

**TOWN OF ACTON  
DESIGN REVIEW BOARD  
MINUTES OF AUGUST 6, 2008 MEETING**

7:30 p.m.  
Room 126, Town Hall

NEXT COMMITTEE MEETING: Thursday, August 21, 2008  
Acton Town Hall, Rm 126, 7:30 p.m.

**Present:** Tom Peterman(TP) (Vice-Chair), Ruth Martin(RM), David Honn(DH), and Holly Ben-Joseph(HBJ).

Meeting was called to order at 7:36 p.m.

Meeting Notes Approvals

We reviewed and approved the notes as noted of the July 16th meeting. HBJ will make the changes and submit to town.

We discussed the next meeting time, and it seems like there will be a quorum for the next meeting on Thursday, August 21.

Project Reviews:

Jim Keenan returned (with Bob Gilman, Executive VP of the bank) to present the revised plans for the Enterprise bank project at the mall at 2A and 27. In general, all of the DRB's comments were incorporated. They provided two options for the canopy- a more elaborate flat roof and a mansard roof. Tom asked if a sloped roof could be used rather than a mansard, but it seemed that it would be difficult with the existing roof angles. The changes that were incorporated included - adding a pitched roof to the drive-through canopy, and adding two more columns, window style on side of building now matches the rest of the existing windows, and using native plantings in the island. We decided send a memo of support for this project to the BOS with the following comments:

- We suggest adding capitals to the tops of the columns to give them more detailing.
- We would prefer the versa-lok wall to have a natural or irregular pattern rather than having the appearance of a CMU block wall, such as the Versa-lok Mosaic or Mosaic style.
- It is our understanding that the curbing will be upright granite rather than precast concrete as shown in the drawings.

HBJ will write up the memo and sent to the rest of the board for review.

228 Main Street – New 4-Unit Housing development

This is a prominent site being located in or close to the Kelley's Corner district, and on one of the main access streets through town. The project does provide more dense development; the overall layout and the detailing of the buildings do not follow the goals listed in the Design Review Guidelines.

We only had a set of plans to review; the project proponents did not present the project. The plans seem very far along the pipeline, and we noticed that they were first submitted in 06 (and that the grading and demolition is already being done on the site), so we are not sure the extent that we can offer guidance for this project.

The following are our comments:

- The architectural style (grandiose/ McMansion style) is out of character for the town for the main building, while the garage building's style fit better with Acton and the surroundings.
- It would be helpful to have the adjacent buildings on all sides located on the site plan.
- It would be helpful to have a section showing the height of the main building next to the adjacent homes, and in relation to the street level.
- No landscape plan was provided.
- No information on exteriors, windows, doors lighting was provided.

- The building looks like a monolithic, single family home rather than 4 units. Jogging the building or stepping it up the hill would help break up the massiveness.
- The project turns its back to the street.
- The parked cars will be very visible from the street.
- We feel a better layout could be putting 2 units facing the street and 2 units at the back of the lot, with the parking in a courtyard between the two, concealed from the street.
- There seems to be a lot of parking and asphalt, and little green space.
- Why is the separate garage and storage building needed? Could it be removed and green space added?
- The detailing of the building is over scaled – the trim, the dormers, gables and the Palladian windows. Refer to the garage building for an example of scale that better fits Acton.

We were not sure if and to whom we should be sending these comments to, Tom will investigate this.

Other business:

Tom reminded us that we should be taking photos of examples of good sidewalks, and to email them to David.

We talked briefly of the plans to start proposing some zoning changes for the Kelleys Corner area before the development starts up. (*I saw the developer walking around the site today!*)

We would like to work on updating the rules and regulations for the Board, and to expand the scope to include multi-family housing.

The meeting adjourned at 9:20.

Respectfully submitted,  
Holly Ben-Joseph