



TEAM HOYT COMMUNITY YMCA

PLANNING BOARD PRESENTATION

THURSDAY, NOVEMBER 6th, 2025



30 Memorial Project Team



cbt

Architectural & Design

BOHLER //

*Civil & Site Engineering,
Landscape Architecture*

MDM

Traffic Consultant

SCALORA
CONSULTING GROUP

*Owner's Project
Representative*

Fletcher Tilton PC
Attorneys at law

Legal Representative



PLANNING COMMENTS

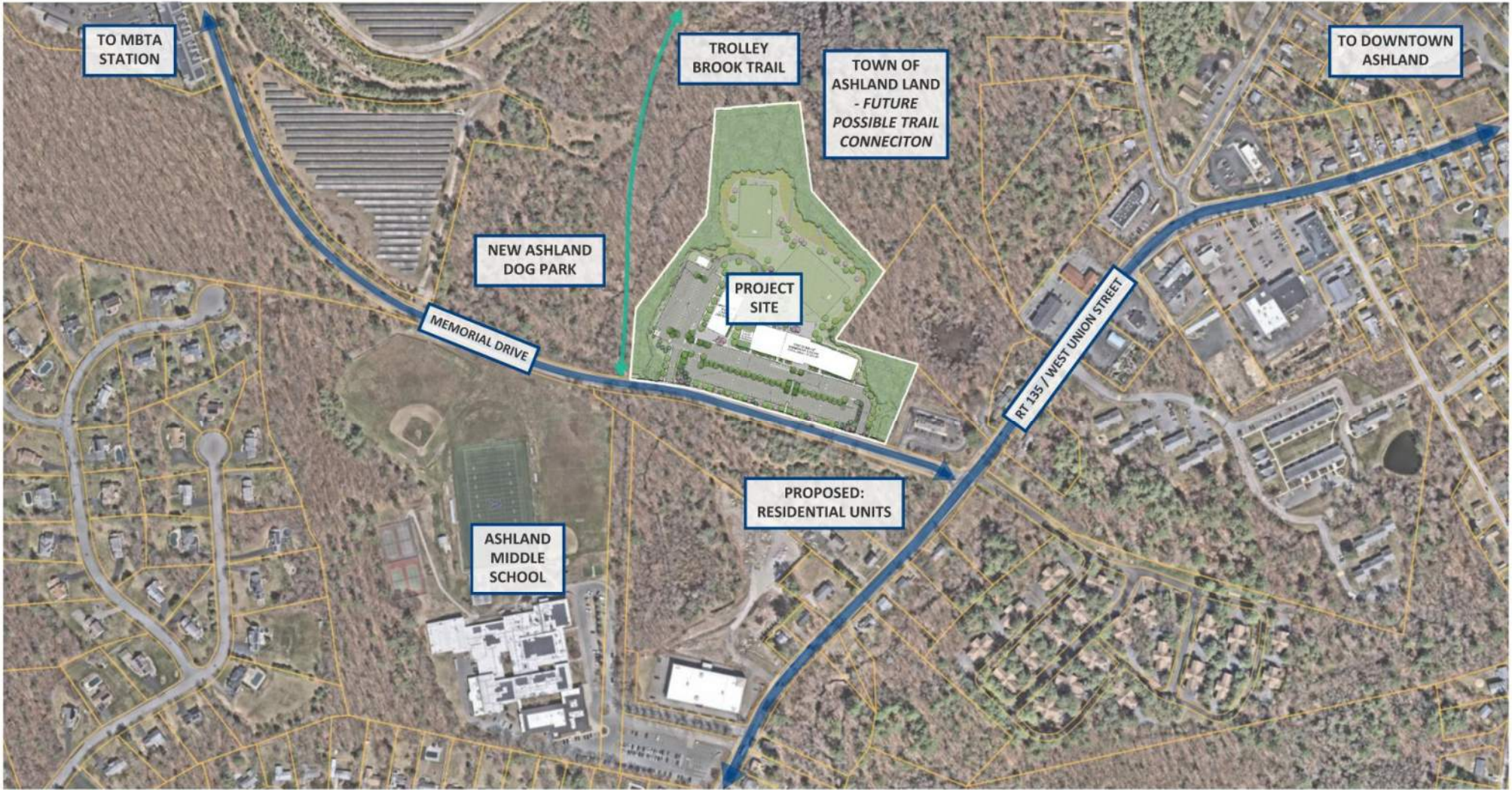
Team Hoyt Community YMCA

October 9th Planning Board Comments

- Community Connection
 - Dunkin' Donuts – *Added sidewalk at east side of site*
 - Trolley Brook Trail – *Accessible connection to site/back yard*
 - Accessibility to and from buildings and 'back yard'
 - From street – *Path at Trolley Brook, path along Memorial Drive*
 - From front to back of site – *Path along access road, path/stair between buildings*
- Landscape review
 - Trees removed, trees replaced – *Images of existing vs. typical proposed*
