

Design Standard or Guideline	Complies With Design Standard or Guideline
Building Placement and Orientation	
Front building façade (new building only) is oriented toward the street or courtyard.	Complies: Front Façade faces West Main Street.
Where multiple buildings are proposed, buildings to the rear of the site face an access road or courtyard.	Not applicable
The main entrance of the building faces the street.	Complies: The main entrance faces West Main Street.
The main features of the architectural treatment of a front façade, including the materials used, are continued around all sides of the building that are visible from a street or pedestrian plaza.	Complies: The main features, including materials used, continue around all sides of the building.
Building is designed to avoid unarticulated and monotonous building facades and window placements, regular spacings, and building placements that will be viewed from the street as continuous blank walls.	Complies: The building is articulated and window placement, spacing and locations appear on all elevations and in direct relationship to the spaces they enclose.
For residential buildings, the front entrance is defined by at least one of the following: a porch of at least 6 feet in width and depth, pent roof, roof overhang, hooded front door, or similar architectural elements.	Not applicable
Rooflines are pitched or gabled, and overhanging eaves are provided wherever possible. A flat roof is permitted if capped by an articulated parapet design that acts as a structural expression of the building façade and its materials.	Complies: Portions of the administrative wing of the building have pitched roofs with an overhanging eave. A flat roof with an articulated parapet is located on the large apparatus bay area and is built out of masonry, the same material as the rest of the building. The building sign is located within this parapet dimension.
Any garage, carport or other accessory structure, attached or detached, is set back from the foremost façade of the principal building facing the front property line by a minimum of 10 feet.	Not applicable
The main entrance of the building is articulated through the use of architectural detailing.	Complies: The main entry is articulated by a large segmental arch with contrasting brick banding.
The proposed building alignment is consistent with other buildings on the street, especially in the Downtown Business District.	Complies: This building is unique to the area. The proposed building alignment is based on Fire Department Operations and movement of large vehicles exiting and entering this municipal site. The Zoning Board has issued a variance for the district requirement for the placement of the building of no more than 20' from the lot line.
Setbacks & Buffer Areas	
The proposed building complies with minimum/maximum yard setback requirements of the applicable zoning district per Zoning Bylaw Section 7-06-030.	Does not Comply: This building has been placed to meet the requirement of Fire Department Operations and the ZBA has approved the variance requested for setbacks.
There is a landscaped buffer consisting of grass, shrubs, and/or trees between abutting uses in conformance with Zoning Bylaw Section 7-09-020C.(5)(a). Note that the site plan approval authority may approve a reduced buffer or fence as an alternative.	Complies: A landscape buffer has been created to abutting uses.
Yards enhance the attractiveness of the building and streetscape.	Complies: The landscape design enhances the building and streetscape.
Landscaping, which consists of a mix of noninvasive, drought- resistant plantings including ground cover, trees, flowers, shrubs, succulents, and ornamental grasses, is proposed for the front and side yards.	Complies: The landscape architect has produced detailed drawings with all plantings articulated for review by DRC.
Open Space	

The project adheres to the minimum open space requirements of the applicable zoning district in accordance with Zoning Bylaw Section 7-06-020.	Complies: The project adheres to the minimum open space requirements of the Downtown Business Zoning District in accordance with Zoning Bylaw Section 7-06-020 with a minimum of 15%.
Open space landscaping is maintained as open planted areas and used as buffers between properties; minimizes the visual effect of the bulk and height of buildings, structures, parking areas, lights or signs; and minimizes the impact of the use of the property on land and water resources.	Complies: Open space landscaping is maintained as open planted areas and used as buffers between properties.
Open Space areas are free of encroachments by all buildings, structures, storages areas, parking and interior drives, except for an access driveway.	Complies: Open Space areas are free of encroachments by the buildings, parking and interior drives, except for an access driveway.
At least 50% of the minimum required open space is located in front of or beside the principal building(s) facing the street.	Does not comply: For the three lots combined, approximately 24,300 sf is required for a minimum 15% open space. At least 12,150 sf is required to be in front of or beside the building facing the street. We have maximized the open space possible at the front and sides of the building given the programmatic requirements including the apparatus apron, parking areas and retaining wall structures.
Where appropriate, existing vegetation is retained.	Complies: The anticipated area for construction is already nearly cleared of vegetation and some remaining vegetation will be cleared to make way for parking and retaining walls. The vegetation will remain on the southern portion of the site beyond the limits of construction. The site will be replanted and enhanced on all sides.
