

6-29-12

TOWN OF WAYLAND
DESIGN REVIEW BOARD

APPLICATION FOR DESIGN REVIEW

Mission of the Design Review Board (DRB)-To assist property owners and developers with the design process and issue an advisory opinion to the town boards based on the Wayland Design Guidelines to enhance, protect and promote development consistent with Wayland's Master Plan.

Process of the DRB- There are two steps to the DRB process:

1. Conceptual Meeting where the DRB reviews the conceptual materials that are submitted with the application for review.

2. Schematic Design Meeting where the DRB reviews the schematic design material and makes a determination of recommendations to make to the applicant and issue an advisory opinion to other town boards.

Application submission date: July 11, 2012

Part A. Address of the project 150, 160 Main St.; 9, 11 Hammond Road

Part B. I hereby certify that the information on this application is correct and understand that all applications are subject to conformance with the Town of Wayland Zoning By-Law and review by the Wayland Design Review Board.

Name of Business owner 150 Main St., LLC Signature Matthew T. Jey
Address P.O. Box 5458, Wayland, MA 01778 Phone 617-413-1095

Name of Property Owners: 150 Main St., LLC; The Burgett Family Holding Trust; Philip
P.O. Box 5458, Wayland, MA; 11 Hammond Rd., Wayland; 9 Hammond Rd., Martino
Address Wayland Phone _____

Part C. The conceptual design submission materials are required along with this completed application form before the first review date is set. The schematic design materials will be required to be submitted to the DRB one week prior to the scheduled second hearing date. The DRB standard schedule for completion of review is 30 days from the date of accepted application for review. The applicant may request a time extension and additional meetings upon written request for an extension.

Conceptual design submission:

Written description of project vision

Schematic design materials:

Written description of materials
exposed to view

Conceptual design submission:

Color photos of existing and adjacent buildings

Conceptual sketches showing building massing and site layout

Survey of the property showing zoning constraints

Diagrammatic planting and materials plan

Schematic design materials:

Scaled elevations of the proposed building shown in context of adjacent buildings with photos to scale

Building plans and elevations showing details of major architectural elements, samples of materials proposed, dimensions of the building (ht, wdth, lngth) and any mechanical equipment on roof

Detailed survey showing all boundary lines, lot dimensions and area, zoning constraints, location of all existing and proposed structures, existing and proposed driveways, parking areas, ramps and other site improvements

Scaled planting plan of trees, lawns and shrubs

Scaled schematic site plan locating building footprints, sidewalks, driveways, trash storage, utilities, mechanical equipment and service loading areas

Scaled outdoor lighting plan

Required application fee of \$150 for projects under \$100,000 in construction cost and \$300 for all projects over \$100,000 in construction cost. All checks to be made payable to Town of Wayland.

Part D. DRB Comments/Recommendations: (To be completed by the DRB staff).

Conceptual Review: _____

**FINNERTY'S VILLAGE
DESIGN REVIEW NARRATIVE**

General

Finnerty's Village is a proposed a mixed use retail and office development consisting of two buildings. The properties at 150 Main Street, 160 Main Street, 9 Hammond Road and 11 Hammond Road will be assembled into one parcel to accommodate both the mixed-use development and to permit the relocation of the existing residence from 9 Hammond Road to a new parcel created out of the existing 160 Main Street lot together with a portion of 11 Hammond Road.

Of the two commercial buildings, one will be developed as a one-story CVS/pharmacy with 10,880 square feet of gross floor area and a drive through window. The second building is a two story multi-tenant space with a total 7,100 square feet of gross floor area on each of the first and second floors. As currently proposed the first floor tenants will include a sit-down restaurant (3,450 square feet), with additional seasonal patio seating; a bakery (995 square feet); an ice cream shop (845 square feet) and retail uses (945 square feet) with 865 square feet of common area. The second floor will be devoted to 5,605 square feet of office uses and can be compartmentalized into smaller suites or used by one company. The remaining 1,495 square feet is common area. The entrance to the second floor offices will be located on the first floor through the common area.

In addition to the two buildings, the applicant proposes extensive landscaping both around the perimeter and in the parking lot. The landscaping plan includes a mix of deciduous and ornamental trees, shrubs, perennials, grasses and groundcovers. Sidewalks, benches and bicycle racks are proposed in proximity to the entrance to the development.

Buildings and Layout

The buildings proposed for Finnerty's Village explicitly conform with the Town of Wayland Design Guidelines in the two categories specific to the IDOD; Site and Building Layout and Uses, and Building Massing and Scale, as well as complying in a more general sense with the overall guidelines of the document.

Specifically, we propose to build two separate buildings to break down the overall scale of the buildings, and to maintain a more village-like feel; we imagine a pedestrian friendly environment with an active street presence.

The drugstore, which has a larger footprint, is set back beyond the minimum required, and its overall size is mitigated by a number of methods derived from 19th century colonial architecture, including the use of multiple gables, and applied pilasters. In addition it has 2 over 2 fenestration with traditional shutters, intermediate roof lines, and clapboard siding. There are significant plantings at the corner, keeping the feel of the landscaping at the entrance to the former Finnerty's restaurant.

The second building, which contains a number of smaller retail shops and food service establishments, with professional offices located on the second floor, also uses architectural devices to comply with the design guidelines. The building is made as a series of intersecting pitched roofs, with gables on the rear and sides of the building.

The mercantile uses front a large patio: the restaurant outdoor seating area is separated from the sidewalk with masonry walls and wrought iron fencing. This front area also has public seating outside of the fenced outdoor dining area, a bike rack shielded behind low fieldstone walls and extensive landscaping including large shade trees, and provides welcoming access to pedestrians who may be approaching from the municipal parking area, the ball fields, or walking from other retail in the area. The scale of the building is in keeping with heights of the adjacent residential structures, and uses traditional architectural elements to form its facades.

The windows of the professional offices on the second floor are reduced in size from those in the first floor and are individual openings in solid wall planes per the design guidelines; these have the traditional 2 over 2 muntin pattern. The retail entrances adapt a panel and window system to provide a solid base to the building, while allowing the scale of window appropriate to traditional small town village commercial activity.

The material palette of the two buildings are harmonious, but not alike, as would be expected in a village that grew up over time. The horizontal banding, the window trim, the trim bracketing at the gables, the clapboards, the panels below the large ground floor windows are elements that are in common use, and are congruent with the material preferences indicated in the guidelines. It is our intention to use narrow profile dark muntins bars in the upper windows, to differentiate the building from its neighbors, further enhancing the concept of a village that grew over time.

