

STAMSKI AND McNARY, INC.

1000 Main Street  
Acton, Massachusetts 01720  
(978) 263-8585  
FAX (978) 263-9883

WILLIAM F. McNARY, P.L.S.  
JOSEPH MARCH, P.E., P.L.S.

June 12, 2012

Zoning Board of Appeals  
Acton Town Hall  
472 Main Street  
Acton, MA 01720

Re: The Meadows at Acton  
Response to Design Review Board Memo

Members of the Board,

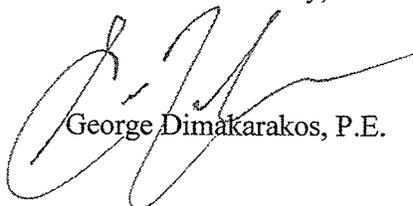
In response to the requests of the Design Review Board in a memo dated 5/16/2012, the applicant, if it deems it feasible and/or desirable, will make changes to the final plans as follows:

- The first three houses on the right side of the entry drive can be staggered (instead of the front facades aligning) to relieve the wall-like appearance.
- The design of the homes can be simplified by using two basic style types; Greek Revival and Colonial. Each of these types would have multiple iterations which would make them unique such as variations on the size and type of porches, exterior materials, dormers, roof configurations, trim, colors, etc.
- The orientation of the gables to the street can be varied; sometimes perpendicular, sometimes parallel.
- Front porches of a useful size and with sufficient architectural detail can be provided.

Please call our office if you have any further questions.

Respectfully,

Stamski and McNary, Inc.



George Dimakarakos, P.E.

## Cheryl Frazier

---

**To:** Ken Kozik; Marilyn Peterson; Jonathan Wagner  
**Cc:** George Dimakarakos; Steve Steinberg  
**Subject:** FW: Answering Ken's question from last night ...

---

**From:** William Beebee [<mailto:billbeebee@hotmail.com>]  
**Sent:** Tuesday, June 12, 2012 4:24 PM  
**To:** Cheryl Frazier  
**Subject:** Answering Ken's question from last night ...

Cheryl -

You recall that at the second Appeals Board hearing on The Meadows last night, I supported the idea of The Meadows having a two-lane entrance off of 2A. Ken asked if there were any other two-lane entrances in that area. I checked into it this afternoon and found that, going west after The Meadows, the next business complex is the Monsoon Rest. - Bank of America - etc. strip mall. That complex has a two-lane entrance. The next complex is Willow Books with an insurance agency. That has a single-lane entrance.

I think that the problem with the left-turn exit traffic out of the Gould Plaza likely is less of an issue the farther away any "trigger" happens to be. As I noted, I believe that the Meadows entrance is close enough to be a trigger to release the left-turning Gould traffic onto 2A. However, it is possible that Willow Books is too far to the west to have any significant influence.

Another subject that came up at the hearing is the issue of a crosswalk in front of Gould. I noticed this afternoon that there are three crosswalks across 2A, all without any stoplight control, but all are in Littleton. Going west into Littleton, the first uncontrolled crosswalk is at Acton Toyota. The other two are at the Littleton Common. It seems that if the State will not allow a crosswalk at Gould, they ought to be willing to explain why they allow them in Littleton. The crosswalk in front of Acton Toyota connects to another shopping plaza, not too different from Gould, just across 2A.

If you can pass this on to the Appeals Board, I would appreciate it. Thanks for reading this.

- Bill Beebee  
Bellows Farm