



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.

Civil Engineering Plans: The proponent presented a set of engineering plans entitled Site Plan for 429 Great Road comprised of the following drawing sheets: Cover Sheet, Existing Conditions Plan, Grading and Drainage Plan, Layout Plan, Construction Details. The sheets presented are most recently dated July 25, 2016.

Architectural Plans: The proponent presented a revised architectural sheet A-3 entitled Exterior Elevations, Wall Section. The sheet presented lists a date of July 13, 2016.

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

Architect: E.J. Rempelakis Associates (Manny Rempelakis, R.A.) – Not present

Civil Engineer: Stamski and McNary (George Dimakarakos, P.E.) – Not present

Date of DRB Fourth Review for this project proposal: 09-07-2016 and continued on 09-14-2016

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

Proponent's introduction:

- Following the most recent review and conditional special permit approval meeting with the BOS on June 6, 2016, the proponent has prepared amendments to the building design to resolve some structural constraints as well as to address the exposed foundation of the proposed two storey building in relation to Great Road.
- An 18" increase for the height of the basement level of the two storey building has been proposed to account for structural design of the upper level floor and for improved clearance for vehicles at the lower parking level.
- A four foot stone wall has been added parallel to Great Road to establish stepped levels of grade to diminish the change in grade between the street edge and the upper level of the building, especially towards the southern side of the site.
- A set of civil engineering documents was presented during this fourth review to describe the updated concept.
 - Revised architectural floor plans for the two levels were not available for this meeting.
 - Building elevations have been updated to illustrate adjustments of height as well as the addition of the stone wall along Great Road.

DRB comments on Site Plans:

1. The increased height impacts the arrangement and relation of the building on the site, as compared to the prior proposal iteration, reviewed by this board on May 4, 2016.
2. The height of the "grade level" upper floor is on grade only at the northern edge of the building. Due to the sloping site, the grade level floor is close to 9 feet above the adjacent Great Road sidewalk at the southern edge of the building. The building will appear as a two storey structure on the south facing side of the building as well as on the southern portion of the west facing (Great Road facing) side.

3. The proponent is proposing an approximate 4 foot high stone wall parallel to Great Road and the existing sidewalk to reduce the visible foundation facing onto Great Road. The top of the stone wall will be over a pedestrian's head at the southern corner of the property which is a concern to the DRB.
4. The proponent is proposing a sweeping ramped walkway to lead pedestrians from the Great Road sidewalk up to the front entrance to the showroom. The ramp will be faced with a stone wall finished retaining wall. The level landing of the ramp where it meets the front entrance will be close to six feet above the Great Road sidewalk, above a pedestrian's head, which concerns the DRB.
5. The DRB notes that parking, including accessible parking, for customers is proposed to be in the lower level of the building. With updated floor plans not made available for review, the proponent stated that a stairway and an elevator will be included at the building interior to provide access from the parking level to the showroom and repair bay at the upper level.
6. The DRB pointed out that due to the raised building height the upper level floor does not appear to be fully coordinated where openings are proposed with the adjacent site grades proposed. For example, the access to the car wash and detail bay will require some adjustments to the grading proposed to make it possible for cars to access this doorway.
7. The DRB proposes that the Chanticleer trees proposed, which are an invasive species, be replaced with an alternate small scale flowering tree.
8. The DRB recommends that the south corner of the site, close to Great Road, be planted with some tall grasses to partially screen the clear view from the sidewalk of the basement level garage door opening.

DRB comments on Exterior Elevations:

9. The building's lower level, including the parking garage door is generally visible from the southwest. An 8 foot high exposed foundation wall faces onto the neighboring property and will be clearly visible from Great Road when driving towards Littleton, (much as the former Pegasus structure was). The DRB highly recommends that this exposed foundation wall be faced with the same building finish, split face block, or a similar appropriate finish as the balance of the visible building exterior.
10. Exposed concrete foundation wall on this side should be stepped sufficiently along the sloping drive to minimize the visible portions of the foundation.

The DRB thanks the proponent for sharing the updated project development drawings for review.

Respectfully Submitted, Design Review Board

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