Landscaping

The overall landscape design concept is to create a landscape that is visually appealing to the future tenants of the 150 Main Street site while blending into the existing environment. The approach to create this design concept starts with the formal entry landscapes into the site that utilize low flowering evergreen shrubs with flowering perennials in the spring and summer and for the winter months attractive massing of plant textures greeting and leading the tenants into the site. The selected shrubs / perennials for areas that are planted within the entrances sight lines have mature heights of no more than 3' tall which is below the eye level of car drivers. The areas along West Plain Street and Main Street the intent of the landscape plan is to create a formal New England tree lined street edge with native fieldstone walls that are only 18" high and that leads the customers to the vehicular / pedestrian entrances into the site . Along the abutters edge we have added drifts of evergreen / deciduous trees to soften the formality of the fencing along the property line to provide shade and a buffer between or site and the abutting residents. The parking-planting plan includes a formal design of hedges, softened by some deciduous and broadleaf evergreen flowering shrubs along with a variety of grasses / perennials at a variety of

mature heights. The plant material directs pedestrian / vehicular circulation visually with sizable shade trees. Ornamental trees along the roadway that have 6' high branching were located to provide summer shade to minimize the "heat island effect" and also to provide a streetscape edge for the parking area allowing visibility into the site. Drifts of ornamental trees and shrubs were included along the buildings to provide spring / summer color accents. Lawn grass was used sparingly along the back of curbs and where space allowed for a softer / maintainable edge (snow management). The plant material that is selected for the site was picked for their forms, salt tolerance, suburban durability, hardiness and tested performance.

Deciduous / Evergreen Trees:

Some strategically placed ornamental flowering trees were used to add interest to the site. The Skyline Honeylocust was selected for its draught resistance, salt tolerance and ease of maintenance (small leaves blow off site). The Chanticleer Pear / Sargent Cherries were selected for its salt tolerance, toughness, narrow form and flower to add interest to the site. The Colorado Spruce was selected to add a formal evergreen element to the project. The Fox Valley River Birch was selected for its compact form and beautiful exfoliating bark to add winter interest.

Deciduous / Evergreen Shrubs:

The suggested low maintenance shrubs include fragrance, seasonal color through flowers and foliage, and berries for winter interest. Shade and sun tolerant shrubs are included. Some dwarf and compact growing varieties are specified. These compact forms of PJM and Puhjola's Daughter Rhododendrons will continue the more formal look of the original design. The Hollies were selected because they are evergreen and will screen the trash compactors all year long. The Juniper was selected for its durability and salt tolerance and will be able to withstand the conditions (snow plow, salt, foot traffic etc.) of being planted behind the curb of isolated islands. The Rhododendrons were selected to give interest and color to the parking lot along with being durable. The Compact Inkberry was selected to create a hedge in the center of the isolated because of its durability and salt tolerance. Cornus sericea 'Allman's Compacts' was added to the site as it is native to New England for winter color interest on the site.

Perennials:

Palettes of warm-colored Stella D'Oro Daylillies and cool-colored perennials Caesars Brothers Iris, Big Blue Liriope are provided for color along with Elijah Blue Grass Fescue for texture. Selections have been made keeping formality, low-maintenance and flexibility for the tenants in mind. However, perennials do require some maintenance (i.e. deadheading, cutting back in the fall). These plants will provide flowers throughout the summer (at different bloom times) and different textures. Perennials will provide pockets of color throughout this formal landscape and should be used in concentrated locations (at front, rear and side entryways) to accent the original framework of the planting plan.

In our professional experience, the proposed Landscape Design provides a welcoming experience directing the customers into the site allowing for visual identification of the buildings while providing planting for safety.

Town of Wayland Design Review: 150 Main St

Cochituate Village



July 12th, 2012

Developer: 150 Main St. LLC, Wayland, MA

Architects: ACTWO Architects, Wayland MA

BKA Architects, Brockton, MA

Landscape: William Fleming Associates, Stoneham, MA

Civil Engineer: Civil Design Group: North Andover, MA

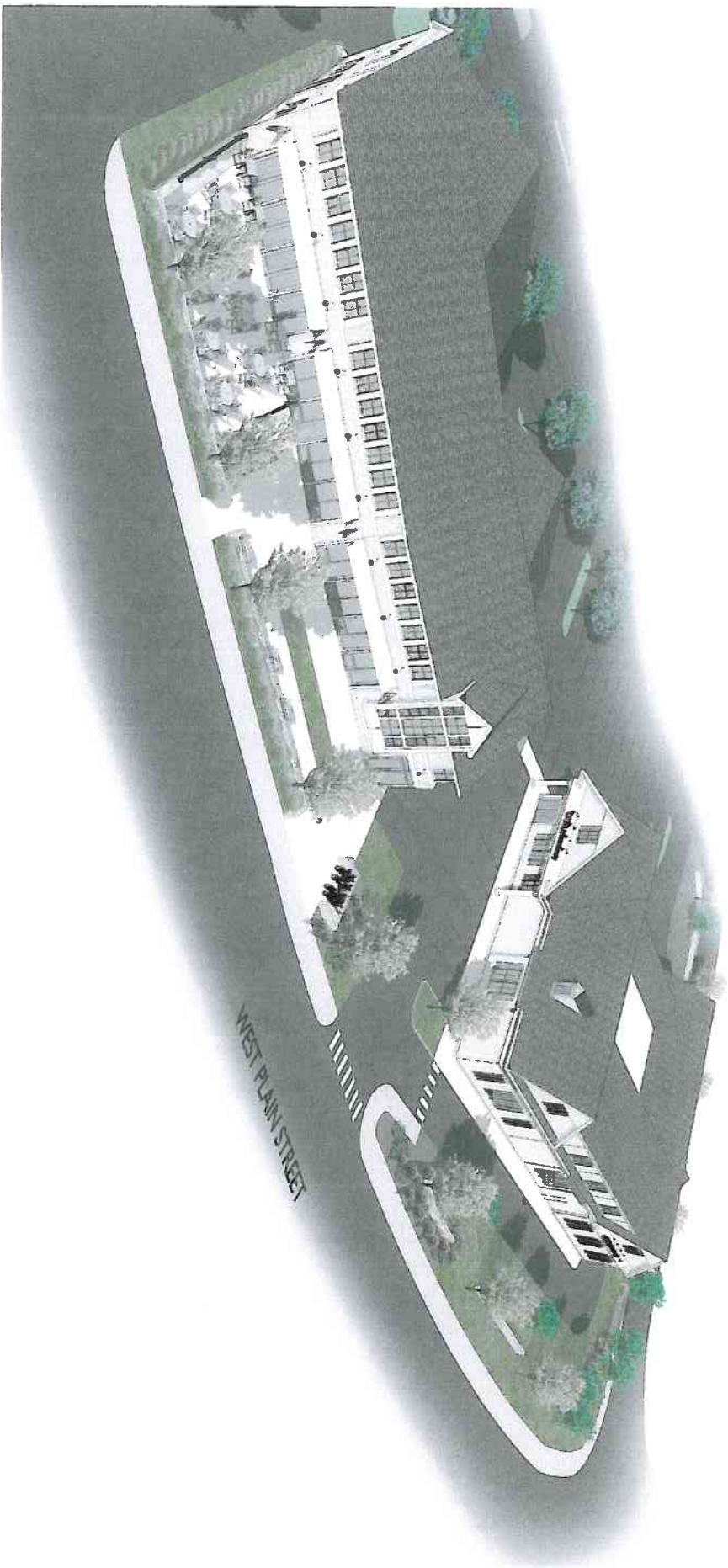
Design Review Package Contents:

