



DRB Memorandum

Project Location: Mass Ave (Across from Roche Bros Plaza), Acton, MA

Architectural Plans: Exterior Elevation A-4.1 date: 11/6/12; Exterior Views, date: 11/7/12; Exterior Views, date: 10/31/12

Architect: Kevin Paton, BKA Architects, Inc

Engineering Proposal: Sketch Plan SK-C, Revised Date: 11/5/12.

Other Plans: Overall Plan of the site and surrounding lots, adjacent street, and Kelley's Corner

Engineering Firm: Bohler Engineering

Developer: Richard Mattocks, TRB

Property Owner: Vinnie Cuttone

Attorney: John Lovely, Cashman & Lovely, PC

First Review of Project

Date of DRB Review: 11-7-2012

The DRB met with proponents on the above date to review project and drawings. The site is currently developed as the Goodyear tire store and is within the Kelley's Corner Zone. This parcel is part of a larger parcel owned by the proponent. The proposed Concept Layout Plan shows the building set at an angle to Mass Ave, with parking on the west side and at the rear of the site and with driveways along the front and eastern side of the building. The customer entry is at the rear of the building and does not face Mass Ave. The loading dock and trash enclosure are located at the front of the building. There are no active windows along the Mass. Ave. building façade, only 'fake' windows to accommodate the loading areas and pharmacy. The building is set back from the road 59' (required 30'), it has 73 proposed parking spaces (required 43), and has an impervious lot coverage of 52,360sf, or 81% coverage (previous 25,512sf). Part of the parking lot extends beyond the property line on the south side, and the proponents have indicated they will be requesting a variance (?) for this. The development includes a new traffic light at the intersection of No Name Road and Mass Ave.

The DRB makes the following comments:

- Site Layout: The DRB recommends flipping the building in order to have the entrance doors and windows facing Mass Ave. The proponents stated that this is not possible because CVS strongly desires that the front entry at the building's corner be surrounded with parking on the two abutting sides. Furthermore, Acton 2020 recommends that Kelley's Corner be a walking hub and discourages parking in front of buildings. In order to avoid parking in front yard setback, and to still have parking in the desired L shape on either side of the front entry, this has forced the placement of the building to face the back of the lot. The DRB committee suggests that the developer work with CVS to either adjust their standard lot layout so that the proposed development works with the site, the Kelley's Corner community, and Town of Acton.
- The DRB provided several suggestions to improve the site layout so that it fulfills more of the Acton 2020 goals for Kelley's corner, and still maintains the CVS preferred lot-layout formula as follows:
 - Reconfigure the interior of the building to enable a portion of the front face to have 'active' windows.

- Reconfigure the interior of the building to locate the loading/service area to the rear, this would eliminate the need for a blank wall along Mass Ave. and allow for the maximum number of windows on the front face, enlivening the facade along Mass Ave.
- Push the front of the building forward and angle it so that it lines up with the new TD Bank building and runs parallel to Mass Ave.
- Locate the customer entrance doors in the middle of the building along the western side so that the doors are visible from Mass Ave and are more welcoming to pedestrians. The west parking that faces the doors can be extended toward Mass Ave to increase the amount of parking near the customer entry.

The proponent said they will take the suggestions into consideration and discuss with CVS design/development team.

- The DRB strongly supports the addition of a traffic signal at the corner of No-Name Road. This will facilitate stronger pedestrian pathways between the two commercial developments and will slow traffic making the walk along Mass Ave. safer and more pleasant.
- The DRB questioned the need for 73 parking spaces when only 43 are required. The proponent stated that the parking will be shared for future development at the rear of the site. While this may be appropriate, the DRB would like to see an overall Master plan for the area to be able to assess this and further suggests to possibly incorporate the number of desired parking spaces into the design but only construct and pave what is necessary for the CVS development.
- The DRB has noticed a trend of many proposed commercial developments to 'overpark' their sites, (where many of the proposed sites come close to having double the amount of required parking), with high percentages of impervious surfaces on the site. The DRB is concerned about the cumulative effect of all the additional impervious surfaces in commercial districts to Acton's watershed and storm water management.

The DRB thanks the proponent's team for their attendance and openness in discussion. We suggested it would be useful to have a meeting to review the master plan for the land owned by Vinnie Cuttome, so that we could better understand the development of the area and the context of CVS within the site.

Respectfully Submitted,

Design Review Board

Members in attendance: Kim Montella, PE; David Honn, RA; Holly Ben-Joseph, PLA