Open space is visually and physically accessible and enhances the visual impact of the project and adjacent properties.	Complies: The open space is visually and physically accessible and enhances the visual impact of the project and adjacent properties.
Pedestrian Accommodations	
Parking facilities incorporate clearly defined pedestrian connections between parking spaces and building entrances.	Complies: Public parking, located on the western side of the site has clear pathways to the front entrance.
Continuous internal pedestrian walkways are provided from the sidewalk, parking lot, public right-of-way or interior access road to the public entrance of all principal buildings on the site.	Complies: A new accessible sidewalk is located along West Main Street, ending at the edges of the property, and an accessible walkway is located from that sidewalk to the front door. Public parking, located on the western side of the site has clear pathways to the front entrance.
Walkways are integrated into internal landscaping, including trees, shrubs, benches, flower beds, ground covers, for at least 50% of their length.	Complies: Walkways are integrated into the internal landscape with appropriate planting along that pathway.
Crosswalks are clearly defined through use of raised, textured, or color treatments.	Complies: Crosswalks will be clearly defined and detailed to meet Town requirements.
Where an entrance used by the public exists along an exterior side or rear wall, a paved walk with a 7" high safety curb extends at least 6' along the building on either side of the entrance.	Not applicable
Where a public sidewalk does not currently exist, the project provides one at least 5 feet in width along the frontage of the parcel, located between the principal structure facing the street and the road right-of-way.	Complies: A new accessible sidewalk will be constructed along West Main Street.
Sidewalks are separated from the street with a landscaped strip at least 5 feet in width. The landscaped strip includes trees (at least 1 tree per 25 linear feet of frontage) and other plantings. Trees must be at least 2.5 inches in caliper 6 feet above grade, a noninvasive species of canopy or shade tree, tolerant of future site conditions, and reach an ultimate height of at least 30 feet. Shrubs and bushes are proposed at a minimum ratio of 12 per tree. Landscape treatments do not obstruct clear sight distance.	The DRC has requested that the design should have a variance to allow the sidewalk to be located along the curb line. Therefore the landscape strip, originally provided, will be redesigned to meet this request.

Pedestrian accommodations such as walkways and crosswalks are added as part of a redevelopment or expansion project.	Not applicable
Bicycle Accommodations	
Bicycle parking facilities conform to Zoning Bylaw Section 7-09-030F.(1).	Complies: Bicycle parking facilities will comply with Zoning By-Law.
Accessory off-street parking for bicycles includes provision for secure storage of bicycles (including lockable enclosed lockers or racks).	Complies: Bicycle parking facilities have been located at the main entry.
Surfacing for secure storage is mud and dust free (i.e. rock or gravel contained by landscape timbers)	Complies: Surfacing specified is mud and dust free.
Bicycle parking facilities are sufficiently separated from motor vehicle parking areas via grade separation, distance or physical barrier).	Complies: Bicycle storage is not located near car parking but at the front entry.
Adequate maneuvering space is provided.	Complies: Adequate maneuvering space is available.
Bicycle parking facilities are located in safe and convenient location within 50 feet of building entrances and in well-lit areas.	Complies: Bicycle parking facilities are located in safe and convenient location within 50 feet of building entrance. Area is well lit.
When automobile parking spaces are within a structure, the same percentage of bicycle parking spaces shall be provided inside the structure.	Not applicable
Common Driveway	
Two or more lots used for business or industrial use are served by a common driveway that is no wider than 24 feet at any point where it crosses required open space or any parking setback area required under Section 7-09-030.	Not applicable
Off-Street Parking & Loading	
The number of off-street parking spaces and loading spaces complies with Zoning Bylaw Section 7-09-030B.(2) or Zoning Bylaw Section 7-09-030B.(5) for the Downtown Business District.	Complies: Parking counts are adequate and include both dedicated staff spaces and dedicated visitor spaces. The 53 spaces were planned to comply with programming needs.
Off-street parking spaces are all-weather, surfaced areas of 9'x18' for angle parking or 9'x22' for parallel parking. They shall be connected to a street via an all-weather surfaced driveway.	Complies: Off-street parking spaces are all-weather, surfaced areas of 9'x18'. They are connected to West Main Street via an all-weather surfaced driveway.
