



DRB Memorandum 429-433 Great Road

Project Location: Site of the former Pegasus Tack Shop

Project Description: A two story retail car dealership consisting of a lower level parking garage and an upper level eight bay vehicle service area, showroom, and support facilities.

Architectural Plans: The proponent presented architectural sheet A-1 Basement Floor Plan Wall Section 1/A-1, sheet A-2 First Floor Plan Wall Section 1/A-2, and sheet A-3 Exterior Elevations Wall Section 1/A-3. The sheets presented list a date of July 13, 2016.

Civil Engineering Plans: The proponent presented a set of engineering plans entitled Site Plan for 429 Great Road Layout Plan, Construction Details. The sheets presented are most recently dated July 25 2016.

Property Owner and Proponent: Country Properties LLC represented by Leo Bertolami – In attendance

Architect: E.J. Rempelakis Associates (Manny Rempelakis, R.A.) – In attendance

Civil Engineer: Stamski and McNary (James (TJ) Melvin, P.E.) – In attendance

Date of DRB Fifth Review for this project proposal: 10-19-2016

The DRB, upon review of the revisions to the proposed project, notes the following:

Proponent's introduction:

- Following the proponent's most recent review and special permit approval meeting with the BOS on September 19, 2016, the proponent returned to the DRB per the request of the BOS to address several noted concerns of the DRB as cited in the DRB project review memo from the September 07 through September 14 review of this project.
- Revised architectural floor plans for the two levels were made available for this meeting and presented by the proponent's architect.
- Previously reviewed site plans were presented by the proponent's civil engineer.

DRB comments on Site Plans:

1. A review discussion concerning the grade changes adjacent to the automobile access into the car wash were discussed with respect to the very tight turning radius. Members of the DRB pointed out the apparent conflict with a nearby retaining wall that should be reconsidered prior to construction and grading of this portion of the site.
2. A review of the proposed sweeping walkway ramp adjacent to Great Road that would serve the primary pedestrian entrance to the showroom pointed out how this walkway where it arrives at a level landing in front of the proposed entrance will be close to 6 feet higher than the Great Road sidewalk immediately adjacent. The guardrails would be close to 10 feet above the sidewalk. The DRB believes the raised height of the landing would be uncomfortable for pedestrians and also be visually awkward. A discussion ensued about the option of relocating the main pedestrian entrance to the north facing side of the showroom, immediately off the parking area, to eliminate the need for the long ramp and landing. If this option is pursued, the Great Road face of the site could then be consistently graded using the proposed four foot high stone wall along the length of the Great Road building face to help with the grade transition between the building and the sidewalk.

DRB comments on Exterior Elevations:

3. The DRB recommends the consideration of the main pedestrian entrance to the north facing parking lot side of the building as this will significantly simplify, and in the opinion of the DRB, improve the Great Road facing building elevation to become a consistently detailed showroom storefront.
4. It was agreed that the exposed concrete foundation wall on the south facing side of the basement level will be finished with split faced block to blend in with the finish of the first floor.

The DRB thanks the proponent for returning to the DRB to review the several concerns posed by the DRB on this building and site design.

Respectfully Submitted, Design Review Board

Members in attendance: Holly Ben-Joseph, Peter Darlow, David Honn, Michael Dube, and Janet Adachi, BOS liaison.