JD LaGrasse & Associates, Inc.
Architects, Engineers & Land Planners

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Mark Yanowitz, Assoc. AIA LEED AP

031 (2) 12/07/2015

Memorandum

2015 Nov 23

To: Design Review Board
Acton MA

From: JD LaGrasse & Associates
Julianna Hoch, Project Architect

RE: DBR Memo
110 Grill Restaurant
256 Main Street
Memo Date 10.20.15
DRB Review Date 10.07.15

The following responses and revisions are respectfully made to the layout and design suggestions requested by the Design Review Board from the October 7th meeting. A copy of the DBR Memo, with associated responses (in blue) follows with an updated copy of the proposed project images (dated 2015-11-23), reflecting revisions and updates, attached for reference.

2015-11-23
Responses below

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. See below under Building Comments. 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 current plan complies with the zoning requirements.

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. Has been provided.

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. Has been provided.

Bike racks should be provided. Has been 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. See response 1. on following page.

The north elevation is a blank wall; additional plantings should be provided at the northwest corner of the building. Added glazing and, at the request of the Planning Department, additional material transitions will be provided on the north elevation.

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. See response 2. on following page.

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

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

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. Has been provided. See revised elevations attached.

All rooftop mechanical equipment needs to be fully screened from view. See response 3. on following page.

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 fee beyond the west property line as allowed by the zoning code. The intent is to form a visible surface/façade parallel to Main Street. See response 2. on following page.

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. See response 4. on following page.

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. See response 5. on following page.

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. See response 2. on following page.

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

Respectfully Submitted,

Responses continued

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1. The curb cuts located on the property are pre-existing and grandfathered. See section 8.4 of the Zoning Bylaws.

-

2. Along the west elevation the canopy overhang structure will extend to the property set back limit and, along with the supporting piers, will be aligned parallel with Main Street. This will both help to define the plane of Main Street and provide a partially covered patio dining area. The patio edge, parallel to Main Street, will be defined by masonry piers, set at +/-10' intervals, each mounted with a lantern and connected with decorative chain rope.

-

3. The vertical elevation of the gables and the sloped roofs are designed to provide a continuous equipment screen around the lower flat roof area at the middle of the structure.

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4. As requested by the Planning Department, the Ipe and vertical siding finish materials will continue on all sides of the building. (The clapboard has been deleted) The watertable material will be simplified to a uniform precast finish.

-

5. Following consultation with our zoning and design team, I believe the proposed design of the southwest corner of the building facade is designed to reflect a two-story component of the whole structure as required by the zoning by-laws. The two story nature of the design is reflected in both the upper level windows and the overall height of the corner facade, relative the the rest of the structure, and, as required, is treated with an articulated cornice on all sides.

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110 GRILL

256 Main Street

110 GRILL ACTON
ACTON MA
title

FLOOR PLAN SKETCH

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Mark	Date

Revisions

Date 23 NOVEMBER 2015
Scale 1/8"=1'-0"
Job No. 2524
Sheet No. A1

S:\active_jobs\2524-Acton 110 Grill\Drawings\A1.0.dwg, 11/24/2015 11:58:42 AM, dmcquaid