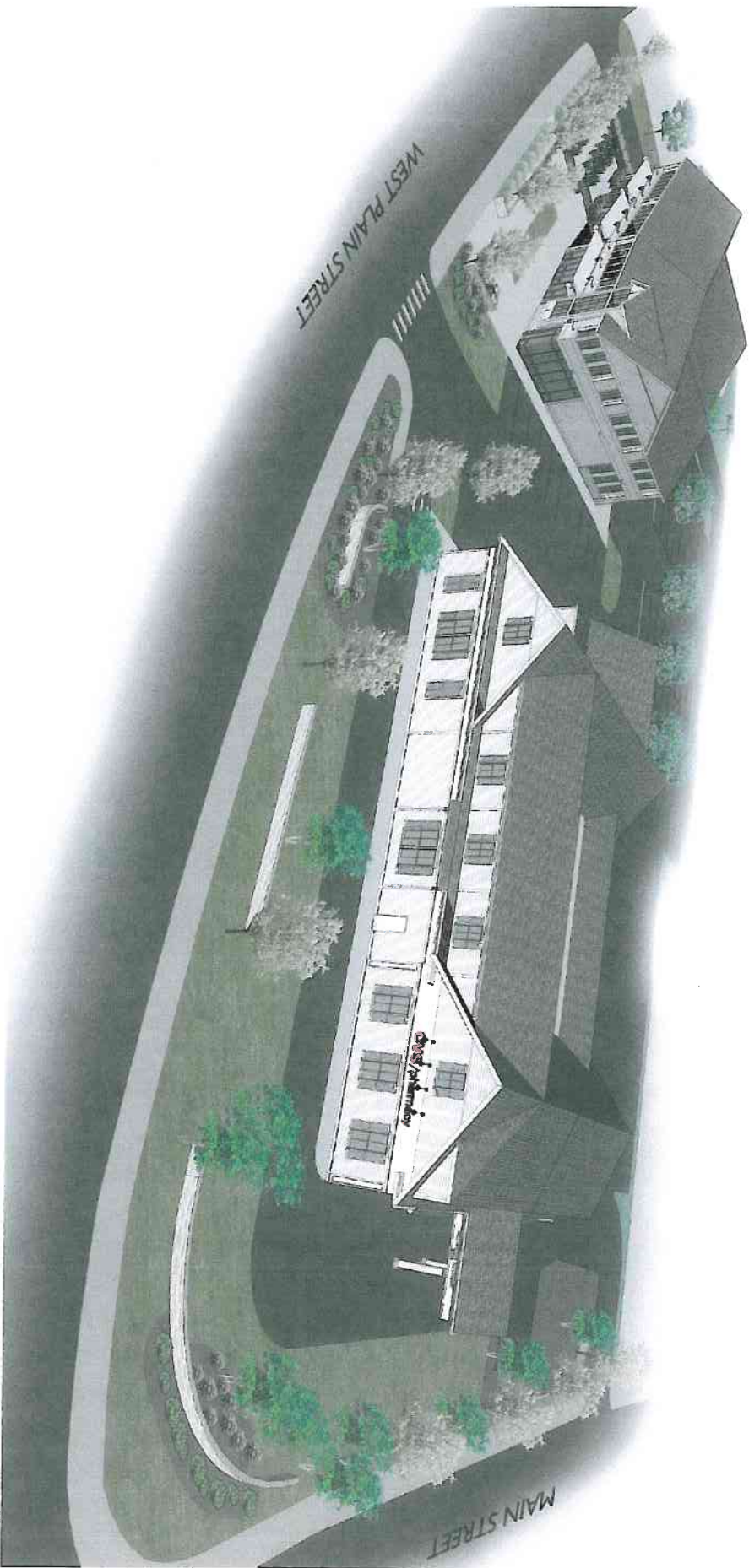
Existing conditions and adjacent buildings.....	3
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Existing Site Conditions: Adjacent Buildings









