

Mashpee Design Review Committee
Tuesday, January 5, 2016
Mashpee Town Hall Waquoit Meeting Room

Committee Members Present: Jonathan Furbush, Joseph Cummings, and Michael Mendoza.

Michael Mendoza called the meeting to order at 9:01 a.m.

68 Great Neck Road South

Northbridge Assisted Living at Mashpee Commons
Assisted Living/Memory Care Facility
Requires Special Permit from the Planning Board
Representative – Russell Burke

Russell Burke of BSC Group introduced Albert Crepeau (Architect), Brian Yergatian (Engineer), and Tom Feronti (Mashpee Commons). He said Ray Mitrano (who represents Applicant) was on his way. Mr. Mitrano did arrive at 9:06. Mr. Burke said they appeared before Plan Review Committee last month. He said the project is a proposed assisted living facility--70 units with 82 beds. He said it is a mix of assisted living and memory care. Presentation included the following:

- Property on Great Neck road South and is 3.64 acres.
- Displayed and explained Site Plan.
- Property shares an access driveway to Mashpee Commons' wastewater treatment facility, which is located to the East of the property. Access driveway will remain unpaved; will be gated; and keys will be provided to Town public safety people.
- Displayed detailed Landscaping Plan.
- 2 courtyard areas—one outdoors for assisted living; and one enclosed indoor courtyard for memory care unit.

Architect Al Crepeau then addressed the meeting:

- Location address to be 58 Great Neck Road South.
- 70 apartments—52 for assisted living (studio/1 and 2 bedroom); and 18 for memory care (private and shared units).
- 64 parking spaces. Parking around the building, with handicap parking in front.
- Single entrance on Great Neck Road South on the North side.
- 24' wide entrance drive.
- Displayed artistic rendering of the building.

68 Great Neck Road South (continued)

- Rear garden at back side of building. Service portion of the building for daily food deliveries, as well as laundry, etc. Also, trash/recycling transformer/generator here also.
- Building designed to be broken up to break up size visually. Designed to look like shingled-style mansion.
- Wings at end designed to be a 2 to 1-1/2 salt box design.
- Upper portion of second floor under roof dormers.
- Displayed sketch-up of 3-D model of building.
- Building height under 35,000 square feet; natural grade elevation about 61.5, first floor at 61.3 elevation; and maximum height is within 9 inches of allowable height of 35,000 square feet.

Michael Mendoza noted that between the 3-D model sketch-up and the artistic rendering it seems to be looking at 2 different building. For example, artistic rendering has chimney; 3-D model, no chimney; and features look a lot different. Al Crepeau responded that both documents are accurate, but looking at them from different perspective. He said the 3-D model is actual building they are documenting for construction. Mike Mendoza explained that Committee's job is to look at the building to be built and to be very specific and careful about what is being approved. All agreed that they would work with the 3-D model sketch-up.

Al Crepeau and Ray Mitrano both confirmed a chimney is planned. Al Crepeau said chimney is planned but design is contingent upon rooftop mechanical unit so can't design yet. Mike Mendoza said a statement should be entered into the record that there is going to be a chimney but not shown because logistics are still being discussed. All agreed this statement is to be made part of record.

Al Crepeau said they will show document of materials they'll be using, such as shingles and lap siding; faux stone material on siding of mansion portion of the building, etc.

Joseph Cummings identified himself as a resident of Windchime and said he filed a disclosure with the Town Clerk and contacted State's Attorney office and there doesn't seem to be a problem. He then posed the question asking whether Oak trees on right-hand side of the building could be replaced with the evergreens at the end since oak trees lose foliage in the winter. Joe's suggestion was merely switch placement of the oak trees and the evergreens. In this way, the dumpster, transformer/generator, etc. would be less visible. Russell Burke said they will make the revision to replace oaks with the evergreens.

Al Crepeau noted the dumpster is fenced with gate and on concrete pad, which he said is shown on Landscape Plan.

Mike Mendoza asked whether policy has been established for landscape maintenance of all the trees and shrubs. Russell Burke said they did include landscape maintenance plan for Cape Cod Commission and provided a copy to Mashpee Planning Board.

Mike advised them that at the time of Certificate of Occupancy, they will be looking for things brought up about tree line, etc. as discussed today. Ray Mitrano said they are committed to a quality level.

Jonathan Furbush asked where roof run-off being collected. Brian Yergatian said all run-off will be collected and routed to bio-retention areas; and they have 4 rain gardens throughout the site. All rain water will be collected and treated and will be recharged to ground water. Brian said the whole operation and maintenance plan is included in the Drainage Plan report.

Mike Mendoza asked about mosquito control at bio-retention areas. Brian Yergatian and Russell Burke said it is not a breeding ground because the water does not sit there for a very long time.

CONCLUSION: Motion: Jonathan Furbush motioned to approve with conditions that the oak trees are replaced with evergreens to block the view of the generator and dumpster and that the chimney, which is not shown, is to be constructed in character with the building and surrounding area as discussed. Joseph Cummings seconded the motion; and the motion was unanimously passed by Design Review Committee.

New Business

For the record, Michael Mendoza announced that a letter was received from Mary LeBlanc submitting her resignation from Design Review Committee.

Approval of Minutes

Jonathan Furbush motioned to approve the Minutes of Combined Meeting of Design Review and Plan Review of November 3, 2015, as presented; Joseph Cummings seconded the motion; and the motion was passed by Design Review, with Michael Mendoza abstaining.

Joseph Cummings motioned to approve the Minutes of Combined Meeting of Design Review and Plan Review of December 1, 2015, as presented; Jonathan Furbush seconded the motion; and the motion was passed by Design Review, with Michael Mendoza abstaining.

Adjournment... The meeting adjourned at 9:35 a.m.

Respectfully submitted,

Jean Giliberti
Recording Secretary

Document List

Site Plan
Landscape Plan
Artistic Rendering
Sketch-up 3-D model of building
Drainage Plan