 - Close up of 'landscape buffer' waiver area – *Clarity of existing condition (wetlands, elevation change)*
 - How retaining walls look (fence, etc.) – *Imagery of fencing*
- Materials
 - Confirmation of massing and materials – *Building heights from street*
 - More information on materiality/colors – *'Finish board'*
 - ELC imagery – *Renderings/palette*
- Traffic Peer Review
 - Preliminary feedback

SITE PLAN OVERVIEW

Team Hoyt Community YMCA



CONNECTIVITY TO MEMORIAL DRIVE



SITE PLAN



LANDSCAPE OVERVIEW

Team Hoyt Community YMCA



LANDSCAPE REQUIREMENTS

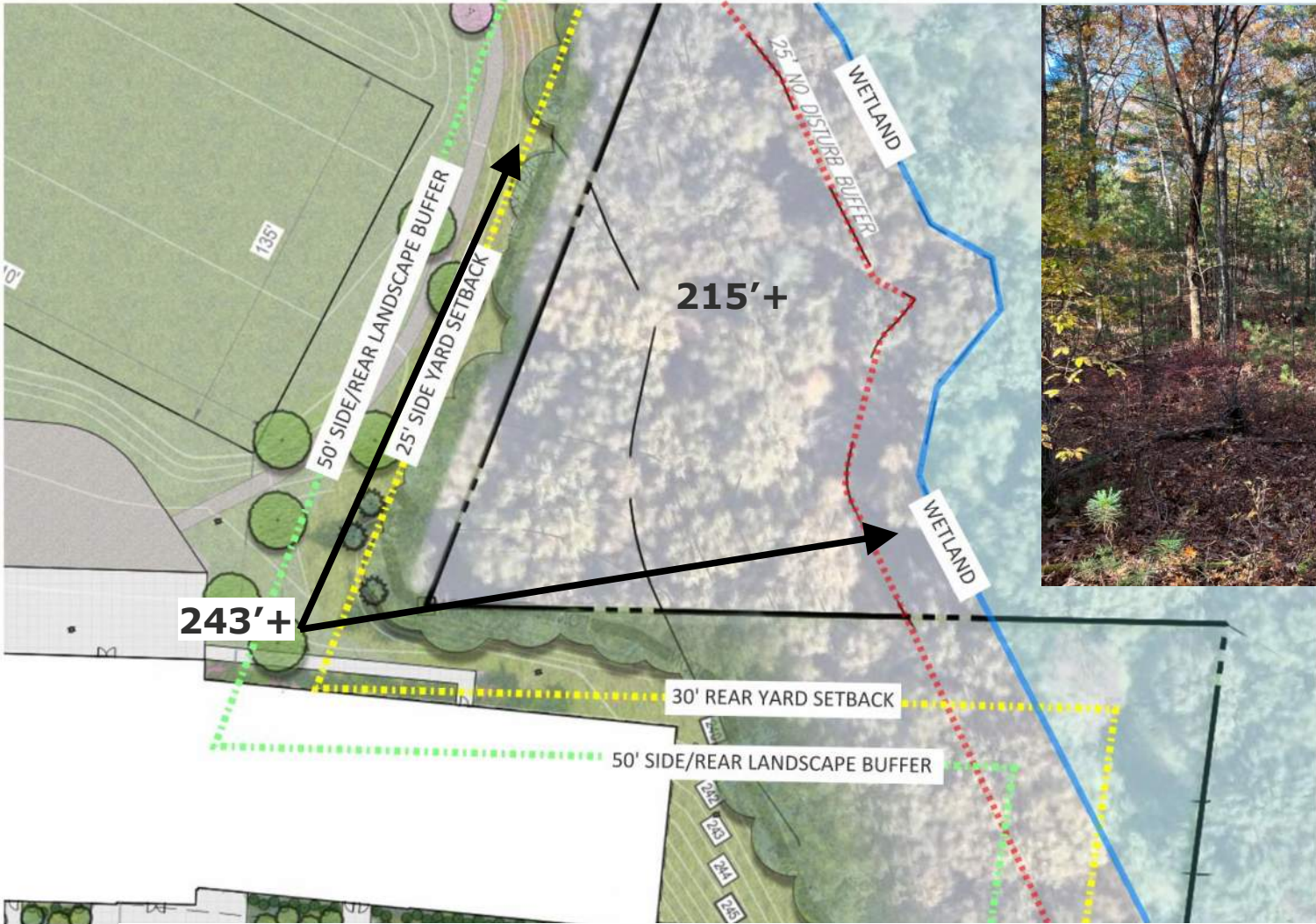
1. Buffer areas along street lines shall be continuous except for driveways and sidewalks; shall contain at least one (1) tree per thirty (30) linear feet of street frontage (or portion thereof) and shall include lower-level elements such as shrubs, hedges, fences, walls and/or planted berms.

