

3.3 Narrative Description of Design Approach

The New England Village sits on a knoll overlooking the headwaters of the Assasabet River. Nestled into the exiting contours of the property we will develop 30 homes on 12 acres of meadows and wooded spaces using the existing entries and driveways to create a new village. The property is within one of the oldest sub divisions in Acton and we are told Massachusetts. The proposed homes are "village style" Capes and smaller Colonials designed to fit into the neighborhood and complement the existing older construction and styles from the initial development of South Acton Village.

Within 500 yards of the South Acton Train Station and shops this new village will complement the existing "South Acton Village" by blending into the existing architecture. The plan envisions a mixture of single family homes, duplex homes and the use of the three existing homes in small villages ranging from 3 homes to 12 homes. By implementing several home designs the new property will be similar in height and detail to the surrounding existing neighborhood which is rooted in small and mid-size Victorian and Craftsman home styles.

The two entries to the property are "existing" and will allow us to maintain many of the mature and majestic trees lining the main entry to the proposed development. Reduction in roadway length allows the roads to work within the contours of the property and maintain distances from the river and wetlands along the rear and sideline of the property. The homes will be surrounded by open space, meadows and allow views of the existing river. The homes will "nestle" into the landscape and be set back from the existing roads.