was increased to more than 10 spaces without impacting access. The circulation is two-way except around the convenience store which is one-way.

Charlie Adams thinks the plans are better than before and should meet all the requirements. He asked if the pumps were the same number, which they are (four pumps). He inquired about the changes in lighting so there won't be impacts to the neighbors in the back. Mr. Choubah noted that the lighting plan was submitted and reduced the intensity under the canopy with zero footcandle spillage at the property lines.

Steve O'Neil agreed they did a great job and listened to comments from boards/committees and staff. Mr. O'Neil inquired about the residential parking interfering with the pumps and safety for residents leaving their parking area, and whether there is enough distance to accommodate traffic with sight distances. Mr. Choubah noted that there is a landscape island separating the two uses and the distance from the access drive to residential parking is 80' into the property. Mr. Choubah noted that a stop sign and stop bar could be added at the exit to the residential parking.

Dick Martin concurred with the Committee that everything looks good, the building design is very nice. He inquired about what would be upstairs in the commercial building. Mr. Choubah indicated he would need to look into this further and may only be a small office. Mr. Martin noted six parking spaces that serve the store with additional spaces at the pumps. Mr. Martin noted the nice landscaping with irrigation and the importance of proper maintenance of landscaping. Mr. Martin noted the one-way signs at the driveway exit and that the relief needed in outlined in the narrative. He felt this would be viewed better by residential abutters.

Sara Porter noted that the shed dormer on the west side could be smaller as the space isn't needed upstairs. Mr. Choubah indicated it could be smaller with one less set of windows.

Review Comments In Relation To The Design Standards

As a ROAD project, the Siting and Building Strategies were reviewed for substantial adherence to the Architectural and Site Design Standards

SITING STRATEGIES

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

The new buildings front on the street with street facing windows and entrances.

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

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

The new buildings have been located closer to the street and the street edge is further defined with a front buffer with plantings and irrigation.

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

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

The residential building has two stories. No second story is provided on the convenience store in order to separate the commercial and residential uses.

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:

Buffers with detailed landscaping plan and irrigation are provided, along with an 8' acoustic fencing abutting the residential zone to the north and a 6' high fence within the buffer area along the eastern property line.

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

The parking areas are located to the side and rear of the new buildings, include two in-lot trees with additional screening through landscaped buffers.

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

The design may be considered to substantially adhere to the design standards as the parking areas have been broken up into three separate areas, the amount of pavement has been reduced to that needed for circulation, and buffer screening has been provided.

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

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

The loading zone is shielded with buffer plantings and will only have intermittent use.

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:

Convenience Store: The convenience store building includes modulations on all four sides. The east elevation is slightly longer at 54' but may be considered to substantially adhere to the Design Standards as there is a large porch at the entrance to break up the façade lines.

Residential: The residential building is less than 50' long and includes variations in the façade at the entrances and for the sprinkler room.

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:

Modern materials are used for longevity and low maintenance but look like traditional building materials.

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 Planning Board Return to Design Review for Formal Review

On a motion by Sara Porter, and seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to approve these DRC Comments as meeting minutes for the July 18, 2023 DRC meeting related to the proposed modified redevelopment at 1272, 1276 & 1282 Route 28 using the ROAD overlay district.

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Received by Applicant(s)

		
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ATTACHMENTS:

7/19/2023

- July 18, 2022 Agenda
- July 14, 2023 Memo from Town Planner Kathy Williams and Aerial
- ROAD Application 2023-1:
 - ROAD Application Form
 - Project Narrative
 - June 6, 2023 Site Plan Review (SPR) Comments
 - Supplemental Information submitted July 18, 2023
 - 8' Acoustic Fence Detail
 - Proposed Apartment Front Elevation - Colored
 - Proposed Convenience Store Front Elevation - Colored
 - Site Plans: All plans prepared by Choubah Engineering Group, dated June 20, 2023:
 - Cover Sheet
 - Demolition and Erosion & Sediment Control Plan
 - Erosion Control Details & Notes
 - Site Layout & Fuel Truck Access Plan
 - Grading & Drainage Plan
 - Utility Plan
 - Landscape Layout & Fire Apparatus Access Plan
 - Lighting Plan
 - Site Details #1
 - Site Details #2
 - Site Details #3
 - Underground Fuel Storage Tanks Details
 - Architectural Plans: All plans prepared by Choubah Engineering Group, dated June 20, 2023:
 - Proposed Convenience Store Building Floor Layout
 - Proposed Convenience Store Building Elevations
 - Proposed Residential Building Floor Layout
 - Proposed Residential Building Elevations
 - Canopy Elevations & Details
 - Existing Conditions Plan: Prepared by Borderland Engineering, Inc, dated December 7, 2021

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

DESIGN REVIEW COMMENT SHEET

Meeting Date: July 18, 2023 – Room B/Virtual Map: 32 Lots: 191
 Applicant: 601 Main Street, LLC Zone(s): B2 & VCOD VC1
 Site Location: 601 Route 28, West Yarmouth MA

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Charlie Adams	Kathy Williams	Hal Choubah, Choubah Eng. Group
Steve O'Neil		Johnny Kayrouz
Sara Porter		Attorney Paul Tardif
Dick Martin		

DRC Review for this project started at: 4:39 PM
 DRC Review for this project and DRC meeting of July 18, 2023 ended at: 5:23 PM

On a motion by Steve O'Neil, seconded by Charlie Adams, the Design Review Committee (DRC) voted (4-0) to adjourn the July 18, 2023 DRC meeting at 5:23PM.

Project Summary

General Description: The Applicant proposes to modify the existing 2,288 square-foot building (previously used as a small snack shop with three repair bays) and add 1,584 square feet to create a total of 3,872 square feet of retail space to be used as a convenience store. The existing gas pumps and canopy would remain.