Trees required along buffer:
29

Trees provided along buffer:
46

Total trees provided on site:
210
(173 deciduous, 37 evergreen)

LANDSCAPE REQUIREMENTS



EXISTING CONDITIONS VIEW

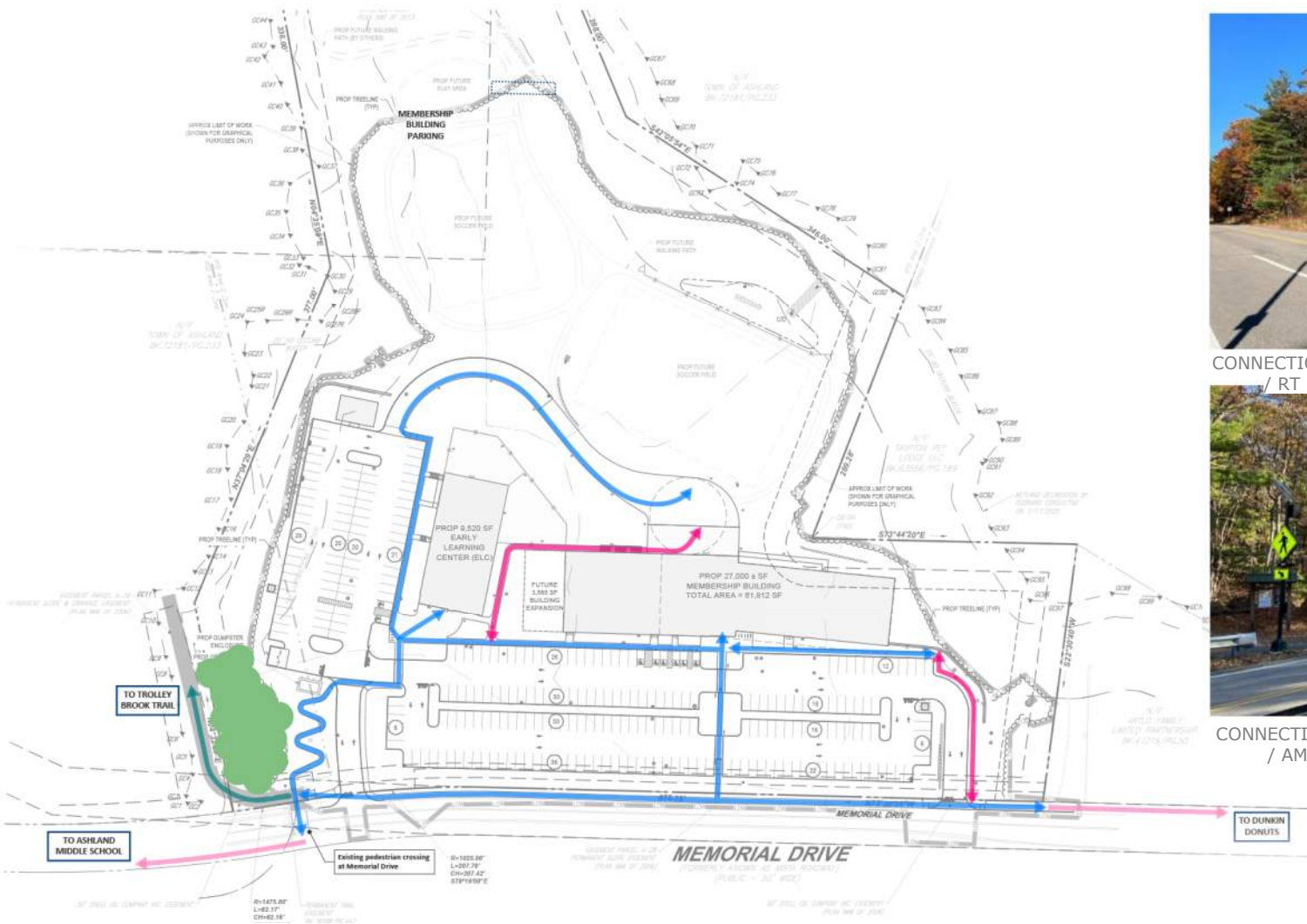
LANDSCAPE BUFFER WAIVER



EXISTING CONDITIONS



LANDSCAPE

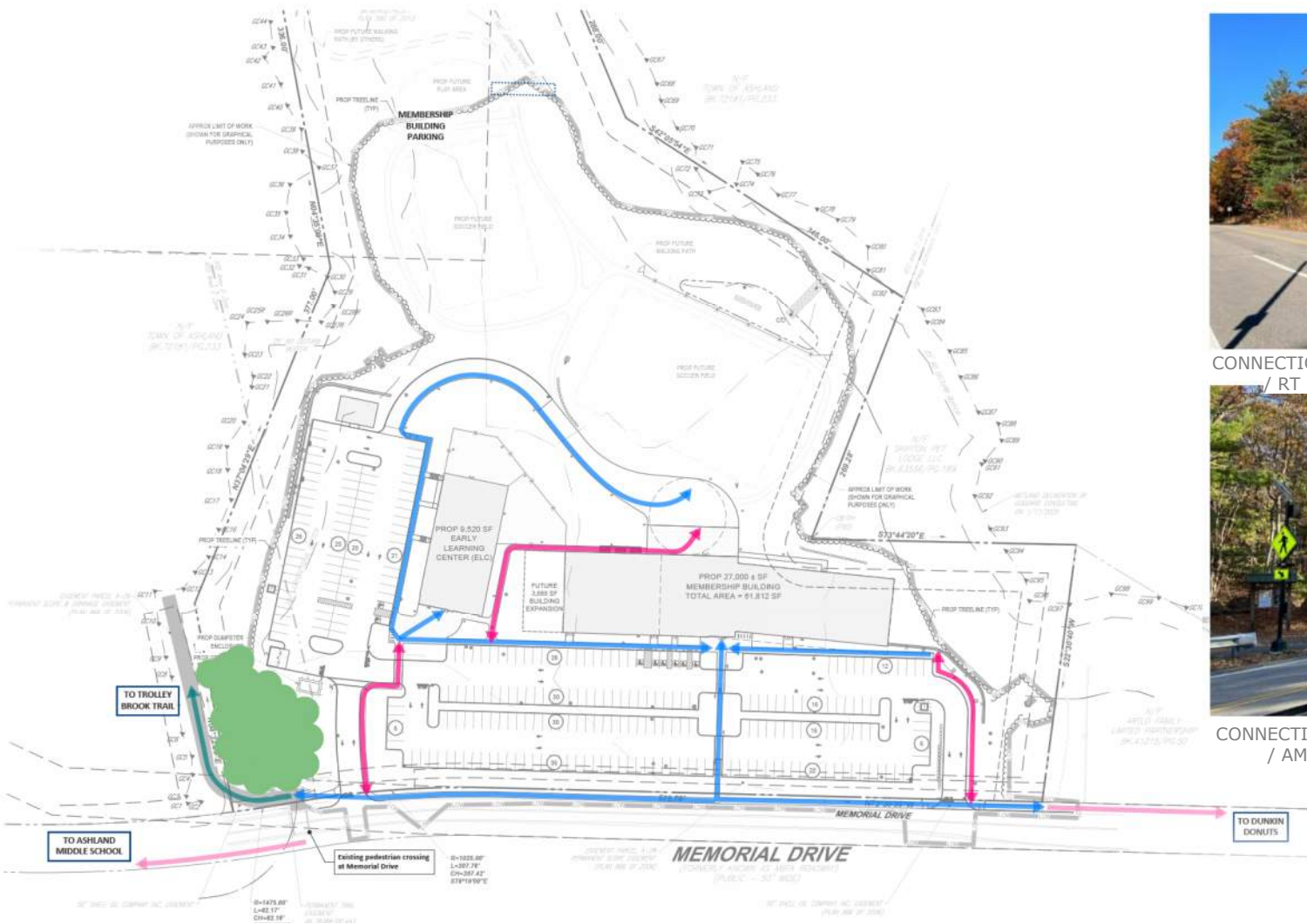


CONNECTION FROM EAST: DUNKIN DONUTS / RT 135



