

Review is:  Conceptual  Formal  
 Binding (404 Motels/VCOD/R.O.A.D. Project)  Non-binding (All other commercial projects)

23 JAN 25 AM 8:54 REC

Review is by:  Planning Board  Design Review Committee

### **DESIGN REVIEW COMMENT SHEET**

Meeting Date: January 24, 2023 at 4 PM	Map: 32	Lots: 122
Applicant: Town of Yarmouth	Zone(s): VCOD VC1	
Site Location: 669 Route 28, West Yarmouth		

#### **Persons Present:**

DCR Members Present	Yarmouth Town Staff Present	Guests
Charlie Adams	Kathy Williams, Town Planner	Arek Galle, BETA
Chris Vincent	Jeff Colby, DPW Director	Mike Guidice, CDM-Smith
Sara Porter		Jim Saben, DISUC Chair
Dick Martin		
Steve O'Neil (remote)		

DRC Review for this project started at: 4:03 PM

DRC Review ended at: 4:57 PM

***On a motion by Sara Porter, seconded by Chris Vincent, the Design Review Committee (DRC) voted (5-0) to adjourn the January 24, 2023 DRC meeting at 4:57PM.***

#### **Project Summary**

**General Description:** The Town of Yarmouth is proposing to create a public park at the vacant town-owned property at 669 Route 28 utilizing Zoning Bylaw Section 414 – Village Centers Overlay District (VCOD). The proposed public park will include walking trails, native landscaping, children's play area, kayak launch, space for artist shanties and public art, parking, restrooms, and a large open area for periodic special events, along with associated landscaping, utilities, and site improvements. Although being funded and constructed separately, the permit application includes the future municipal wastewater Pump Station #3 located near Route 28.

**Summary of Presentation:** Arek Galle of BETA Group gave a PowerPoint presentation of the proposed park project, highlighting the zoning and the various elements of the park noted above including pedestrian and bicycle access, stage location, turn-arounds, overflow parking for periodic events, artist shanties with public art with shade sails, play area components, walkways, kayak kiosk with racks, and trail system to the elevated boardwalk on an adjacent parcel to the south which is outside the VCOD. Mr. Galle reviewed the architecture of the restrooms which include office space, restrooms, and mechanical room, and includes a cupola, hip roof and gable ends, noting light gray clapboards with shingles. Mr. Galle discussed flood protection gates for the restroom needed for the building in a floodplain. He reviewed the architecture of the pump station fronting along Route 28 which includes a front door with small portico and back porch for mechanical equipment and generator behind a solid fence. He noted the materials are generally the same as the restroom. He gave details of the boardwalk, and gangways to the zero-entry kayak launch. He reviewed the general architecture for the artist shanties which can have different roof heights and siding material. He indicated the shanties would have electrical service which needs to be elevated.

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

Sara Porter thought they were lovely little buildings, but wanted to know about the style doors being proposed. Mr. Galle noted that we wanted to be consistent with the pump station and corrosion resistant, painted gray. Ms. Porter asked about the brick on the chimney which is meant to be a brick veneer with a range of hues. She indicated that the buildings have enough interest and to keep the materials simple and perhaps limiting to one siding material per building.

Charlie Adams asked about trash removal. Jeff Colby noted that the totes are easier to empty by the DPW and safer as no one is lifting heavy weight trash cans. Chris Vincent asked about the trash can locations. Mr. Galle referred to

Plan C.5.1 which shows the trash can locations with about five total. The trash in the restrooms will be removed when cleaned. Mr. Adams asked about provisions for tidal surge for the pump station. Kathy Williams noted it will be elevated 3' above the base flood elevation and the restroom will be elevated to 12 with flood gates to elevation 15, which is 2' above the base flood elevation with dry flood proof materials.

Dick Martin liked the landscaping, choice of plans, overall concept and design in general. He thought the buildings were reasonably good looking.

Chris Vincent asked about electrical for the event space. Mr. Galle showed the overall electrical plan with a new service from Route 28 with a transformer by the restroom. The electrical service goes into the restroom mechanical room before distribution to the site. He noted two electrical load centers and electric within the event space for vendors and food trucks.

Charlie Adams asked about whether the shanties will have a way to hang the artwork. Mr. Galle noted they may need to include framing within the sheds to allow for connections. Kathy Williams noted the artist shanties need to be programmed in the future.

Dick Martin asked about irrigation. Mr. Galle said no formal irrigation is proposed, but there are yard hydrants for temporary irrigation for establishments of plants. Kathy Williams also noted the native plants proposed and resilient grasses. Mr. Galle also mentioned the areas of reinforced turf to support temporary vehicle access. Mr. Martin suggested considering some type of irrigation. Jeff Colby indicated the town does have a portable watering tank that can be used for supplemental watering which they did do this past summer.