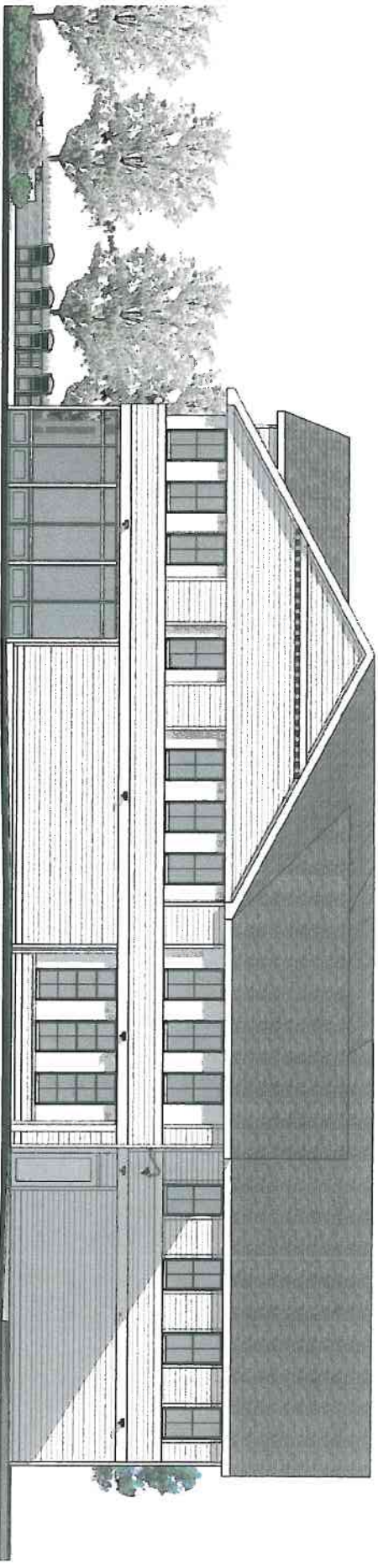
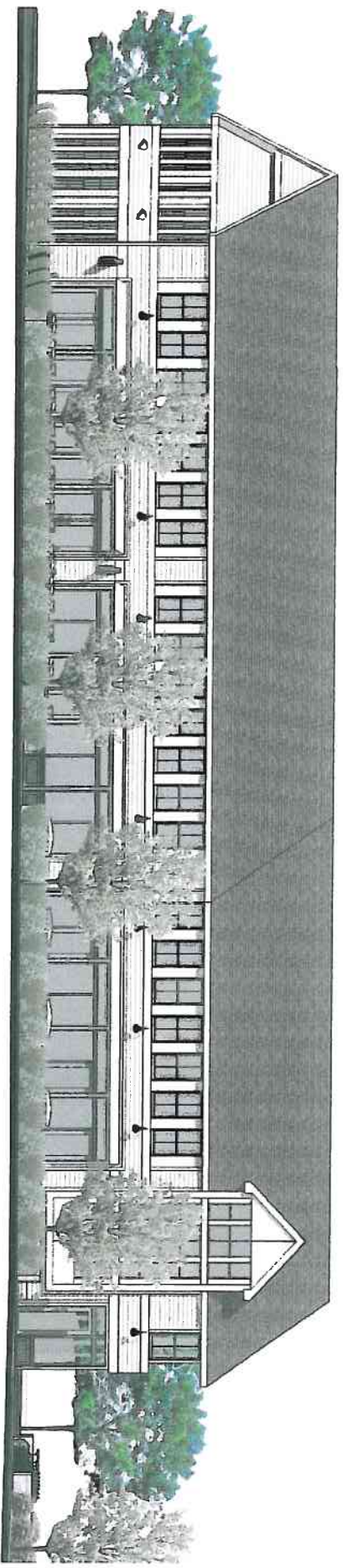
Proposed Conceptual Views: Corner Entry



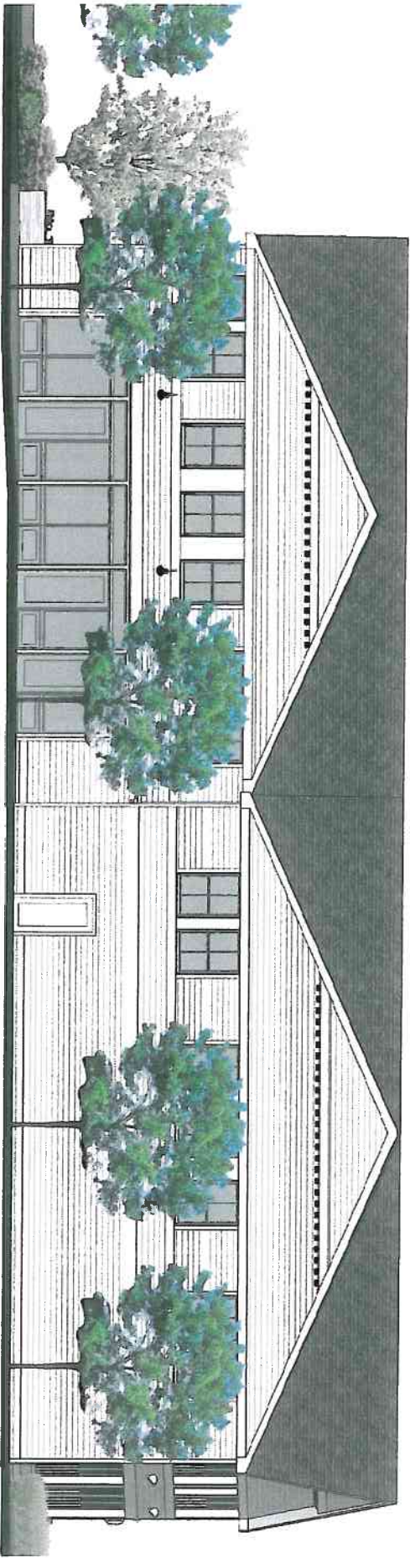
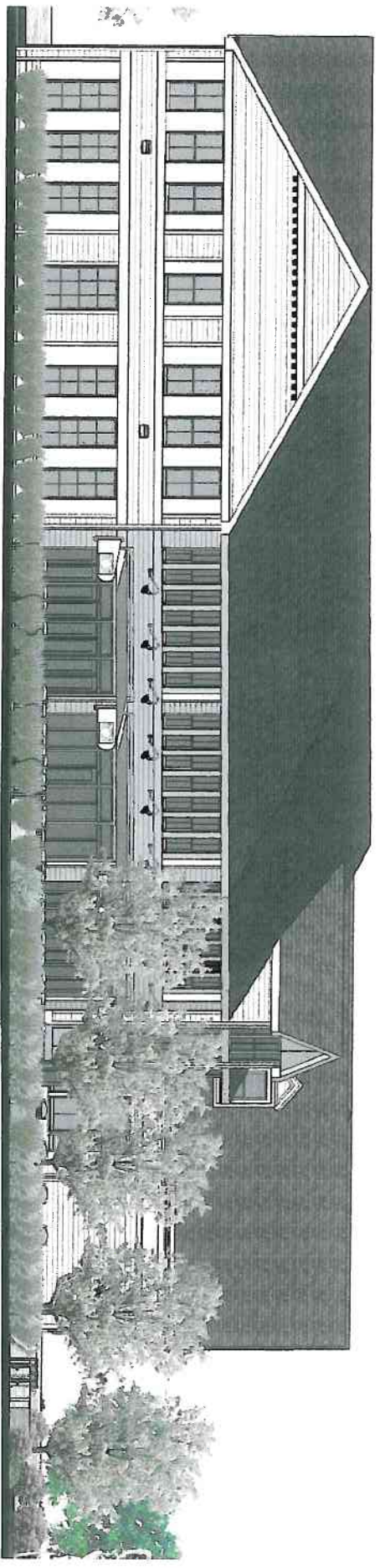
Proposed Conceptual Views: Site Entrance



