



DRB Memorandum
Hayward Farm
Definitive Subdivision Plan

Project Location: 121 Hayward Road

Site Development Plan Sheets: 10 Sheets, dated August 29, 2014, of existing survey information, proposed subdivision layout, proposed drainage, grading, erosion control, and construction detail sheets.

Civil Engineering Firm: Foresite Engineering, Stow, MA

Developer: Acton Management Inc.

First Review Project

Date of DRB Review: 11-05-2014

The DRB met on the above date to review on line drawings filed for the proposed subdivision development of the approximate 4.5 acre land parcel located at 121 Hayward Road. The site is currently developed as a single family residential lot.

The DRB appreciates the quality of drawings made available for review which greatly enhances our understanding of the proposed property subdivision. The DRB makes the following comments:

- The DRB notes the size of the proposed single family house lots which vary from half acre to full 1 acre lots is consistent with the neighboring existing house lots across Hayward Road.
- The DRB commends the property developer for indicating that many existing large caliper trees will be saved. The DRB encourages the proponents to save as many of the existing trees as feasible.
- Excepting for proposed lot B, the organization of the proposed 6 house lots to be established by subdividing the existing approximate 4.5 acre lot appears logical and efficient. The board believes the approach to establishing lot B, though compliant with the town's zoning, is an unfortunate utilization of the allowed hammerheadconcept. Much of this lot will essentially be not useful by the future owner due to its curious configuration wrapping around lot A. (i.e. Lot B appears to be a poor real estate investment as the owner of Lot B will essentially be paying taxes on a parcel approximately 50% of which effectively provides screening/privacy for Lot A but not for Lot B.)
- The DRB recommends that Lots A and B be reconfigured or Lot B be eliminated. The DRB encourages the proponent to explore the tax advantages of setting aside some portion of the overall property by means of a conservation easement and reducing the overall development to 5 properties instead of 6.

The DRB thanks the proponent's team for sharing the project development drawings for review.

Respectfully Submitted,

Design Review Board

Members in attendance: David Honn, Holly Ben-Joseph, Peter Darlow, and BOS liaison Janet Adachi.