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TOWN OF ACTON  
DESIGN REVIEW BOARD  
MINUTES OF September 3, 2014 MEETING  
7:30 p.m.  
Room 126, Town Hall

DRB Members in attendance: Holly Ben Joseph, Peter Darlow, David Honn  
BoS Representative: Janet Adachi

Meeting called to order 7:35.

Meeting minutes from August 6, 2014 were approved as amended.

Action item: David Honn will submit them to the Clerk.

Action Item: Holly Ben-Joseph will write up and send a review memo for the 37 Knox Trail project.

Peter reported on the Kelley's Corner proposal by TBA Development for several new buildings to be constructed to the sides and behind the under-construction CVS and the Bank North site. Vinnie Cutone is the owner of the property.

This meeting was called by the planning department to have an initial discussion between the developers and all of the town boards on the site planning.

Mike Gowing from BoS, and representatives from Fire, Police and Scott Mutch from zoning enforcement attended.

The proposal includes three new commercial buildings and parking. The parking proposed has 100 surplus spaces over the requirement.

Some of the points brought up in the meeting:

- Setbacks for buildings
- Number of curb cuts should be reduced
- Too much parking
- A mix of commercial and residential uses is preferred in this area

Since this is a large parcel being developed in Kelley's corner, this could be a study case for the on-going Acton 2020 planning study.

For the next DRB meeting, we will attend the Acton 2020 update presentation instead of having a meeting on Wednesday.

#### Update on Kelley's Corner Study

The Cecil Group is addressing the following issues in the next meeting:

- Traffic, including curb cuts and a middle turning lane.
- Sidewalks - their treatment, should the walks and the site furniture, lighting have a feel of natural or urban
- Zoning overall vision. How the entire area could be transformed.

Meeting adjourned at 8:50

Respectfully submitted,

Holly Ben-Joseph

DRB  
Chair