CONNECTION FROM WEST: TROLLEY BROOK TRAIL / AMS

ACCESSIBILITY FROM MEMORIAL DRIVE TO YMCA

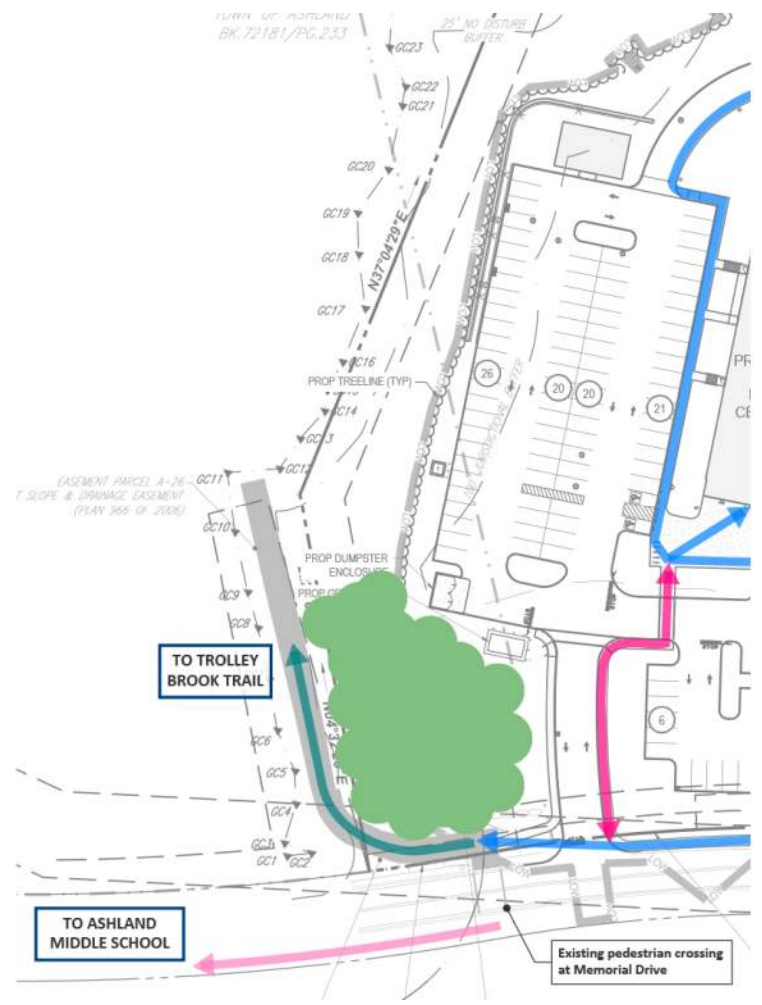
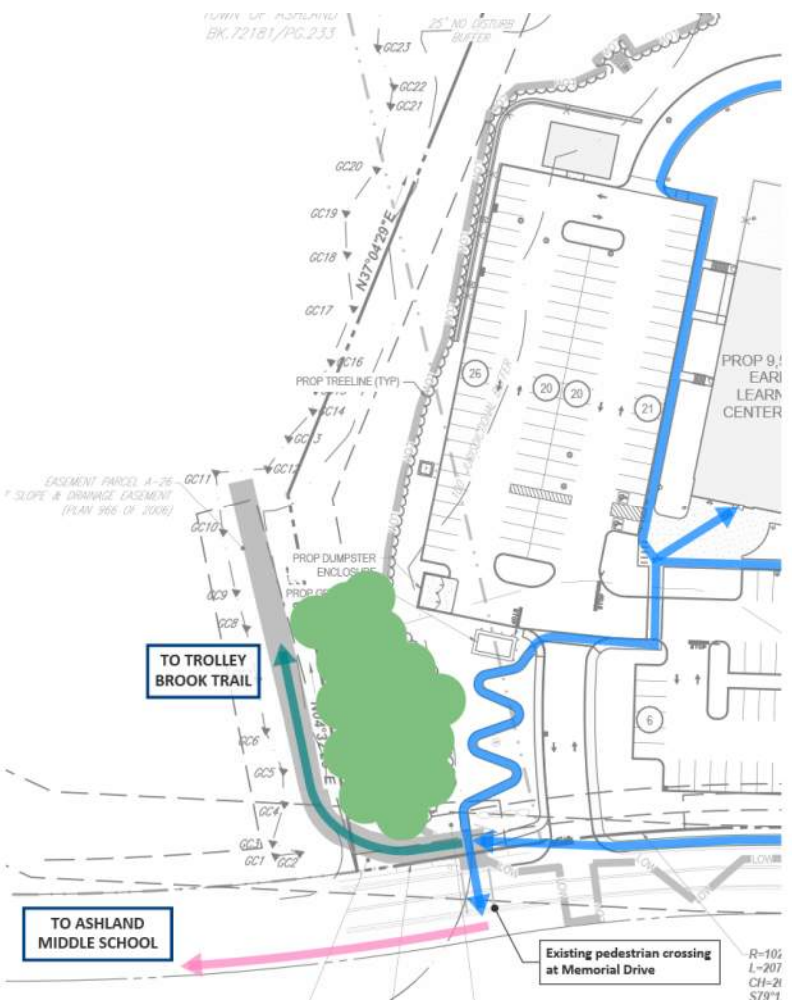