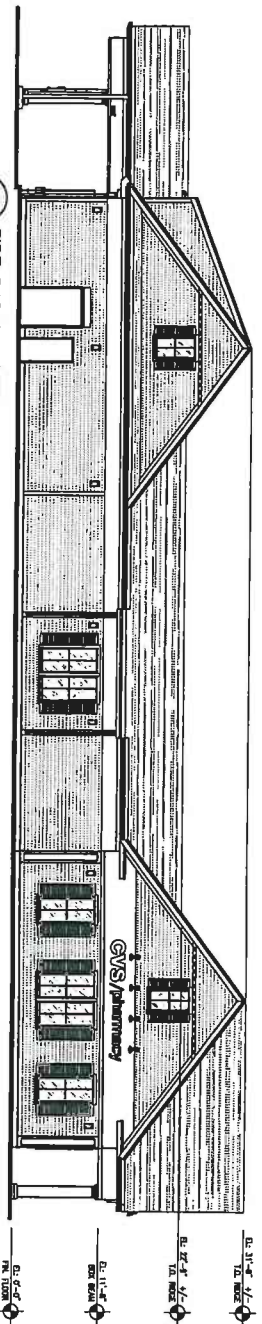
Proposed Conceptual Views: Seating/Street Presence



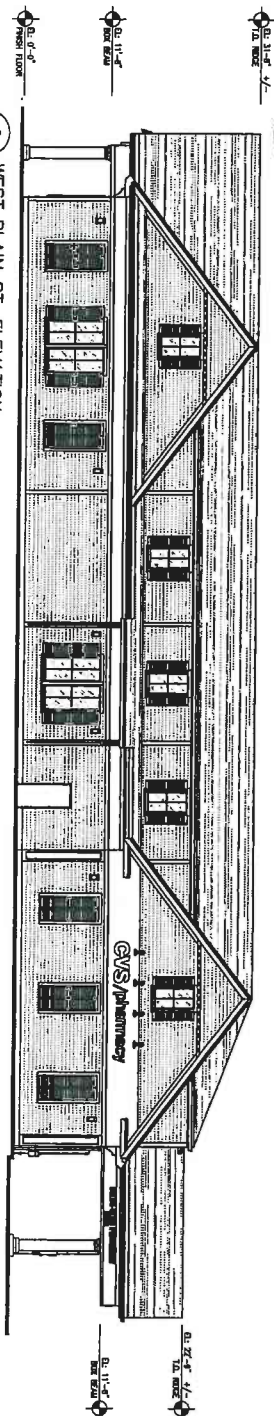
Proposed Elevations: Mixed-Use Building: Front and Right



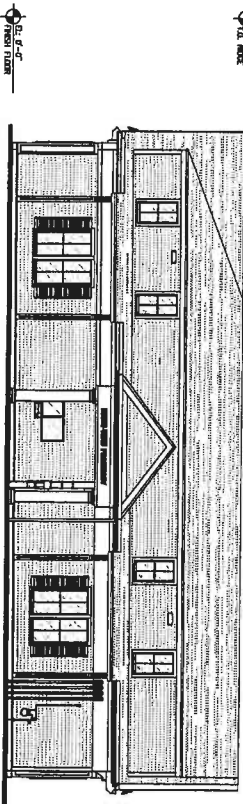
Proposed Elevations: Mixed-Use Building: Left and Back



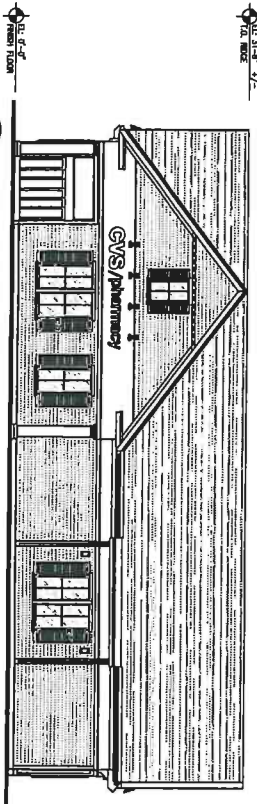
1 SIDE PARKING LOT ELEVATION
SCALE 1/8" = 1'-0"



2 WEST PLAIN ST. ELEVATION
SCALE 1/8" = 1'-0"



3 MAIN ST. ELEVATION
SCALE 1/8" = 1'-0"



4 FRONT PARKING LOT ELEVATION
SCALE 1/8" = 1'-0"

CVS
pharmacy

STORE NUMBER: 10039
E MAIN ST & PLAIN ST.
BROCKTON, MA 02302
NEW
CS PROJECT NUMBER: 64267



BKA Architects, Inc.
Architecture & Interiors
142 Crescent Street
Brockton, MA 02302
Tel: 508.683.6603
Fax: 508.594.2914
E-mail: bka@bkaarch.com

CONSULTANT:

DEVELOPER:

