



Memorandum

Project: **Spruce Corner New Mixed-Use Residential/Office Development, West Acton, MA**

Architectural Proposal by: Peter Quinn, Peter Quinn Architects

Developer: Mark Roderick and Steve Andrade, House & Garden Real Estate, LLC

Drawing Date: 10 SEPTEMBER 2010

Date of DRB Review: 10-06-10

The DRB met with project team for FINAL PROJECT REVIEW on 10-06-01, following DRB memo of 9-01-10 and initial presentation to Selectmen, the permit granting authority, in September 2010.

Peter Quinn presented new, updated drawings for the project, specifically for the ARLINGTON STREET RESIDENTIAL building where DRB had previously expressed concern.

The DRB makes the following comment:

- We are pleased to see the decreased massing and lowered eave height of the ARLINGTON STREET RESIDENTIAL building. These 2 residences, in effect a NEW gate way to West Acton Village going WEST on ARLINGTON STREET, no longer present a tall wall to the street, mentioned in DRB MEMO of 9-01-10. We believe this re-design will fit more comfortably within neighborhood context, improving pedestrian experience and in keeping with Town DESIGN REVIEW GUIDELINES.
- The DRB recommends the proponent EXPAND the porches on ARLINGTON STREET RESIDENCES by 2 feet or larger as feasible. This will make the porches more in keeping with vernacular design and more of a presence from the street. The proponent was amenable to this recommendation and believes it feasible.
- The DRB commends the proponent for AN EXCELLENT DRAWINGS SET. In particularly the 3-D renderings on A-0.3b and A-0.3a are much easier for a lay person to understand than the typical submission we see in Acton. We believe this could help set a new standard for presentation in the Town.

The DRB thanks the TEAM for their attendance at this and many earlier meetings, for working with the community and many of its members directly, and for showing good faith in the process.

Respectfully Submitted,

Design Review Board