Off-street parking lots comply with Zoning Bylaw Section 7-09-030C(1-2) relative to parking lot location, design and construction.	Complies: Off-street parking lot complies with Zoning Bylaw Section 7-09-030C(1-2) relative to parking lot location, design and construction.
Off-street parking lots comply with Zoning Bylaw Section 7-09-030C(4-6) relative to landscaping and screening requirements, interior landscaping, and lighting.	Complies: Off-street parking lots comply with Zoning Bylaw Section 7-09-030C(4-6) relative to landscaping and screening requirements, interior landscaping, and lighting.
The proposal depicts shared parking facilities	Not applicable
There is a landscaped buffer of not less than 4 feet between any driveway and the nearest side lot line, and no paved surface areas and no off-street parking are within the landscaped buffer.	Complies: There is a landscaped buffer of not less than 4 feet between any driveway and the nearest side lot line, with no paved surface areas or off-street parking within the landscaped buffer.
In parking lots containing more than 50 parking spaces, 10% of required spaces may be designed for small-car (8'x16') or motorcycle use (4'x8'). These spaces are proposed to be grouped together and marked with signage.	Complies: At this time there are no small car or motorcycle specific space noted on the plans.
Parking is located underground or to the rear or side of the building, not located closer to the front lot line than the closest point of the principal structure.	Complies: Parking is located on the west side of the building, and is not located closer to the front lot line than the closest point of the principal structure.

Parking is located in an attached or detached garage, in a dedicated parking area on the lot, or stacked in the driveway serving the property. When the parking spaces are located outside, they shall be graded and drained so as to prevent surface water accumulation with the parking area and to prevent surface water runoff to an adjoining property or the public way.	Complies: Parking is located in a dedicated parking area on the lot serving the property. The parking spaces are located outside, and graded and drained so as to prevent surface water accumulation with the parking area and to prevent surface water runoff to an adjoining property or the public way.
When a building with a front parking lot is renovated, additional landscaping or architectural design elements mitigate the impact of the parking on the streetscape.	Not applicable
Parking facilities with more than 5 parking spaces are bordered on all sides with a landscaped buffer strip at least 10 feet in width. The buffer strip incorporates natural vegetation and landforms where possible. The strip can include vegetated swales or noninvasive, drought-resistant trees, which must be at least 6' in height and at least 2" in trunk diameter upon planting.	Complies: Public parking is bordered on all sides with a landscaped buffers. The buffer strip incorporates natural vegetation where possible. The strip will include vegetated swales or noninvasive, drought-resistant trees, which will be at least 6' in height and at least 2" in trunk diameter upon planting.
Bicycle parking facilities are included for all uses except duplexes.	Complies: Bicycle parking facilities are located at the front entry.
At least 10% of the paved area of a parking facility with more than 30 parking spaces is landscaped open space with at least one noninvasive, drought-resistant tree for every 10 parking stalls. Trees are 2" in trunk diameter at the time of planting and located in planting beds at least 6' in diameter. To preserve landscaped areas from damage, bumper overhang areas with permeable ground cover not damaged by bumpers or vehicle drippings must be provided, and all landscaped open space must have suitable curbing.	Complies: Due to its operational nature the trees are located to meet parking requirements and movement of vehicles off and onto site. Trees will meet size requirements. Curbing is provided.
Building Massing	
Building massing is consistent with the surrounding environment, where appropriate, and the density and dimensional requirements of the applicable district.	Complies: Building massing is unique as the building houses the fire department vehicles, training tower and two levels of administrative and living spaces for professional staff.
For buildings that are larger than adjacent buildings, the apparent scale is reduced through smaller-scaled architectural features, creating an irregular footprint, varying building height and massing, and incorporating roof articulations or changes in slope.	Complies: This building is of a different scale to adjacent buildings. The scale is somewhat reduced through smaller-scaled architectural features, an irregular footprint, varied building heights and massing, and roof articulations including both pitched and flat.
Historical	
The project preserves existing structures of historical or architectural value. Alterations or renovations protect and preserve the historic character and features, and adhere to, at least in part, to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.	Not applicable
The architectural character of the new building(s) respects the character of adjacent, existing historical buildings.	Not applicable
Materials	
Materials used for building exteriors and landscaping features (e.g., fences) are made up of authentic natural materials, specifically brick, stone, wooden shingles, and clapboard.	Complies: The building is constructed primarily of masonry, with brick detailing along entire façade and at arches and tower. Some metal detailing is included but will be designed to mimic wood detailing.