GBC
GERRIT VAN BUREN CROWLEY INC.
14 BELLEVUE HILL ROAD
LINCOLN, RI
Tel: 401.721.1000
Fax: 401.721.1000

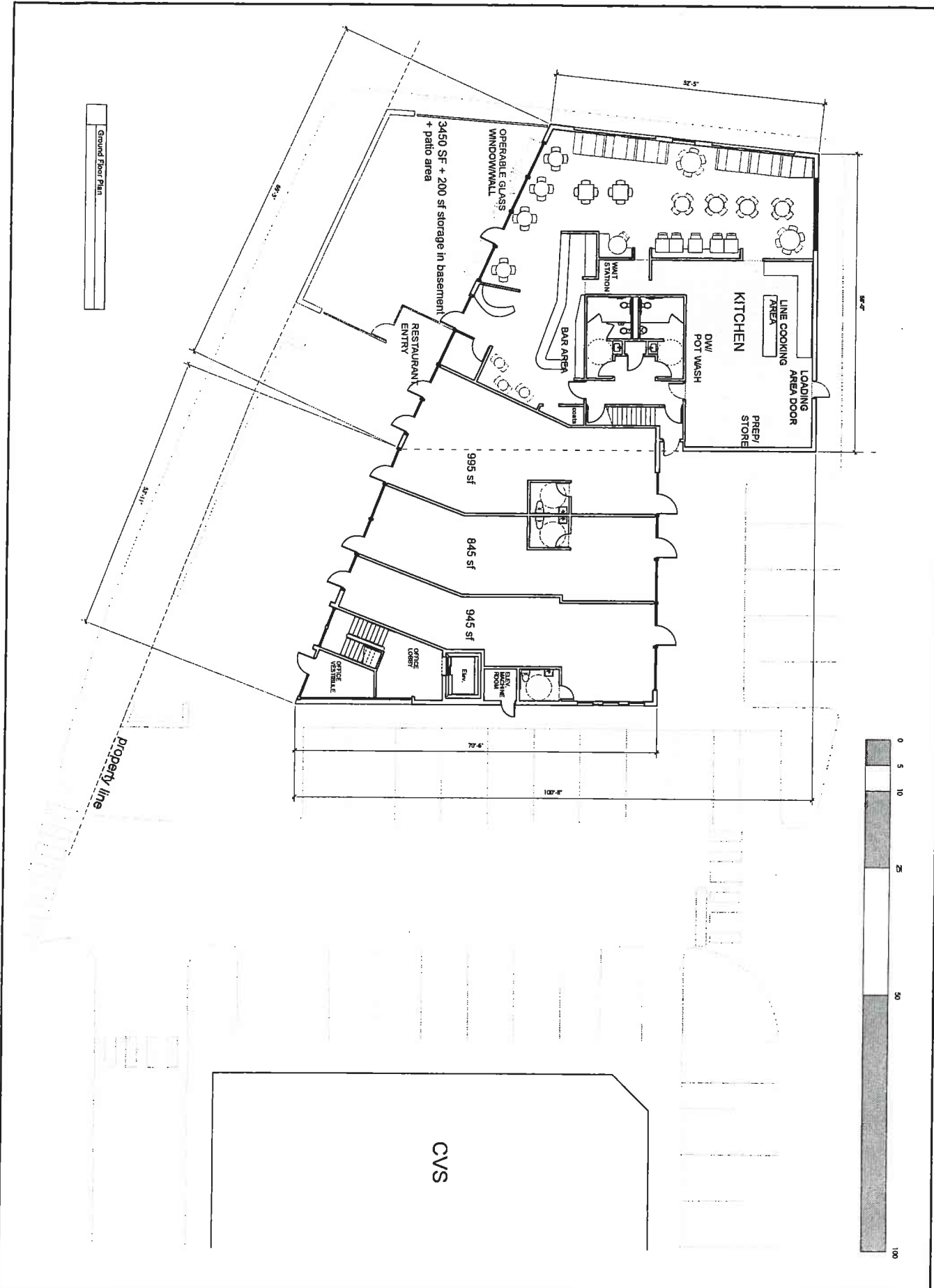
SCALE:

REVISIONS:

DRAWING BY: _____
DATE: 7/10/12
JOB NUMBER: 232042
TITLE: PRELIMINARY EXTERIOR ELEVATIONS
SHEET NUMBER: A4.1

COMMENTS:
PRELIMINARY

Ground Floor Plan



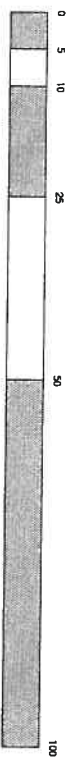
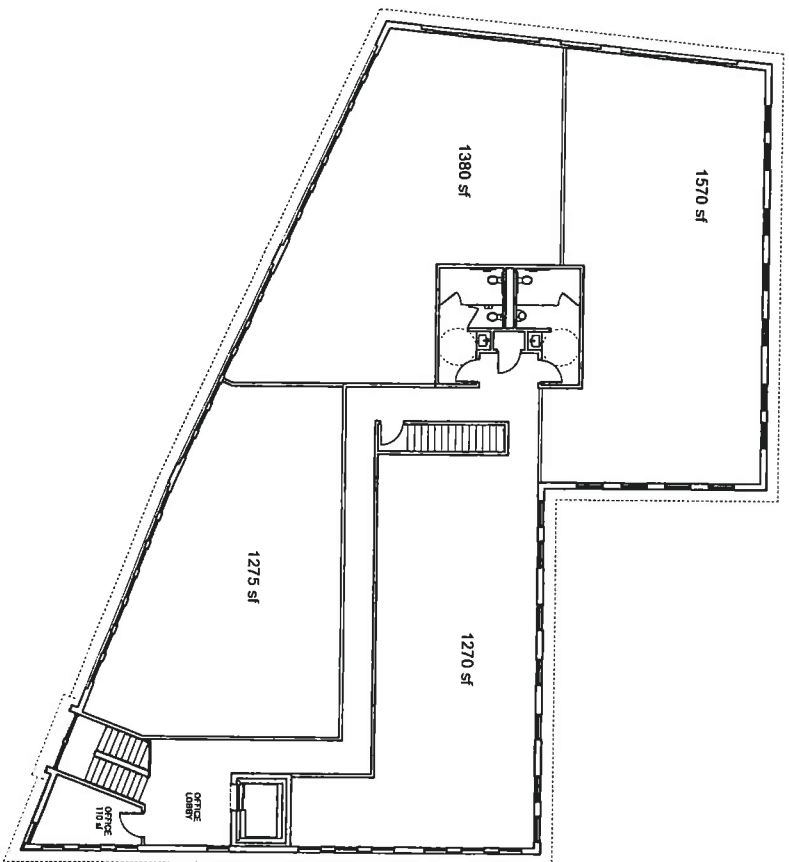
ACTW
ARCHITECTS

30 Boston Post Road
Weymouth, MA 01778
T: 508 338 1077
www.actwarchitects.com

REVISION	DATE

DATE: 12.24.17
DRAWN: AD
CHECKED: AD

GROUND FLOOR PLAN



	Second Floor Plan

ACTW@	
ARCHITECTS	
30 Boston Post Road Wayland, MA 01778 T: 508-358-1077 www.actwarell.com	
DATE:	DATE:
DRAWN BY:	
CHECKED BY:	
SCALE:	
SHEET NO.:	
TOTAL SHEETS:	
PROJECT NAME:	
SECOND FLOOR PLAN	



STORE NUMBER: 10039
S. MAIN ST. & PLAIN ST.
BROOKLYN, NY 11216
PROJECT TYPE: RET
CS PROJECT NUMBER: 64267



BKA Architects, Inc.
Architects + Interiors
142 Crescent Street
Brooklyn, MA 02302

TEL: 603.683.8600
FAX: 603.684.5814
WWW: BKAARCHITECTS.COM

CONSULTANT:

DEVELOPER:

