

Architecture Review Committee Meeting February 23, 2023

Members present: Bernadette MacLeod, Page McMahan, Nancy Jorgensen, Carol Marsh (via zoom) and Stephen Salley. Select board liaison Kevin Galligan attended in person.

Chairman MacLeod called the meeting to order at 6:30PM

First on the agenda was the request by Washashore Music for approval of an addition to the rear of the building at 12 Cove Road and remodeling of the street face and entry. Mr. Trevor Meyer of Meyer and Sons presented the request. The sheds on the rear of the building are to be replaced by a new two-story addition for business use. Dormers on the addition will have solar panels. The storefront display windows flanking the street entrance will be replaced with smaller windows and a wider entry with wood door and sidelights. The addition will have a new ADA compliant entry. There is no change to signage. Trim for the new work will match the existing 19<sup>th</sup> century pattern. Trim will be white PVC. New windows will be black. The addition will have cedar shingles left natural. Roof shingles will match existing. New composite clapboards will replace original siding on the left and right sides of the existing building.

Macleod asked about the shorter store front windows and the area below them. The skirts will receive white cedar shingles left natural. Macleod asked about the original street front trim, particularly the rake and cornice structure. They are to be preserved and maintained. Salley asked about the fence to the left of the building. It will be removed. Salley asked that more information be provided on the drawings, namely the height, width, and length of the addition. The roof pitches for the addition and its dormers, the location of the solar panels, and the identification of the exterior materials to be used. Jorgensen asked about lighting. New lighting is indicated for the addition entry and the gable peaks. Lights will be dark sky compliant conforming to Town requirements.

Macleod suggested that a motion be made with conditions. Jorgensen moved that the request be approved on the condition that the additional information requested above be added to the drawings. MacMahan seconded the motion and it was approved 5-0-0

Second on the agenda was the Preliminary Review of elevation and site plan drawings for a new Chase Bank building to replace the Hearth and Kettle building at 4 West Road at the Skaket Corners Plaza. Josh Kline represented the project in person for Stonefield Engineering and lead architect Kevin Kelly of Core States Group was present via Zoom. Kline cited the special security requirements needed for a bank. He stated that the existing mature trees would be maintained and the building would set back a bit farther from the plaza entrance road. Macleod asked that the site plan have the bank footprint superimposed on the outline of the existing restaurant structure in order to clarify the change in arrangement of structure covering the site. Kline stressed that pedestrian access and safety would be enhanced with marked cross walks and signage. There followed a discussion of traffic and pedestrian safety and parking. It was noted that there is no drive-up teller window, but instead an ATM mounted on the building.

The committee asked for clarification of the labeling of the building elevation drawings. There was uncertainty as to which view represented the 6A face and which the plaza entrance road. Kevin Kelly ran down the list of exterior materials to be used. He emphasized the screening of mechanical equipment on the flat roof by raised perimeter walls. Jorgensen stated that Chase branch banks all looked similar to what was depicted in the elevations. She asked if the structure was based on a stock plan and as a result lacked New England architectural details. Kelly stated

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that it was a custom "store front" design with additional alterations and that it was intended to match other buildings in the plaza. The committee did not see such a relationship.

Macleod said that it did not go with other commercial buildings in the town. Macleod asked for the dimensions of the tower shown on the elevations. Notation as reproduced on the 11"x17" sheet was not readable.

The discussion turned to signage which was not included on the elevations. Jorgensen asked where the signs would go and Marsh asked what kind of signs they would be. Macleod noted that signs with interior illumination are not allowed in Orleans.

The question of which face of the building was intended to be the front was raised again. The consensus of the committee was that it should be the side facing the plaza entrance road (original restaurant entrance). Jorgensen asked about access to the ATM. There will be no change to the main entrance off the plaza road. The question of dumpster screening was raised. The dumpsters will be fully enclosed and secured.

Macleod asked Kelly if he had visited the site and familiarized himself with the Town. Kelly said he had. Macleod cited the new Cape Cod Health Care Building on Rte28 and the Spalding ReHab building on Old Colony way as examples of successful integration of new buildings into Cape Cod architecture. The committee agreed that the original Hearth and Kettle building was an example of what would be desirable for this important location.

Macleod asked about the large divided light windows on three sides of the building. One will be opaque due to the interior floor plan. There are no windows on the ATM end facing Shaw's for security reasons. Macleod stated that the project needed a thorough redesign with attention to the criteria listed in the ARC by-law.

Salley said that the committee recognized that the site will ultimately be redeveloped. Therefore, the effort should be made to design a building for this prominent location at the entrance to Orleans that reflects the architecture for which Cape Cod is known and that such a building could be repurposed if Chase Bank vacates the site.

The review ended with the applicant agreeing to consider incorporating the committee's suggestions namely: gable roof, one distinct front entrance, windows proportioned to traditional New England dimensions and traditional New England architectural details.

The third matter was the continuation of the application by the Bella Vita Restaurant at 2 Academy Place for an approximately 9'6"x40'x7'6" "gazebo" structure for outdoor dining. The applicants, Mr. Connor and Mr. DiSabatto who lease the property selected a different, structure that will have a white post and beam frame and flat black metallic roof. The committee agreed that it was definitely better than the structure presented at the February 9th meeting. The question of clear plastic weather curtains was discussed. In the event that they were found to be necessary DiSabatto said that they would be completely removable and applied only to the street side principally to block wind. Decorative lighting would be applied to frame along with floral arrangements.

Even though the matter was not listed on the agenda the committee agreed that a vote could be taken. If such procedure is deemed incorrect, the committee will confirm the vote at the next meeting. Salley made the motion to approve the application, Macleod seconded and the motion was approved 5-0-0.

The minutes from the meeting of February 9th were read. Salley moved approval, MacMahan seconded. The minutes were approved 4-1-0 with Jorgensen abstaining.

The meeting adjourned at 7:55 PM

Respectfully Submitted  
Stephen Salley