Any synthetic materials used closely approximate natural materials.	Complies: The pitched roof is proposed as a standing seam roof, the large doors at the apparatus bays are made of metal. The windows and man doors are aluminum.

Durable, eco-friendly materials are used whenever possible.	Complies.
Mixing of building materials adds visual interest to building exteriors.	Complies: There are multiple building materials used including two masonry materials with detailing that will include banding and special shapes; aluminum will mimic wood detailing; and standing seam roofs have been selected for the pitched roofs.
	Colors are approximate and will be noted as the material and color as the "basis of design". Public bid however requires that at least three products meeting those that are available and specified and selected GC and Filed-Sub Bidder can propose alternates that meet the specifications. A schedule of selected "basis of design" materials is included.
Façade	
Buildings avoid unarticulated and monotonous façades that will be viewed from the street as continuous or blank walls.	Complies: Building is articulated to avoid monotonous façade and no blank wall faces a main street. All elevations include window openings as possible and various levels of banding of the two masonry colors.
Design elements add depth and visual interest to building façades by mixing materials and colors, decorative trim and molding, cornice details, stepped façades, and columns. Decorative elements are consistent with the architectural character of the building, scaled appropriately, and compatible with adjacent historic buildings.	Complies: Design elements add depth and visual interest to the building façade with the incorporation of multiple arches, two colors of masonry materials and various masonry trim shapes used to articulate various elements. Design elements are consistent with the architectural character of the building and scaled appropriately.
The project does not feature inauthentic, inoperable shutters on new or historical buildings.	Complies: The project does not feature inauthentic, inoperable shutters.
The main architectural treatments of a building's front façade are continued around all sides of the building visible from a street or pedestrian plaza.	Complies: The main features, including materials used, continue around all sides of the building.
Buildings on corner lots have high-quality façades facing both streets. If one street is more heavily used, the façade facing that street may be more architecturally detailed than the façade that faces a side street.	Not applicable
The colors of exterior materials complement the surrounding environment.	Complies: A red brick has been selected for the main body of the building. A masonry representative toured town buildings in order to document existing colors used on prominent buildings. More than 100 color options were considered.
Storefronts	
Storefronts face the street and make generous use of clear, non-mirrored, non-opaque glass. Store interiors will be visible from the sidewalk and should not be obstructed by landscaping or architectural features.	Not applicable
The project features appropriately-scaled awnings and exterior lighting that will enhance the storefront's appearance.	Not applicable
Windows and Doors	
Building façades have a sufficient quantity of appropriately scaled windows and doors.	Complies: Facades include appropriately sized windows in patterns that reflect the uses within the building and to meet the Energy Code.
With the exception of retail storefronts, modestly scaled, vertically proportioned windows articulated with muntins are most appropriate. Windows and glass portions of front doors will consist of clear, non-mirrored, non-opaque glass.	Partially Complies: This building is not residential in scale and includes windows that can be constructed to meet the Energy Code. Windows at the front elevation include two over one patterns. These are planned as a combination of fixed and operable windows.
Roofs	

Roofs are pitched or gabled, and overhanging eaves are provided wherever possible. Roof overhangs may not extend further than 2 feet into the minimum required side or rear yard. In the Downtown Neighborhood District, a flat roof structure is permitted only if it is capped by an architectural parapet design that acts as a structural expression of the building façade and materials.	Complies: Roofs are both pitched and flat. The overhanging eave does not extend into the minimum required side or rear yards. The flat roof structure includes an architectural parapet.
The project features roof articulations such as dormers, chimneys, and cupolas.	Partially complies: The project includes a prominent training tower with an articulated hip roof with glazing as well as detailed masonry. No dormers are needed or provided.
Landscaping	
Landscaping is composed of noninvasive, drought-resistant plantings that may include trees, flowers, shrubs, succulents and ornamental grasses. High water use turf does not exceed 20% of all landscaped areas or open space on the site.	Complies: Landscaping is composed of plantings that will meet town requirements. Landscape plant and details have been submitted and are awaiting final comment.
Visual relief from buildings and hard materials shall be accomplished with landscape treatments such as shrubs, trees, flower boxes and other greenery around buildings or in recessed places.	Complies: Visual relief from buildings and hard materials is accomplished with landscape treatments such as shrubs, trees and other greenery around building.