GBC
GRESHAM BROWN COMPANY INC.
1100 WASHINGTON STREET
BOSTON, MA 02108
TEL: 617.552.1100

SCALE:

REVISIONS:

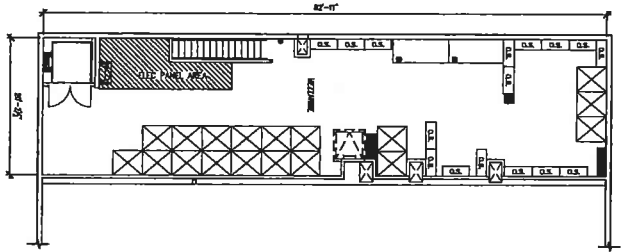
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DATE: 7/10/12
JOB NUMBER: 215082

TITLE:
PRELIMINARY
OUTLINE PLAN

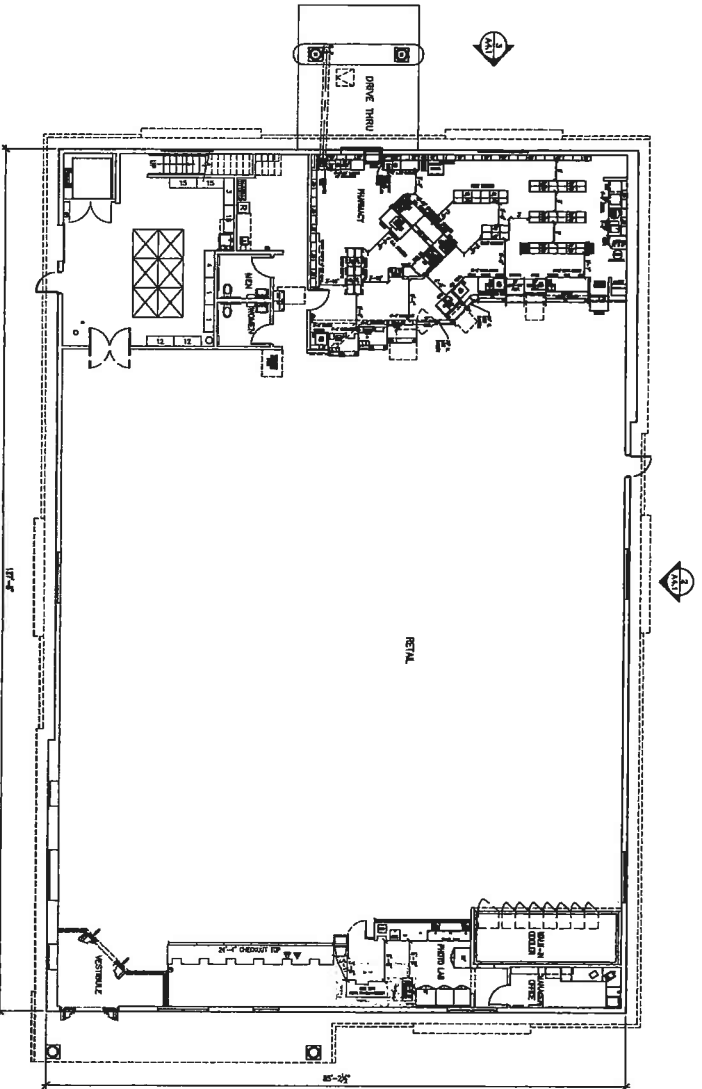
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COMMENTS:
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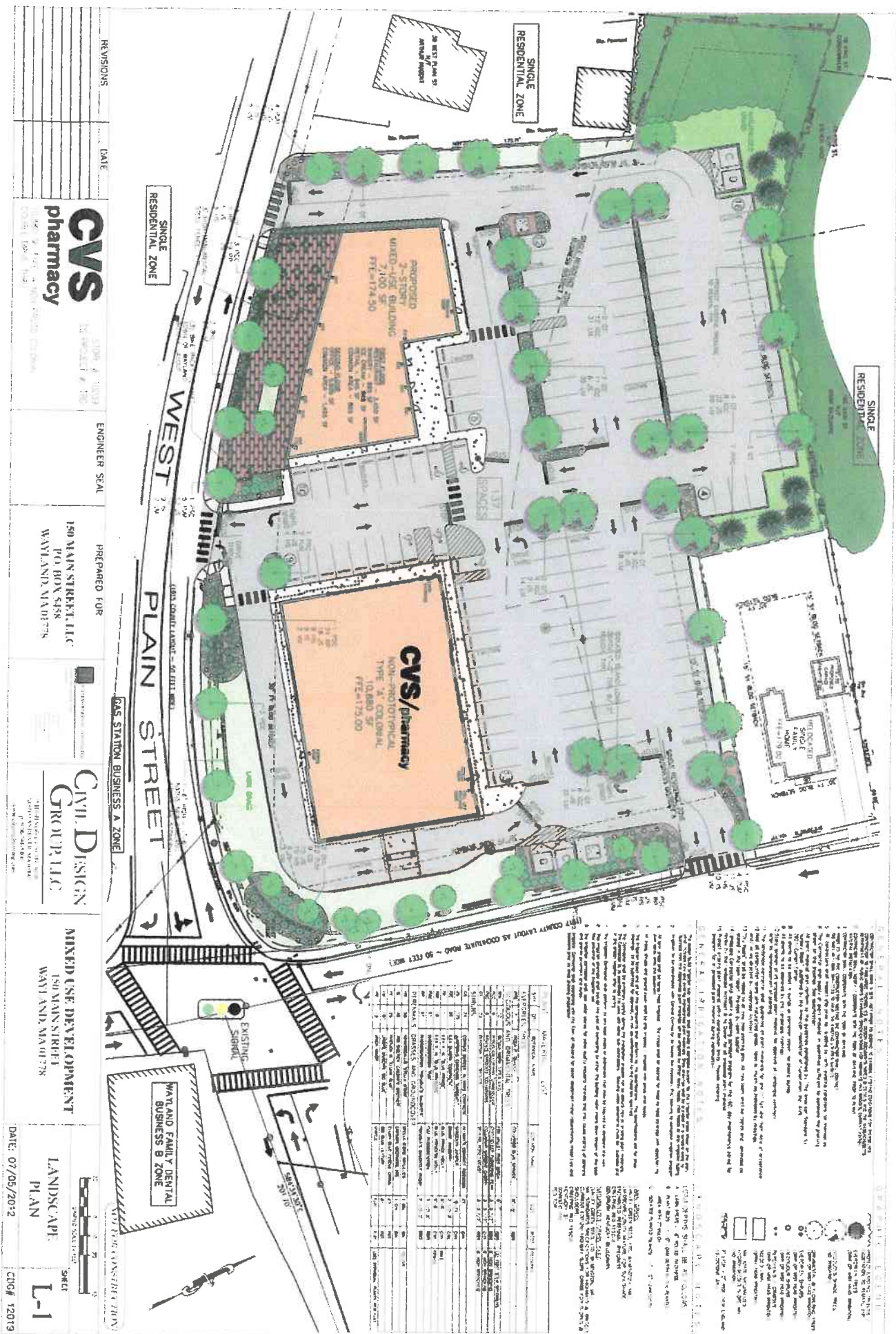
2 MEZZANINE PLAN
1/8" = 1'-0"