1 EAST (MAIN ST. ELEVATION)
1/4" = 1'-0"

NOTE:
FACADE FACING THE STREET IS 28% GLAZED AT GROUND LEVEL

2 SOUTH
1/4" = 1'-0"

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110 GRILL
256 Main Street

prepared for: 110 Grill Acton
location: Approver
title: ELEVATIONS

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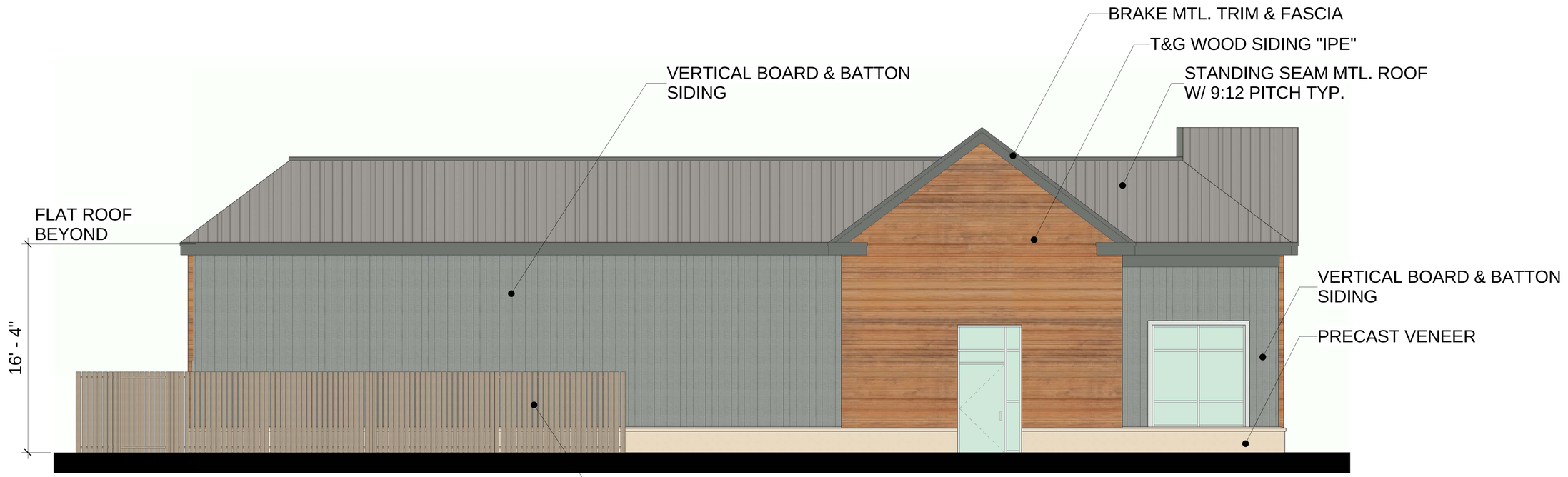
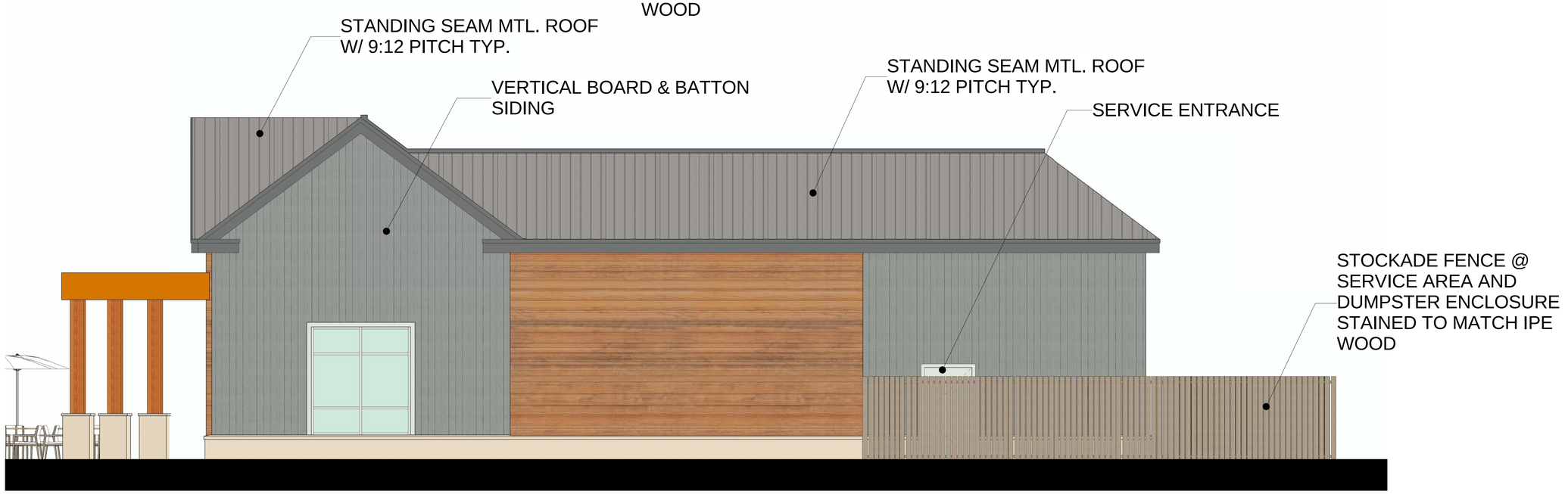
Mark	Date

Revisions

Date 23 NOVEMBER 2015
Scale 1/4" = 1'-0"
Job No. 2524
Sheet No. A2



2 WEST
1/4" = 1'-0"



1 NORTH
1/4" = 1'-0"

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110 GRILL

256 Main Street

prepared for: 110 Grill Action
location: Approver
title

ELEVATIONS CONT.

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Mark	Date

Revisions

Date 23 NOVEMBER 2015
Scale 1/4" = 1'-0"
Job No. 2524
Sheet No. A3

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110 GRILL

256 Main Street

prepared for: 110 Grill Acton
location: Approver
title

STREET PERSPECTIVE

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Mark	Date

Revisions

Date 23 NOVEMBER 2015

Scale 12" = 1'-0"

Job No. 2524

Sheet No.

R1

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110 GRILL

256 Main Street

prepared for: 110 Grill Acton
location: Approver
title

STREET PERSPECTIVE 2

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Mark	Date

Revisions

Date 23 NOVEMBER 2015

Scale 12" = 1'-0"

Job No. 2524

Sheet No.

R2

Ahold
USA

Brian Daley
Real Estate Asset Management
1385 Hancock Street • 10th Floor • Quincy, MA 02169

617-770-6061 • E-mail: bdaley@ahold.com

November 19, 2015

Kevin S. Eriksen
General Counsel
Ryan Development, LLC
2 Lan Drive
Westford, MA 01886

Re: 110 Grill Site Plan *(dated 9/9/15 revision #2 dated 10/28/15)*
256 Main Street
Town of Acton, Massachusetts

Dear Mr Eriksen:

Pursuant to the plan submitted via email for Landlord's review and approval, please be advised that the plan has been reviewed and is being returned "Approved" for your use with your application to the Town of Acton.

Please feel free to contact me with any questions or comments pertaining to this project at 617-770-6061.

Respectfully,

Brian Daley

Cc: Stan Krawec, Kathy Leahy