

Christine Joyce

To: Dore' Hunter; Manager Department
Subject: RE: DRB Review - 255 Main Street, Acton

-----Original Message-----

From: Dore' Hunter
Sent: Thursday, July 05, 2007 5:41 PM
To: Manager Department
Subject: Fwd: DRB Review - 255 Main Street, Acton

John,

Refer Ann's recommendation for a by-law change to Planning, the remainder to which ever Selectman will have the site plan, please.

~~Dore' Hunter~~
Selectman, Town of Acton
Email: dorehunter@aol.com
Silver Bay, NY

See what's free at AOL.com.

Maryjane Kenney

From: Ann Sussman
Sent: Thursday, July 05, 2007 11:46 AM
To: Design Review Board; Garry Rhodes; Board of Selectmen; kennethsundberg@gmail.com
Subject: Re: DRB Review - 255 Main Street, Acton

To the Selectmen,

The Design Review Board met with Ken Sundberg, June 20, to review the reconstruction & expansion of the commercial property at 255 Main Street, which houses Sorrento's. Mr. Sundberg is scheduled to come before the Selectmen for this project's review, July 16th.

The DRB was pleased to learn that the proponent was familiar with Acton's Design Review Guidelines and sought input from residential neighbors concerning its site plan.

In general, the DRB found the proposed project follows the Town of Acton guidelines, indeed, we believe it could begin the positive transformation of an unappealing intersection in town, often considered the "gateway to Acton."

The proposed new building, think small "Fanueil Hall" will have a traditional gable roof and massing, brick façade, large windows to the street, and HVAC hidden within the peaked roof! In keeping with the guidelines' intention to enhance the pedestrian experience, it will feature awnings and improved adjacent sidewalks for access.

To *further* the pedestrian-friendly development of the site, the DRB recommends:

- Outdoor seating in front of Sorrento's and the proposed ice-cream parlor at the building southern end; reduction of parking by 2 to 3 spaces in front of the building to make room for seating patios; rewriting of Acton's outdoor seating by-law to permit seating without fencing as soon as feasible.
- Addition of bike rack to the site-plan;
- Addition of side-walk spur directly perpendicular to Rte. 27 to encourage foot traffic
- Addition of shade trees in parking lot & additional landscaping around building.
- Real awnings that are wide enough to actually shade sidewalk/patio below...

The DRB invites Mr. Sundberg to meet with the design board in the future, when feasible, to further discuss materials for this important project, including awning and roofing material. Additionally, a DRB member has voiced concern about the extent of tree clearing and selection of materials for retaining wall for expanded parking behind the building.

Sincerely,

Ann Sussman

DRB Chair

Town of Acton