

- The proposed siding will be 80% oak hardiplank. Ken will forward information or the website of the material to us. (Perhaps in the future we could ask for samples of materials be brought in or at least cut sheets).
- The plans and elevations show two false dormers and the existing cupola on the existing building. The board suggests that the dormers be enlarged and changed to a pedimented gable and that the cupola be removed since it is not in scale with the building, and also because cupolas are traditionally put on barns.
- The proposed doors will be metal with windows, the DBR prefers that a wood door be used.
- The proposed lighting is 20' high on top of 18" tall concrete footings. The style is the standard shoebox which is seen all over Acton. The illumination stays within the property as required. We questioned the need for 20' tall poles, especially in the front. We also suggested that the 'heads' of the lights be changed to something more pedestrian friendly and historical in nature. We would like to see the same lights used throughout the development of the Kelley's Corner sites.

ACTION ITEM:

Write (Tom?) a memo to the BOS by next week (Oct. 8) stating:

- We support the expansion of the patio, and changing the crosswalk to the north side of the property so that it connects to the terrace
- We support the building conditionally if the suggested changes are incorporated (window patterning, enlarging the dormers to gables, removing the cupola, and having different doors (wood) for the addition.
- That we suggest lowering the light poles and changing the heads to something more traditional for the front lights.

Meeting with Glenn Berger

We met with Glenn Berger the proponent for the development of the Exchange Hall site, 2 School Street. Glenn wanted the DRB's help to support him in his effort to reduce the parking requirements under TOD guidelines. (Transportation Oriented Design). He was also seeking help in getting extensions to the Special Site Plan permit which is due to expire in February of 09 and the Historic Commission permit which is due to expire in Jan of 09. (this has already been extended once before).

Glenn would like to maximize the occupancy rate to 300 persons, and is proposing restaurants on the first two floors and event halls on the top two floors. He cannot do this under current zoning and parking requirements (he currently has 22 spaces on site and 25 spaces across the street). He would like to request that off-street parking, Railroad street parking and parking at the commuter rail lot be allowed in the calculations for evenings and weekends which could possibly be allowed for a TOD project. The parking requirements are already at 70% of normal since it is in a historic district.

We suggested that Glenn do some investigation on his own regarding both TOD and TND (traditional neighborhood design) developments, and to pursue this on his own with the BOS.

We stated that while we support the concept of TOD's, and agree that the parking requirements need to be changed; that this would take years and that we couldn't help him with his immediate project.

We agreed to write a generic memo to the BOS supporting the reduction of parking requirements in special cases, and in regards to the need to reduce the numbers and make them more flexible.

ACTION ITEM:

Ann will write a memo to the BOS about the restrictiveness of current parking requirements and the need to update the zoning for all areas and in particular for specialized areas to allow for flexibility, and also to set maximum numbers allowed.

Review of restaurant addition at 59 Great Road with Joe Motzi

Joe presented the board with his architectural drawings for the addition to the former DeAngelis sandwich shop. Since the addition is under 500sf he didn't have to apply for a special permit but due to something in the Deed, he does need BOS consent and someone suggested he come before the DRB. He has already started construction and has purchased windows so our ability to make concrete suggestions was limited. The following are the main elements of the design and our comments.

- The new addition is at the front of the building. Joe plans to add a terrace in front of this with a stone wall, similar to the terrace and wall at the adjacent McDonald's site. We support both the addition and the patio locations.
- The proposal showed EFIS over the existing metal mansard roof. We suggested that this material be changed to a traditional material such as clapboard. Joe agreed to this suggestion. We also suggested that the mansard roof be removed altogether, and that the wall profile be straight. Joe will consider this suggestion.
- The addition has brick facing to match the existing building; we suggested that instead of trying to match the existing building that does not have historic character, that the addition be different and sided with clapboard. Joe was open to this idea.
- We supported the idea of awnings, and showed Joe the type of awnings that are suggested in the Design Review Guidelines.
- We will meet again with Joe once he has a site plan showing the patio and landscaping. We suggested that the adjacent building footprints be added to this.

ACTION ITEM:

Holly will email a memo of support for this project by the end of the week also stating our suggestions.

OTHER BUSINESS:

We approved the meeting minutes of August 6, 08. HBJ will forward the minutes to the Town Clerk.

Tom will work on a new Charter for the DRB which includes all commercial buildings and also all multi-unit housing project with 4 units and above. Also we would like to stress the importance of meeting at the preliminary stages of the review process.

The meeting was adjourned at 9:45.

Respectfully Submitted,
Holly Ben-Joseph