



DRB Memorandum

Project: 110 Grill Restaurant
Project Location: 256 Main Street, Frontage of Kmart Lot, Acton, MA
Memorandum Date: 10.20.15

Drawings Reviewed:

Site Plan C2	Date: 8-06-15
Street Perspective R1	Date: 9-02-15
Street Perspective R2	Date: 9-02-15
Building Elevations A101 East and South	Date: 9-02-15
Building Elevations A102 West and North	Date: 9-02-15
Floor Plan	Date: 9-02-15

Proponent Representatives:

Architect: Julianna Hoch (JD LaGrasse & Associates, Inc.)
Developer: Kevin Erikson, Robert Walker, Michele Walker (Ryan Development)

DRB Members:

Holly Ben-Joseph (HBJ), Kim Montella (KM), Michael Dube (MD), David Honn (DH)

First Review of Project

Date of DRB Review: 10.07.15

The DRB met on the above date to meet the proponents and review the drawings. The DRB had reviewed a previous proposal for the same site in May 2013 (see DRB Memorandum of 05-01-13). This memorandum raises many of the same issues described in the previous DRB memorandum. HBJ explained the proposed Kelley's Corner zoning. The proponent responded that they would be following the existing zoning with this project; not the proposed zoning. The proponent plans to pursue a Special Permit Site Plan before the BoS on November 2, 2015. The DRB in general had a favorable opinion of the project and will support moving forward with the project if the following suggestions are incorporated into the plans:

Site Comments:

The building should be sited parallel to Main Street.
The proponent is apparently bound by the existing lease lines of the site which are skewed to Main Street. The DRB notes that the previous proposal in 2013 placed the building parallel to Main Street. The lease lines should not be dictating the design.
The building provides a desirable outdoor dining area.

Zoning requires a 10' landscaped buffer, and a 10' sidewalk. This buffer requirement causes the outdoor eating area to be narrower and less expansive than it could be. The DRB would support lessening the buffer requirement to provide sufficient space for the outdoor eating area.

The building entrance is at the front corner of the building; a location favored by the DRB.

The sidewalk along the south elevation should be widened.

The entrance sidewalk from Main Street should be widened and coordinated with the walkway along the south elevation and the sidewalk along Main Street. A more gracious/welcoming plaza entrance area should be provided.

Bike racks should be provided.

The vehicular entrance/exit from Main Street nearest the building should be eliminated. It creates yet another traffic issue along Main Street and interrupts pedestrian flow.

The north elevation is a blank wall; additional plantings should be provided at the northwest corner of the building.

The outdoor seating area should have a well- developed edge parallel to Main Street in the form of a continuous low wall and/or dense plantings.

Outdoor lighting was not discussed but should be reviewed at a later date.

A planting plan and pedestrian walkway and patio materials should be reviewed at a later date.

Building Comments:

The proposed standing seam metal roof is an acceptable material for this commercial location. A gray color was discussed and is favored by the DRB.

The vertical roof parapet wall parallel to Main Street should be deleted. The sloping roofline beginning in the northwest corner should be extended instead.

All rooftop mechanical equipment needs to be fully screened from view.

If the building façade cannot be placed parallel to Main Street then the 110 Grill signage canopy should be constructed parallel to Main Street and also extended two feet beyond the west property line as allowed by the zoning code. The intent is to form a visible surface/façade parallel to Main Street.

In general there are too many exterior façade materials for such a small building including as depicted a fieldstone base, ipe wood siding, vertical board and batten siding, clapboard and a stockade wooden fence. Less materials would strengthen the design. The DRB recommends deleting the clapboard and using the vertical board and batten siding. The fence could also be this same material.

It was noted that the southwest corner of the building is a two-story construction in conformance with the zoning code. Regrettably, the second story is essentially “fake”; an unoccupied, unused volume. The DRB recommends that the corner entrance lobby be more prominent and perhaps extend to a “real” two story volume. Combining the first and second story glass into a continuous plane that wraps the southwest building corner may be one way to resolve this problem.

The outdoor eating patio is not integrated into the building design. It was suggested that an roof overhang/canopy of some sort be added to form a semi-outdoor eating area; i.e. there would be indoor dining; semi-outdoor dining and outdoor dining areas.

We look forward to the development of this much-underutilized site.

Respectfully Submitted,

Design Review Board