



7:30 p.m.
Room 128, Town Hall

Town Of Acton
Design Review Board Meeting Minutes
August 19, 2009

Members in attendance: Holly Ben Joseph (Vice Chair),
David Honn, Chris Dallmus, Ruth Martin, Conor Nagle.

Meeting was called to order at 7:35 p.m.

93 CENTRAL STREET “MARSH VIEW LLC” 40-B

1. COMMENTS

• FOOTPATH

Applicant is not clear in submission whether or not the footpath from the adjacent residential area would be preserved.

• ALIGNMENT/EXISTING CONTEXT

Proposed residences are not in alignment with street. The pattern on Central St. is that residential structures align, or ‘square up’ with Central St. Existing Residences along Central St have front doors facing the street. The residences in this project would not maintain this pattern.

• EXISTING CONDITIONS SITE PLAN

The existing conditions site plan does not show the existing vegetation nor the existing trees. The DRB recommends that the ZBA hold a site viewing to understand the extent of site alteration.

• BUILDING HEIGHT

Residences have their Rear Sides facing the street, they sit 3 ½ stories in height. This height is not consistent with the context; it is comparable to the 3 ½ story townhomes on Rt 27 adjacent to Kmart.

• LANDSCAPE PLAN

DRB requests that a Landscape Plan prepared by a registered Landscape Plan be submitted. The size of the plantings are not indicated. At present, 57% of the existing site is forested. With the proposed development, the site would be 10% forested.

• DENSITY

With 10,000 SF Lot Sizes, the density of the project is twice the allowable density for this R-2 District with minimum lot sizes of 20,000 SF and is inappropriate and inconsistent with the neighborhood.

- **ARCHITECTURAL FLOOR PLANS AND BUILDING ELEVATIONS**

The applicant has submitted stock Floor Plans and Building Elevations which do not represent the actual proposed conditions implied by the Site Plan. The plans submitted as “cookie cutter” designs.

DRB RECOMMENDATIONS

It is recommended that a minimum of three (3) site sections be provided to illustrate the Proposed project and the Existing Conditions to the ZBA. The sections that would best illustrate these conditions are:

- Cross Section at Street looking toward the Project and the Proposed Building Elevations to show what the residences will truly look like. The Plans and Elevations submitted do not show what the residences will look like as they are simply stock plans.
- Longitudinal Section from Street to rear of Property
- Cross Section through the Proposed Site looking toward the Street.

113 CENTRAL STREET “RICHARDSON CROSSING” 40-B

1. COMMENTS

- **GENERAL**

This is a heavily wooded site. 8' to 10' of grade is being removed, significantly altering the property. No existing landscape is being preserved. This property, which is presently 58% forested, would be reduced to 0% forest.

- **ALIGNMENT/EXISTING CONTEXT**

Proposed residences are not in alignment with street. The pattern on Central St. is that residential structures align, or ‘square up’ with Central St. Existing Residences along Central St have front doors facing the street. The residences in this project would not maintain this pattern.

- **EXISTING CONDITIONS SITE PLAN**

The existing conditions site plan does not show the existing vegetation nor the existing trees. The DRB recommends that the ZBA hold a site viewing to understand the significant extent to which the site will be altered.

- **LANDSCAPE PLAN**

DRB requests that a Landscape Plan prepared by a registered Landscape Plan be submitted. The size of the plantings are not indicated. At present, 57% of the existing site is forested. With the proposed development, the site would be 10% forested. Though stated that the grade would be no greater than 10% in the application, there are some grades in the proposed plans that are approximately 30%. The reports are erroneous.

- **DENSITY**

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*Respectfully submitted by
Christopher Dallmus
Design Review Board*