Summary of Presentation: Hal Choubah gave an overview of the property noting the existing conditions with two curb cuts on Route 28 and one on South Sea Ave. The Applicant wants to convert the existing building space and add another 1,584 sf to the east of the building within the existing pavement area. The new building will be used as a convenience store. Parking is on the west side and northeast corner of the building. All modifications would be within the existing impervious areas so there will be no increased runoff from the site. The new building has a hipped roof with porch entrance. Mr. Choubah reviewed the general floor plan and the building renderings. The canopy would remain the same except for a proposed blue stripe. Access and circulation would remain the same. No changes are proposed to the landscaping and the existing buffers would remain.

DRC Questions & Discussions:

Sara Porter thinks the building is attractive but felt that the hip slope could be lower, the portico is too high, and the plate height could be lowered. She provided an elevation sketch for the Committee which was also sent to Mr. Choubah during the meeting. She felt that the blank west side could have some windows as the interior is a corridor to the restrooms. All the committee members liked her ideas.

Steve O'Neil noted his appreciation for the investment in the community. Mr. O'Neil encouraged fresh painting on the pump canopy, but he wanted to focus on the landscaping. The existing site suggests some lack of maintenance on the landscaping, and we want to improve Route 28. He recommended buffing up the landscaping on the site.

Mr. Martin feels the building with Sara Porter's suggestions looks good. He noted they were adding a lot of square footage to the building so should add other upgrades that would normally be required. Mr. Martin noted two trees in the corner, but the center island needs trees and irrigation to keep it looking nice. The back of the lot is nicely wooded and offers buffering to residential neighbors. Mr. Martin would like to see improvements to the canopy with a pitched roof. He thought the blue stripe might not look good and feels like a sign. Mr. Choubah noted it

may not be structurally possible to add a pitched roof and he needs to look into it and discuss it with his client. Mr. Kayrouz noted it may be challenging to do due to the nature of the existing canopy. Mr. Kayrouz noted that the blue stripe is the Mobil brand but can leave it white.

Kathy Williams suggested adding a sidewalk from the rear door to the dumpsters to facilitate trash removal by staff. She also inquired as to how the garbage trucks would be accessing the dumpster area and location of loading area. Mr. Choubah indicated the deliveries would be box trucks but could be done in the dumpster area.

Review Comments In Relation To The Design Standards

SITING STRATEGIES

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

The proposed project is the expansion of an existing building which is not located along the street.

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

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

The proposed building is not located along the street, no buffer plantings are proposed to help define the street edge and there are three wide curb cuts over 40' wide. Recommend adding one new buffer tree on South Sea Ave (south of curb cut) and at least 5 new buffer trees along Route 28, two of which should be included as part of an upgraded landscaped planting bed in the center island which currently has a flag, and add irrigation. Consider reducing the curb cuts width to increase the two buffer islands.

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 Section 3.

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

Parking is located in front of the building, expanding the buffer plantings will help to screen the parking.

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

There is a large expanse of pavement with no in-lot trees. Consider ways to reduce pavement and add in-lot trees.

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:

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

The enclosed portion of the building has no modulations, but the porch along the front adds dimension to the building. Three sides of the building have no windows. Although the east and south sides will be well hidden, the west elevation facing South Sea Ave will be visible and suggest installing two windows along the interior corridor.

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

The gable porch end adds varying wall heights.

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

The hip roof helps to decrease the roof mass of the building, along with the gable end of the porch and addition of the cupola.

The Committee suggested lowering the height and pitch of the hip roof to 12 over 6 on the front elevation and the pitch of the portico to 12 over 7.5, and both the plate height and the portico plate height should be the same height which could be lower than 14', perhaps 12'. Refer to the attached sketch from Sara Porter.

The Committee also suggested having a sloped hip roof on the canopy if reasonably possible. The Committee would prefer to leave the canopy white without the blue stripe.

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

The building is a small single-story building.

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:

Modern materials are proposed for longevity and low maintenance but look like traditional building materials.

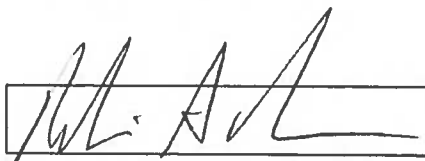
Sect. 9. Incorporate Pedestrian-scaled Features N/A Meets Standards, or Discrepancies:

Added front porch canopy.

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 (4-0) to approve these DRC Comments as meeting minutes for July 18, 2023 meeting related to the proposed Convenience Store expansion at 601 Route 28.

	Received by Applicant(s)	

7/19/2023

ATTACHMENTS:

- **July 18, 2023 Agenda**
- **July 14, 2023 e-mail from Kathy Williams along with Google Aerial and Streetview**
- **Front Elevation Sketch from Sara Porter**
- **DRC Application:**
 - **June 21, 2023 Transmittal Letter from Hal Choubah**
 - **DRC Application with Materials Specification Sheet**
 - **Site Plans: All plans prepared by Choubah Engineering Group, dated June 8, 2023:**
 - **Cover Sheet**
 - **Demolition and Erosion & Sediment Control Plan**
 - **Demolition and Erosion & Sediment Control Plan (Details)**
 - **Site Layout Plan**
 - **Grading Drainage & Utility Plan**
 - **Site Details**
 - **Architectural Plans: All plans prepared by Choubah Engineering Group, dated June 8, 2023:**
 - **Existing Floor Layout & Existing Building Elevations**
 - **Proposed Floor Layout**
 - **Architectural Renderings**
 - **Existing Conditions Plan: Prepared by Borderland Engineer Inc, dated May 4, 2023**