



DRB Memorandum

Project Location: 100 Discovery Way, 20,000SF Addition, Acton, MA

Architectural Plans: Rendered Perspective, Rendered Elevations, Floor Plan, Elevations; All Dated: Oct. 11, 2013
Zoning Site Plan (? no Title on Sheet), Aug. 30, 2013

Architect: AHP Architects

Civil Engineering Plans: Layout & Materials Plan C-2, Planting Plan C-6; Both Dated: November 4, 2013

Civil Engineering Firm: Allen & Major Associates, Inc. Woburn, MA

Applicant/Owner: 100 Discovery Way, LLC

Presenter: Marty Loiselle, Jr., Capital Group Properties, Southborough, MA.

First Review Project

Date of DRB Review: 11-06-2013

The DRB met on the above date to review submitted plans of project drawings for a proposed 20,000 square foot addition to an existing building located at 100 Discovery Way, Acton. Presently developed at this site is a 80,000 sf light manufacturing building that is supported by paved parking and access drives. The proposed addition will be an additional 20,000sf building, single story, added to the south side of the existing building on an area previously surfaced with approximately 2/3 lawn and 1/3 bituminous surface. A dense woods buffer around the site limits visibility into the site from the east and south (south side is residential). Currently 197 employees work at the site.

The DRB appreciates the opportunity to comment on this project and in general supports the proposed addition. The DRB has the following comments:

Building Exterior:

- The proposed addition is consistent with the existing architectural style, and the DRB has no comments or concerns on the design.
- The site is surrounded by dense woods and therefore has limited visual impact on its surroundings.
- There will be no new signage structure.

Site Layout:

- DRB recommends that the proposed patio next to the building entry be constructed of a permeable paver or material such as brick or concrete paver set on a gravel base.
- The planting types and numbers are appropriate for the site and intended use and the DRB has no comment.
- One area of the parking lot will be re-striped; the DRB recommends the proposed islands be planting beds with curbing rather than painted and striped islands to help offset the additional impervious surface of the proposed addition.

General Parking Comment:

The DRB noted the minimum required parking spaces required is 57, the site plan shows 359 spaces (this is existing parking, no additional spaces are being added) - this is more than 5 times the required parking. According to Marty Loiselle, 197 people currently work at the building, so clearly 57 spaces is not adequate.

But DRB members still believe 359 spaces is an excessive amount of parking for this site, especially since Acton's drinking source is from well water, and we need to protect the quality of surface water which recharges into the wells.

To increase the ratio of pervious to impervious surfaces on the site, to increase shade for the parking areas, and to improve the visual aesthetics of the parking areas, the DRB suggests that a number of parking spaces be removed and replaced with planting islands and trees. If this is not economically feasible, excess parking at the edges of the parking field could be removed and replaced with lawn. The DRB suggests that the number of spaces that will be removed be equivalent to the additional impervious surface being added by the building addition.

Respectfully Submitted,
Design Review Board

Members in attendance: David Honn, RA; Holly Ben-Joseph, PLA; Peter Darlow, AIA; Conor Nagle PE; (*Kim Montella attended, but could not comment as she still has to be sworn in.*)