



**TOWN OF ACTON
DESIGN REVIEW BOARD
MINUTES OF December 05, 2018 MEETING**

7:30 p.m.
Room 121, Town Hall

Present: Holly Ben Joseph, (Chair), Peter Darlow, (Vice Chair), David Honn, Kim Montella, Emilie Ying, (Planning Board Liaison).

The meeting was called to order at 7:30 pm

Meeting Minutes

Minutes for the October 03, 2018 DRB meeting were reviewed and accepted.

Action Item: Minutes as approved will be forwarded for posting by Kim.

257 Central Street – Proposed Duplex within a VR zone.

Proponents in attendance: Daniel Gannon representing Stamski and McNary and Elise Stone, the proponent's architect. The proponent, Zur Attias, was not in attendance.

Documents presented and reviewed: A proposed Site Plan prepared by Stamski and McNary and proposed First and Second Floor Plans along with proposed Exterior Elevations prepared by Elise Braceras Stone, Architects.

An existing property with a single family home at 257 Central Street is large enough to subdivide, as of right into two separate lots resulting in a buildable lot, whose address will be on Pearl Street. The proponent is proposing a side by side, approximately 7000SF two family building, comprised of a pair of 3BR two floor residences for the buildable lot. The project, as proposed, will require relief from the ZBA. Board members asked questions to clarify the project site context, site constraints, site topography, neighborhood relationships to adjacent property, and details on the building design leading to several points offered as commentary on the design of the project. Upon understanding that the project is not an as of right development, several board members noted they may have more questions to look into as follow-up to the meeting. Please refer to the DRB review memo concerning 257 Central Street for specifics.

Terra Friedrichs, of 2 Wright Terrace, was in attendance. Terra's commentary offered, and line of questions, focused on how the proposed development of the site on Pearl Street feels out of scale as compared with the context of the several immediately adjacent smaller residential buildings.

Given the incomplete review due to commentary offered to the proponent by the DRB, as well as incomplete documentation of site and landscape considerations, the proponent is recommended to return at a future date to the DRB.

Action Item: Holly to draft an initial project review memorandum.

The meeting adjourned at 9:35 pm.

Next Scheduled Committee Meeting: Wednesday, December 19, 2018
Acton Town Hall, Room 126, 7:30 p.m.

Respectfully Submitted by: Peter Darlow