



**TOWN OF ACTON
DESIGN REVIEW BOARD
MINUTES OF AUGUST 19, 2015 MEETING
7:30 p.m.
Room 121, Town Hall**

DRB Members in attendance: Holly Ben Joseph (Chair), David Honn and Michael Dube (Planning Board Liaison). Peter Darlow, Kim Montella and Board of Selectmen Liaison Janet Adachi absent.

Meeting called to order 7:30.

The Members reviewed minutes of August 5, 2015 and approved as amended.

George Dimakarakos from Stamski and McNary and Paul Mahoney of Mahoney Architects presented to the Board regarding preliminary plans for First Village at 29 Great Road. The developer is Cynthia First. First was present for the meeting. The presentation described a mixed-use project for the East Acton Village District location consisting of 10 market-rate, single-family, 3-4 bedroom condominiums with attached garages, three rental units, and two single-story retail buildings, all on approximately 2.5 acres. In addition to the building of the condominiums, the project contemplates the relocation and modification of certain properties currently on the property.

Dimakarakos explained that the developer is planning on taking advantage of a transfer of development rights obtained from the owner of the shared business space on Great Road near the intersection of Route 27 in order to increase the available scope of the project. The developer expects the condominiums will be of the village colonial type and will sell somewhere in the \$600,000 range. The condos will be set back relative to Great Road at a higher elevation than the retail spaces and rental units. Consistent with zoning bylaws, a plaza is planned in front of an existing building that will be relocated to make room for the retail spaces. Parking is contemplated behind and along the side of the buildings.

The Board and the architects discussed the plans, with comments from the Board focusing on, among other things, (a) the plaza's utility, or lack thereof, and its likely design, including, potentially, a garden; (b) the desirability of using pavers and landscaping on a planned turnaround in the condominium portion of the project; (c) whether it would be possible to design a walking loop around the project; (d) whether there is an alternative to the circular landscaped feature in the center of the turnaround; (e) the desirability of using different facades on the

various sides of the retail buildings; and (f) the possibility of rotating building number 1 in the preliminary plans to give it a better view.

The First Village plans are subject to a site plan special permit being granted by the Board of Selectmen. First indicated that she intends to seek that permit as soon as possible. The architects indicated that they will return to the Board with more detailed plans thereafter. The Board thanked the developer and architects for the presentation, including the drawings and photographs.

The Board thereafter briefly discussed the draft Kelley's Corner Design Guidelines.

Meeting adjourned at approximately 8:30.

Respectfully submitted,
Michael Dube