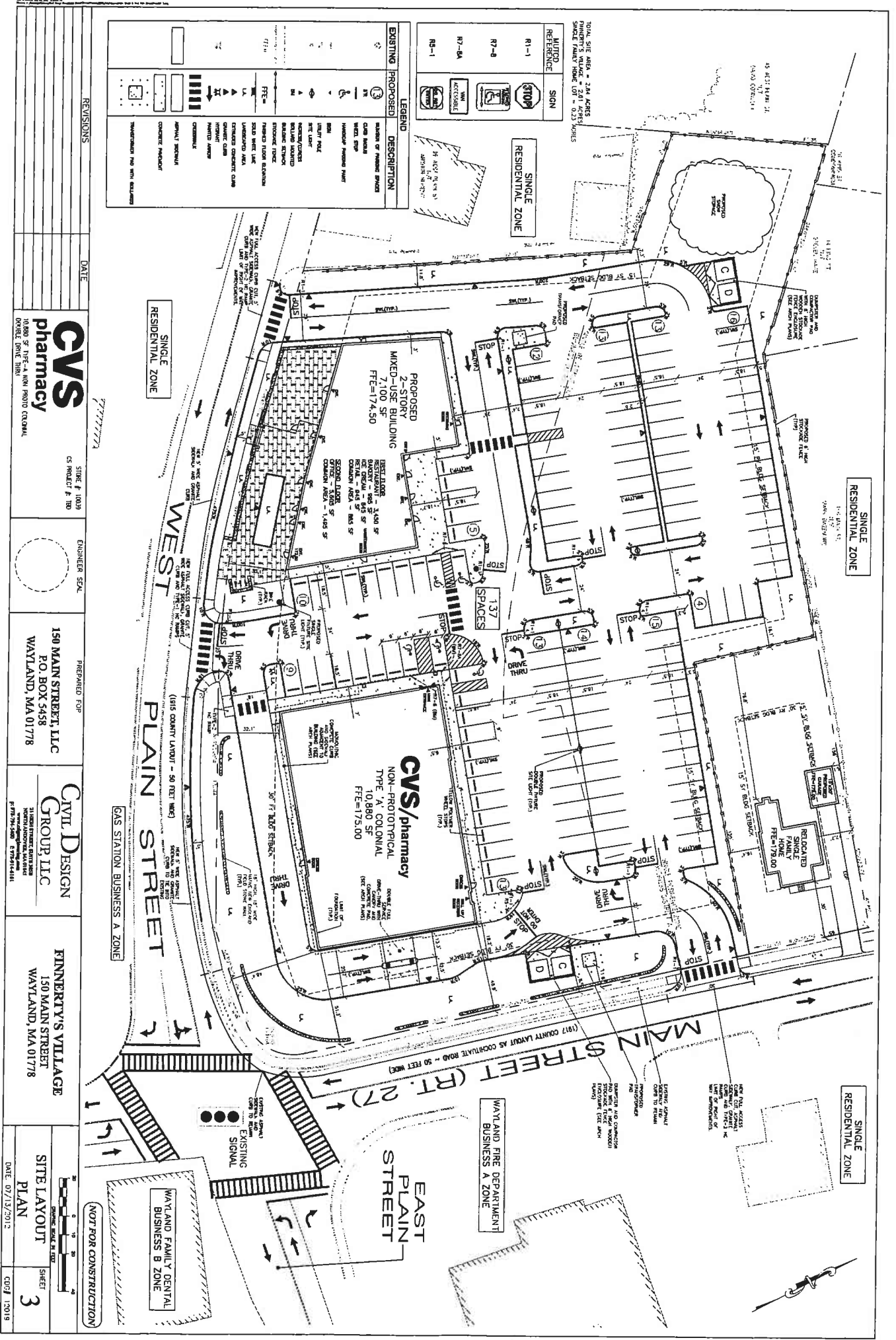
1 FLOOR PLAN
1/8" = 1'-0"

SCALE:	1/8" = 1'-0"
TOTAL AREA	10,000 SQ. FT.
RETAIL AREA	8,000 SQ. FT.
PHARMACY	1,000 SQ. FT.
DRIVE THRU	1,000 SQ. FT.





PLANT MATERIAL	QUANTITY	NOTES
1. 1" - 1 1/2" D. WHITE PINE	10	10' x 10' x 10'
2. 1" - 1 1/2" D. WHITE PINE	10	10' x 10' x 10'
3. 1" - 1 1/2" D. WHITE PINE	10	10' x 10' x 10'
4. 1" - 1 1/2" D. WHITE PINE	10	10' x 10' x 10'
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19. 1" - 1 1/2" D. WHITE PINE	10	10' x 10' x 10'
20. 1" - 1 1/2" D. WHITE PINE	10	10' x 10' x 10'



EXISTING	PROPOSED	DESCRIPTION
1	1	NUMBER OF PARKING SPACES
2	2	CLUB HOUSE
3	3	WATER TOWER
4	4	WATER TOWER
5	5	WATER TOWER
6	6	WATER TOWER
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REVISIONS	DATE
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99	07/13/2012
100	07/13/2012

CVS pharmacy

10,880 SF TYPE-A NON-PROT COLONIAL

DRIVE DRIVE DRIVE

ENGINEER SEAL

PREPARED FOR

150 MAIN STREET, LLC

P.O. BOX 5458

WAYLAND, MA 01778

Civil Design GROUP LLC

31 WATER STREET, SUITE 200

NORTH ANDOVER, MA 01854

P: 978.796.5000 F: 978.796.4411

PINNERTY'S VILLAGE

150 MAIN STREET

WAYLAND, MA 01778

NOT FOR CONSTRUCTION

DATE: 07/13/2012

SHEET 3

CDS 10019