CONNECTION FROM EAST: DUNKIN DONUTS / RT 135



CONNECTION FROM WEST: TROLLEY BROOK TRAIL / AMS

ACCESSIBILITY FROM MEMORIAL DRIVE TO YMCA



ACCESSIBILITY FROM MEMORIAL DRIVE TO YMCA

BUILDING DESIGN STRATEGY & MATERIALITY

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Building View without trees from Memorial Drive



Actual View from Memorial Drive



BUILDING HEIGHT VIEW FROM MEMORIAL



Brick/CMU



Aluminum Panel

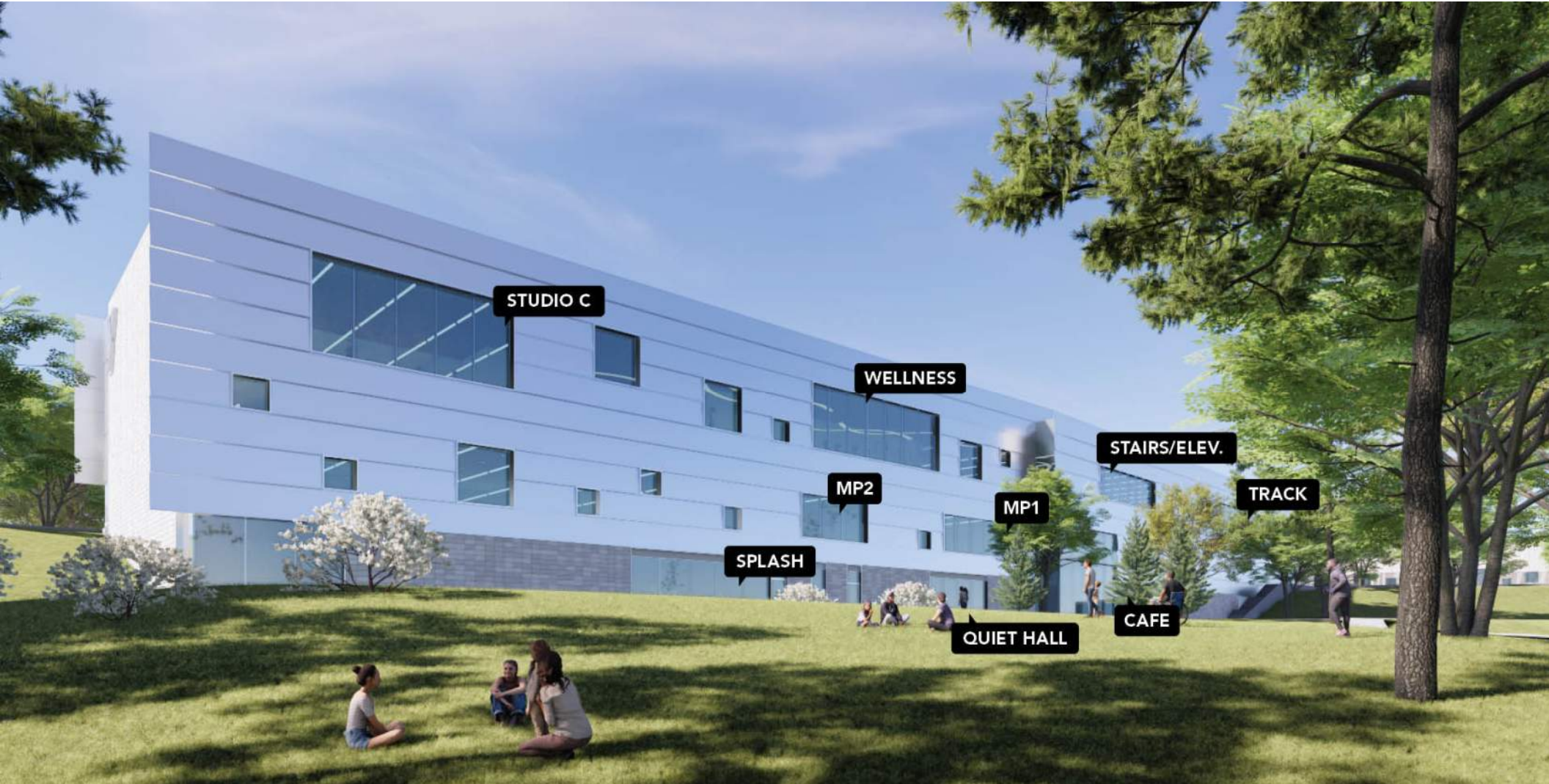
EMBODIED CARBON, DURABILITY & COST



DRAFT – FOR INTERNAL
PLANNING ONLY



UPDATED BUILDING VIEW (SOUTH)



UPDATED BUILDING VIEW (NORTH)



ENTRY VIEW (DUSK)



ELC VIEW (ENTRY)



ELC VIEW (ENTRY)



ELC VIEW (SOUTH FAÇADE)



ELC VIEW (EAST FAÇADE)



ELC VIEW (NORTH FAÇADE)



ELC VIEW (WEST FAÇADE)

Peer Review - Transportation

1. GCG Initial Peer Review Letter Received 8/4/2025
 - MDM Responses submitted 9/12/2025 - Addressed All Comment
 - Final GCG Letter Expected by 11/7/2025

2. Vanasse Initial Peer Review Letter Received on 11/4/2025
 - **General Confirmation/Agreement on Methodology**
 - **Requested Data/Clarifications**
 - Background Projects
 - Sight Line Clarifications/ Add Sight Line Triangles to Plan Set
 - Student Drop-off/Pick-up Management Plan
 - Empirical YMCA Parking Clarifications/ Backup Data Request

3. **Peer Review Next Steps (Prior to Next Meeting):**
 - Prepare Response to VAI Comments
 - Setup Virtual Meeting with VAI to Review
 - Work to Close Out Transportation Review

Project Team Next Steps

- Formal response to Vanasse comments (received 11/4/25)
- Final response to GCG comments (expect their re-review by 11/7)
 - Ties to Conservation next steps