

Design Review Board Meeting Minutes

December 17th, 2008

Members in attendance: Ann Sussman (Chair), David Honn, Lynne Alpert, Chris Dallmus, Holly Ben Joseph

Meeting was called to order at 7:39 p.m.

PROPOSED ADDITION TO 69 GREAT ROAD, COLONIAL SPIRITS
Stephen Steinberg, Applicant

Applicant presented a Conceptual Site Plan (1"=30') and noted that they were not able to adjust the addition back an additional 18". This design modification was previously requested at the 12/3/09 DRB meeting. Due to a change in the sidewall materials at this condition, an aesthetically awkward condition would have been created.

Additional drawings were presented as previously requested by the DRB as follows:

A-1 Ground Floor Plan, Mezzanine Floor Plan, 1/8" scale
A-2 Ground Floor Plan, Mezzanine Floor Plan, 1/4" scale
A-3 Front and Right Side Elevations, 1/4" scale

Discussion was had regarding the use of Hardiplank clapboards in place of the existing wood clapboards. The DRB is accepting of either sidewall material.

DRB favorably recommends the proposed addition, as shown in the following drawings prepared by E.J. Rempelakis Associates, Architects.

A-1 Ground Floor Plan, Mezzanine Floor Plan, 1/8" scale dated 12/10/08
A-2 Ground Floor Plan, Mezzanine Floor Plan, 1/4" scale dated 12/10/08
A-3 Front and Right Side Elevations, 1/4" scale dated 11/20/08

ADDITION TO 525 MAIN STREET

Tim Doncaster, 523 Main Street, Abutter to South

Abutter expressed concerns regarding the lack of landscape buffer between his residence and the proposed addition. Tim Doncaster submitted aerial view of 525 Main Street prior to the installation of the septic system to show the extent of woodlands removed. Abutter is concerned by the lack of privacy/lack of landscaping to buffer the significant addition from his residence.

Tim Doncaster noted that he has met with the owner regarding the limited screening between the two properties. Abutter also submitted a letter from Dean Charter, Director of Municipal Properties, to Lauren Rosenzweig, Board of Selectmen, regarding Town of

Acton Zoning Bylaw Section 10.4.3.6 which outlines Special Landscaping Provisions for the separation of a Light Industrial Use and a Residential Use with a 30' buffer.

DRB shall prepare a memo to the Board of Selectmen (is this correct?) with the following recommendations:

1. The DRB recommends an amendment to the 525 Main Street Site Plan Special Permit and resubmission to the DRB for compliance with Dean Charter's recommendations noted in his 12/10/08 memo to Lauren Rosenzweig, Board of Selectmen.
2. The DRB recommends that the Town of Acton ensures compliance with Town of Acton Zoning Bylaw Section 10.4.3.6.
3. The DRB recommends the review of the overall building massing for 525 Main Street for a reduction of the building height to be more consistent with the majority of the existing building. It was noted that a shorter building will be less demanding to screen from the adjacent residential use.

KELLEY'S CORNER DISCUSSION

Dick Calandrella

Dick Calandrella noted that Tufts University Planning has been preparing a modeling program to vision what Acton may look like in the future with consideration of the DRB mission statement. All agreed that the present Town of Acton Zoning Bylaw does not work for making for more walkable, user friendly developments and that Kelley's Corner is the gateway to Acton.

Ann Sussman promoted form-based zoning for the development of visual standards.

253 MAIN STREET

No representation by Applicant

All agreed to withhold on any discussion until the 1/7/09 DRB meeting.

MEETING MINUTES

The meeting minutes of the 12/3/08 DRB meeting were approved.

Meeting closed at 9:40pm.

Next DRB Meeting will be on 1/7/09

*Respectfully submitted by
Chris Dallmus
Design Review Board*