

Design Review Board Meeting Minutes

April 15, 2009

Members in attendance: Ann Sussman (Chair), Holly Ben Joseph (Vice Chair), David Honn, Lynne Alpert, Chris Dallmus
Meeting was called to order at 7:40 p.m.

PRESENTATION ON PERVIOUS PAVING

Shawn Legein, Executive Director, Massachusetts Concrete & Aggregate Producers Association, has offered to give a one hour talk on pervious concrete @ 7:30 pm, Room 126 at Acton Town Hall, Wednesday, May 6th.

PROPOSED NEXT GENERATION CHILDRENS' CENTER

Applicant: Walker Realty LLC

Applicant nor agent for the Applicant were present to review the project proposal. Submitted drawings included the following:

Site Plan dated 3.31.09 as prepared by Hancock Associates

It was noted that Scott Mutch, Zoning Officer for the Town of Acton, issued a Determination Letter of Denial on matters of non-compliance with Town of Acton Zoning Bylaw, including FAR, Parking, Open Space, Entry Drive Width and Drive Width.

There will be a Public Hearing at the Zoning Board of Appeals on May 4, 2009 on the application.

DRB comments are, in part, the following:

- No Representation by the Applicant
- No Representation by the Project Architect
- Incomplete Plans
 - No topographical information
 - No Building Design Drawings, Floor Plans nor Building Elevations
 - No Landscaping
 - No Exterior Lighting
 - No information on the retaining walls
- Elimination of the historic stone walls
- No Site Section portraying grade variation

The DRB noted that the proposed development would negatively impact the small town, rural character of Acton. The proposed significant changes to Main Street would have an adverse impact on the pedestrian experience, particularly with the need to cross the 50' driveway. It is not a pedestrian-friendly proposal and is inconsistent with the Town

Warrant's goal to preserve Acton's rural character. The proposed development would adversely affect the residential nature of the immediate residential surroundings and is in direct violation of the Design Review Board's Guidelines, outlined below.

PRESERVE RURAL CHARACTER

Not pedestrian-friendly
No small town character buildings
Does not relate to historic context

BUILDING PLACEMENT

Does not preserve open space
Does not preserve historic stone walls
Does not preserve trees

BUILDING MASSING/SCALE

Does not maintain small town character buildings
Does not introduce small scaled architectural features,

EXISTING STRUCTURES

Does not preserve existing residential buildings

The proposed development completely sacrifices Acton's character and is an extension of Kelley's Corner.

WETHERBEE PLAZA/107 Great Road

Applicant: Mr. Leo Bertolami

Lynn Alpert reviewed meeting minutes from previous submission. It was noted that the following changes were made to the drawings in response to the DRB's comments, including the following:

Pergola removed
Tandem Parking Spaces removed

The DRB appreciates these changes, made voluntarily by the applicant.

Next DRB Meeting will be on 5/6/09

*Respectfully submitted by
Chris Dallmus
Design Review Board*