



DESIGN REVIEW BOARD

Meeting Minutes

May 1, 2019

7:30 PM

Room 126, Town Hall
472 Main St, Acton, MA

Present: Holly Ben Joseph, (Chair), Peter Darlow, (Vice Chair), Kim Montella, David Honn, Dean Charter, (BOS Liaison)

Absent: Emilie Ying, (Planning Board Liaison)

Guests for Fire Department: John Mangiaratti, Town Manager; Robert Hart, Fire Chief; Brian M. DeFilipps, Owners Representative

Guests for Piper Lane:

Proponents: Steve Paquette and Bruce Ringwall: Proponents for Piper Lane 40B project.

Neighbors: Ms. Jillian Watson, Dr. Gene Beresin, Ms. Michela Moran, Ms. Supriya Khandekar, Ms. Sandra Mika, Ms. Alissa Nicol, and Mr. Jeff Chormann

1. Opening

Chair, Holly Ben-Joseph, opened the meeting at 7:28 pm.

2. Regular Business

A. Citizens' concerns – none

B. Approval of Meeting Minutes – It was moved and seconded to approve the amended April 17, 2019 minutes. They were approved unanimously as amended.

Action Item: Holly will revise the minutes and submit them to the Town.

3. Special Business

A. Update on North Acton Fire Station Design – The Town Manager, Fire Chief and Owner's representative reported that the architectural firm Kaestle Boos Associates was selected to be the designers. They specialize in Fire Station design and other public facilities.

B. They had the first kick-off meeting this week to start programming and have decided the following thus far:



- a. The building will be 10,000 to 12,000 SF
- b. It will have three bays double deep
- c. There will be living quarters, administration space and there will be a training room.
- C. The neighbors have been notified.
- D. The design team will meet with the DRB and other members of the community regularly throughout the design process to keep the process transparent and to generate feedback.
- E. A proposed schedule was handed out, refer to the end of the meeting notes.

4. Special Business (David Honn recused himself for this discussion)

- A. Review of Piper Lane Condominium 40 B Project – This is the second review of this project. This 40B Condominium project is proposed on four parcels, the largest which extends into the Great Hill Conservation Area. The proposed development includes 28 two and three bedroom townhomes. All of the buildings are sited in the back parcel that is surrounded by Conservation lands. A single dead-end road provides access to the units and requires significant retaining walls at the pinch point.

The neighbors expressed many concerns about the safety of the access drive and questioned the safety and practicality of having a bus stop at the end of the drive. They are concerned about increased traffic, and the visual impact of the project and safety of the proposed drive.

The DRB did not support this proposed project in its current format for many reasons – safety, difficult and singular access into the site, impact on conservation land and the surrounding neighborhood. Refer to the DRB Design Memo dated May 1, 2019 for complete comments and evaluation.

4. Adjournment

At 9:55 p.m., it was moved and seconded to adjourn the meeting.
The motion was approved unanimously.

Documents and Exhibits Used During this Meeting

- Meeting Minutes from April 17, 2019
- North Acton Fire Station Project – Early Design Schedule Overview
- North Acton Early Design Schedule Overview dated May 1, 2019

Piper Lane Condominiums Powerpoint Presentation Set, (no date provided), consisting of:

- Cover sheet rendering of typical townhouse group of three residences
- Review sheet highlighting concerns raised by BOS and ACHC of first project proposal



- Revised proposal sheet highlighting adjustments made as a part of the redesigned submission
- Proposed typical floor plan sheet highlighting numbers and mix of units
- Proposed townhouse group of four residences rendered exterior elevations sheet A4, dated 02-07-2019, prepared by Udelsman Associates
- Proposed townhouse group of three residences exterior elevations sheet A2b, prepared by Udelsman Associates
- Proposed townhouse group of four residences exterior elevations sheet A4a, dated 03-08-2019, prepared by Udelsman Associates
- Natural features plan sheet C3.3, dated March 2019, prepared by GPR
- Planting and lighting plan sheet L1.01, dated 03-12-2019, prepared by GPR
- Sheet of images of projects accomplished by applicant

Portions of Piper Lane Condominiums Comprehensive Permit Site Plan Set, dated March 2019:

- C1.1 Title Sheet
- C2.1 Masterplan
- C3.1 and C3.2 Existing Conditions Plans
- C4.1 and C4.2 Site Layout and Utilities Plans
- C5.1 and C5.2 Grading, Drainage and Paving Plans