



DRB Memorandum

Project: 267 Great Road –Housing

Project Location: 267 Great Road – Rear portion of lot

Memorandum Date: 03.07.16

Drawings Reviewed:

Acton Management, Inc, 267 Great Road – Permit Package

Existing Conditions Plan C2

Date: 6-27-14, Rev. 10-30-15, Rev. 2-3-16

Grading & Drainage

Date: 6-27-14, Rev. 10-30-15

Layout Plan

Date: 6-27-14, Rev. 10-30-15

Landscape Plan

Date: 9-18-15

Proponent Representatives:

Not Present – Reviewed Revised Drawings Submitted to Town

DRB Members:

Holly Ben-Joseph (HBJ), Kim Montella (KM), Michael Dube (MD) partial attendance

Date of DRB Review: 3-02-16

The DRB met on March 3rd, 2016 to review the second submittal of the housing development on 267 Great Road. The DRB has previously reviewed this project. The original DRB comments still stand. Please see the new comments listed below:

New Comments:

1. The DRB doesn't object to housing density itself in East Acton but rather to the method being used to achieve it. The code allows for an urban density type model but the solution shown in this plan uses a suburban model (ie single family homes), which is causing the difficult site plan issues.
2. The DRB suggests using a multi-family model (similar to the housing units across from Quill and Press) to achieve the density which would allow for more space for the access road and the frontage property.
3. If the single family model is kept, the DRB recommends eliminating the 'stepped' building.

Respectfully Submitted,

Design Review Board