Mr. Galle noted the median plantings at the entrance which will have a sleeve for a future water connection to the pump station.

### Review Comments In Relation To The Design Standards

#### SITING STRATEGIES

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

***The Pump Station building fronts along the street with a street-oriented entrance with small portico.***

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

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

***In addition to the Pump Station building fronting along the street, trees and landscaping further define the street edge.***

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:

***Landscape buffers have been provided around the perimeter of the property with wider buffers being provided along the abutting residential properties.***

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

***Parking has been located behind and to the side of the Pump Station and Restroom structures.***

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

***In-lot trees have been included in the parking lot area to meet the required canopy coverage and spacing.***

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

***Once on the parcel, all utilities will be located 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:

***The Pump Station, Restroom and Shanty structures are well below 5,000 sf.***

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

***The Pump Station and Restroom are relatively small structures with architectural elements added and the Shanties being very small at about 120 sf.***

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

***All proposed structures are less than 50' in length, but the Pump Station and Restrooms also include modulations in the façades. The Pump Station has the front portico and the Restrooms have small porticos over the men's room and office, as well as a larger gable end over the women's room door and water dispenser.***

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

***Wall heights vary with the gable ends and porticos.***

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

***The Pump Station has a shed dormer along the northern elevation, and the Restrooms have a hip roof with cupola as well as the larger gable extension.***

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

***These are relatively small, single-story structures.***

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

***The Pump Station and Restroom structures incorporate clapboards and shingles to vary materials. However, the Design Review Committee recommended using one type of siding per building, for example all clapboards for the restroom and all shingles for the Pump Station. The shanties are either shingles or board and batten siding.***

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

***Wooden shingles and natural looking low maintenance clapboards are proposed.***

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

***The Pump Station and Restroom are relatively small, single-story structures, which include pedestrian oriented porticos over entrances.***

Sect. 10, Incorporate Energy-efficient Design  N/A  Meets Standards, or  Discrepancies:

***The Restrooms are seasonal and will not be conditioned.***

Next step for applicant:


Next step for applicant:

- Go to Site Plan Review (already completed on 11/22/22)  
 Return to Design Review for Formal Review  
 Proceed to VCOD SPR with the Planning Board

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*On a motion by Sara Porter, seconded by Charlie Adams, the Design Review Committee (DRC) voted (5-0) to approve these DRC Comments as meeting minutes for the January 24, 2023 DRC meeting for the proposed Riverwalk Park at 669 Route 28, West Yarmouth.*

Received by Applicant(s)

		
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**ATTACHMENTS:**

- **January 24, 2023 Agenda**
- **Application Materials:**
  - **VCOD SPR Application**
  - **Project Narrative**
  - **Site Plans: Prepared by BETA Group and issue date of January 18, 2023 unless otherwise noted:**
    - **G.1: Cover**
    - **G.2: General Notes**
    - **G.3: Legend and Abbreviations**
    - **OM.1 - OM.2: Overall Master Plan 1-2**
    - **C.1.1 - C.1.2: Existing Condition Plan 1-2**
    - **C.2.1 - C.2.2: Site Erosion Control Plan 1-2**
    - **C.4.3: Site Sections**
    - **C.5.1 - C.5.2: Materials and Layout Plan 1-2**
    - **C.5.3 - C.5.4: Enlargements 1-2**
    - **C.6.1 - C.6.2: Grading & Drainage 1-2**
    - **C.6.3 - C.6.5: Grading & Drainage Enlargement Plan 1-3**
    - **U.1.1: Site Utility Plan**
    - **U.1.2: Site Utility Details - Restroom Pump Chamber**
    - **E.1.1: Site Electrical Plan**
    - **E.1.2: Lighting Types**
    - **C.7.1 - C.7.7: Site Details 1-7**
    - **R.A.1 - R.A.2: Architectural Drawings 1-2 (Pre-Engineered Restroom Building by Romtec)**
    - **PS.A.1 - PS.A.2: Pump Station Architectural Drawings 1-2 (CDM-Smith)**
    - **S.2.6: Boardwalk Details - Kayak Launch Existing Conditions**
    - **S.2.7: Boardwalk Details - Kayak Launch**
    - **L.1.1 - L.1.2: Planting Plan Overall 1-2**
    - **L.1.3 - L.1.13: Planting Detail Areas 1-10**
    - **L.2.1: Planting Details**