Landscaping enhances the visual impacts of the use upon the lot and adjacent property.	Complies: Landscaping enhances the visual impacts of the use upon the lot and adjacent property.
Landscaping enhances the attractiveness of storefronts and entrances, defines spaces, and improves the pedestrian experience. A variety of types, scales, textures, and colors of plantings are encouraged, and landscaping is designed for year-round appeal. Where possible, landscape design embraces natural site features such as rock outcroppings, topography, etc.	Complies: Landscaping enhances the attractiveness of the entry and improves the pedestrian experience. A variety of types, scales, textures, and colors of plantings are specified.
Landscaping does not obscure building façades.	Complies: Landscaping does not obscure facades.
When a building with minimal landscaping is renovated, proponents incorporate landscaping upgrades into the building renovation.	Not applicable
Lighting	
Outdoor lighting is arranged to minimize glare, light spilling over to neighboring properties and light pollution.	Complies: Outdoor lighting is arranged to minimize glare, light spilling over to neighboring properties and light pollution.
Except for low-level pedestrian lighting with a height of less than 8 feet, all outdoor lighting is designed and located so that the luminaire has an angle of cutoff less than 76 degrees and a line drawn from the height of the luminaire along the angle of cutoff intersects the ground at a point within the development site.	Complies: Pole lighting and walkway lighting are shown on the landscape and photometric plans.
Pedestrian-scaled light fixtures, preferably affixed to the building, storefronts, canopies, or awnings, light sidewalks, pedestrian walkways, and areas adjacent to buildings. Tall light posts are not placed adjacent to buildings.	Complies: Pedestrian-scaled light fixtures are located along pedestrian walkways. Taller light posts are placed in parking areas.
Outdoor lighting fixtures complement the building's architecture and are appropriately scaled to the building and site.	Complies: Outdoor lighting fixtures complement the building's architecture and are appropriately scaled to the building and site. Details are shown on submitted drawings.
Light posts are installed so that the pillar bases are close to being flush with the ground.	Complies: Light posts will be detailed and specified so that the installed pillar bases are close to being flush with the ground.
The project features energy-efficient exterior lighting.	Complies: The project will specify energy-efficient exterior lighting.
Stormwater Management	

Site design complies with Chapter 4-12, Illicit Discharges to the Municipal Storm Drain System.	Complies: The stormwater management system has been designed to treat stormwater and reduce flows in the 2-, 10-, 25-, and 100-yr storm events. To Pare Corporation's knowledge, based on the best-available information and in-field reviews of the current site, there are no known non-stormwater discharges that will be connected to the proposed stormwater collection system.
If stormwater management facilities are located within the required open space, they do not detract from that open space (i.e. facilities are located below ground or within rain gardens, bioretention cells, filter strips, wet swales, etc...).	Complies: The stormwater management facilities are located below ground.
Utilities and Mechanical Equipment	
Utilities, including telephone, cable and electric services, are placed below ground.	Complies: Utilities are placed below ground.
Exposed storage areas, machinery, garbage dumpsters, service areas, truck loading areas, and utility buildings and structures are screened from the view of abutting properties and streets using plantings, fences, and other approved methods.	Complies: The garbage dumpster will be screened from the view of abutting properties and streets.
Screening is inconspicuous and visually blends with the surroundings.	Complies: Masonry will be used as the primary enclosure material.
Signs	
Signs conform to Zoning Bylaw Section 7-09-040.	In Compliance: The ZBA has granted a variance for signage on the building façade which exceeds allowable dimensions. Signage on the monumental sign is in compliance with the zoning dimensional requirements. A variance was requested and denied by the ZBA for a proposed LED display sign. The LED display sign will be removed from the project.
Signs relate in size, scale, color and overall design to the general character of its location and to the specific context in which it is to be placed.	Complies: Signs relate to the overall design and general character of the building. The ZBA has approved the building sign.
Signs are integrated with the building's architecture and aligned to pedestrians on sidewalks (i.e. blade signs, signs hung below canopies, awning signs).	Complies: There will be one street sign that will be placed to allow drivers to see sign and not obstruct the FD trucks or other drivers. The building sign is located above the apparatus bay doors and has letters sized to be seen from a distance. A variance has been granted by the ZBA for the signage on the building which exceeds zoning dimensional requirements.
Master Signage Plan was submitted for any building to be occupied by two or more businesses.	Not applicable