

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  
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**DESIGN REVIEW COMMENT SHEET**

Meeting Date: October 12, 2021 at 4 PM - Virtual      Map: 88      Lots: 87 & 88  
 Applicant: Petro Realty Corp (Aaron Cutler)      Zone(s): B1/APD  
 Site Location: 433, 437 & 439 Station Ave, South Yarmouth

**Persons Present:**

DCR Members Present	Yarmouth Town Staff Present	Guests
Dick Martin	Kathy Williams	Aaron Cutler
Chris Vincent		Halim Choubah, Engineer
Sara Porter		John Selle, Architect

DRC Review for this project started at: 4:10 PM  
 DRC Review ended at: 4:57 PM

*On a motion by Sara Porter, seconded by Chris Vincent, the Design Review Committee (DRC) voted (3-0) to adjourn the October 12, 2021 DRC meeting at 4:57 PM.*

**Project Summary**

**General Description:** Applicant is proposing to raze two existing buildings and rebuild with a 2,400+/- square foot building with drive-thru coffee shop and associated site improvements.

**Summary of Presentation:** Halim Choubah gave an overview of the project encompassing two lots at the corner of Station Avenue and Old Townhouse Road, totally 37,000 square feet. The project will demolish existing buildings, replace with one 2,400 sf coffee shop with drive-thru and will reduce the number of curb cuts and add landscaped buffers. Drainage from the site will go to an on-site infiltration system and a new on-site septic system will be installed.

John Selle gave a brief overview of the architecture of the project, noting the floor plan and layout. There is a hipped roof around the perimeter with a flat roof well to screen the mechanical equipment. The materials used are high quality natural materials, primarily shingle with vertical charred wood at entry/drive-thru, white vinyl trim around the windows, and black metal work on the canopies, exterior railings and light fixtures. Included some articulation on the longer runs. Mr. Selle reviewed the renderings including the outdoor seating area.

Mr. Selle gave a brief overview of the signage proposed including attached signs which will need some relief. The signs were designed to blend in with the architecture. Building mounted lighting is proposed around the building, along with pole mounted site lighting.

**DRC Questions & Discussions:**

Dick Martin asked about the buffer along Station Avenue. The buffer on the plan shows approximately 15' on the property. Dick Martin noted that the two in-lot trees are located over the stormwater infiltration. Dick Martin noted that the buffers should be irrigated.

Chris Vincent noted that the attached signs are internally lit signs. He indicated he would rather see goose neck down lighting or uplighting from the canopy. Sara Porter noted that she liked the internal lighting.

Sara Porter noted that the drive-thru sign on the building might be too high and not where people would naturally look. Dick Martin noted that directional signs for drive-thru are typically located at ground level. Chris Vincent also noted it would not be seen from the street.

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Sara Porter noted she liked the look of the building and inquired about the size of the trim.

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Dick Martin also liked the building as well. There was a group discussion about the expanse of unadorned wall to the right of the front door, but ultimately felt it should be left as is.

Kathy Williams noted the need to ensure handicap access with the side door, providing something nice for the bollards, and that the maximum light fixture height is 20'.

Dick Martin noted that the number of plantings shown on the plan needs to meet the plant schedule. The trees are listed as honey locusts and Mr. Martin asked for a different type of tree. Kathy Williams will provide a list of native plant species.

Sara Porter asked about the dumpster and what the enclosure is like. Mr. Choubah noted it would be screened with a solid white PVC fence.

The DRC was in support of the project.

### Review Comments In Relation To The Design Standards

#### SITING STRATEGIES

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

***Due to the orientation of the drive-thru, the building does not front along the street with a street oriented entrance.***

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

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

***The street edge has been defined by a landscape buffer of 15' along Station Avenue and 20' along Old Townhouse Road which will significantly green up the property with buffer plantings, supplemented by a reduction in the number of curb cuts from 5 down to 2.***

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:

***Landscaped buffers and screening have been significantly improved for these properties. Applicant should meet the buffer planting requirements of Section 301 to the maximum extent practicable.***

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

***Parking is located to the side/rear of the building (with the exception of 1 space) and screened with a vegetated buffer. This proposal results in significantly fewer front yard parking spaces.***

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

***In lot trees in a planting island are shown in the parking area. Please note that the trees are shown planted over the stormwater infiltration structure. The drainage will need to be located.***

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

**Maximum height for site lighting is 20'.**

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

**Loading area is screened with vegetation and will only be used periodically.**

**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 less than 2,400 square feet.**

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

**The 80' long southern elevation does not have a minimum 5' modulation to break up the façade line, however, the small bump out for the entrance with the varied wall height and materials, and the large windows help to break up the building façade.**

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:

**The proposed building is only single story and the metal canopy and changes to the building materials helps to bring down the building edges**

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 Chris Vincent, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as meeting minutes for the October 12, 2021 DRC Meeting for the proposed Coffee Shop at 433-439 Station Avenue.**

Received by Applicant(s)

		
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**ATTACHMENTS:**

- **October 12, 2021 Agenda – Virtual Meeting**
- **October 4, 2021 e-mail from Kathy Williams and Aerial**
- **DRC Application:**
  - **DRC Application and Material Specification Sheet**
  - **Site Plans: All plans prepared by Choubah Engineering Group, dated September 1, 2021, unless otherwise noted:**
    - **Cover Sheet**
    - **Erosion & Sediment Control Plan**
    - **Erosion Control Details & Notes**
    - **Site Layout Plan**
    - **Grading & Drainage Plan**
    - **Utility Plan**
    - **Landscape Layout Plan**
    - **Lighting Plan**
    - **Site Details #1**
    - **Site Details #2**
    - **Existing Conditions Plan, prepared by Farland Corp, dated January 12, 2021.**
  - **Architectural Plans: All Plans prepared by Phase Zero Design and dated 8/26/21:**
    - **3 Renderings: View from the West, View from the South and Drive thru View**
    - **A-1-1: Floor Plans**
    - **A-102: Exterior Elevations**
    - **A-103: Preliminary Signage Plan**