



**TOWN OF ACTON  
DESIGN REVIEW BOARD  
MINUTES OF April 5, 2017 MEETING  
7:30 p.m.  
Room 126, Town Hall**

DRB Members in attendance: Holly Ben Joseph (Chair), Peter Darlow (Vice-Chair), David Honn, Kim Montella, and Janet Adachi (Board of Selectmen Liaison)

Guest: Matthew Selby, Acton's Director of Land Use and Economic Development

Meeting called to order 7:35pm.

Minutes from March 1, 2017 were reviewed and approved as amended. Kim Montella will submit the approved minutes to the Town.

Selby introduced himself and discussed some of the business that the town is currently on the Town's radar. Some of the projects include:

- Generating ideas for the development of the Walker site (the land the town bought which includes Kennedy's nursery. There is a request for bids from a few Landscape/Planning offices. The DRB offered to help in any way – either as a liaison to the Walker committee or in some other manner – with this project.
- Selby suggested DRB guidelines be developed that are specifically related to village districts. We will discuss this idea at a future meeting.
- There are two potential larger scale projects that could help bring Acton up to 10% affordable units. One is a rental community called Powder Mill Place with 180 units, 25% affordable, the second is 40 rental units (100% applicable to 40B) on Central Street (additional units added to an existing apartment complex near the train tracks).

We discussed how to get developers/proponents to reach out to the DRB to set up appointments to review their projects. Currently only some of the developers/proponents attend, many times they are not aware that the DRB is reviewing their project. One idea is to have the people in planning make the suggestions when the applications are submitted.

Leo Bertolami showed the DRB several new sketches for new site layouts for the Pegasus site. Since the renovations have not yet been shown to planning department, the DRB gave informal

opinions of the new proposed layouts and suggested Leo Bertolami discuss the changes with the planning department.

The DRB postponed review the site plans for Insulet Manufacturing until the next meeting when the proponent can attend.

Meeting adjourned at 8:30pm.

Respectfully submitted,

Holly Ben-Joseph  
DRB Chair