



DRB Memorandum 107-115 Great Road

Project Location: Within portions of Wetherbee Plaza II, Acton, MA

Architectural Plans: Floor Plans and Building Sections of Windmill/Lighthouse Studio Apartment, Sheet A-1, dated: Nov 04, 2013; Exterior Elevations of Windmill/Lighthouse Studio Apartment, Sheet A-2, dated: Nov 04, 2013; Stairwell Sections and Rear Exterior Elevation of Windmill/Lighthouse Studio Apartment, Sheet A-3, dated Nov 04, 2013.

Architect: E.J. Rempelakis Associates

Site Development Plan Sheets: Plan of Land for 97-115 Great Road, dated Dec 23, 2009; Notice of Intent for 107-115 Great Road, dated Jul 15, 2014; Letter dated Sep 11, 2014 re: 107-115 Great Road concerning adjustment to impervious cover adjacent to existing windmill structure; Letter dated Sep 23, 2014 re: 107-115 Great Road concerning the minor modification of a proposed ramp for equipment access into the existing building located at 107 Great Road.

Civil Engineering Firm: Acton Survey & Engineering

Developer: Wetherbee Plaza, LLC

Property Owner: Leo Bertolami

First Review Project

Date of DRB Review: 10-01-2014

The DRB met on the above date to review submitted drawings for the proposed modifications to the property known as Wetherbee Plaza II, located at 107-115 Great Road. The site is currently developed and includes several retail buildings, a windmill structure, a carriage house and offstreet parking to service the various tenants within the noted buildings.

The DRB appreciates the quality of drawings for the building addition which greatly enhances our understanding of the massing and exterior intent for the building and how it will fit within the surrounding context. The DRB makes the following comments:

Cottage Addition to Windmill Structure:

- The DRB notes the increase of pervious surface due to the site modifications and agrees this is a positive outcome given the proximity of wetlands. However, the DRB also notes that the footprint of the cottage addition proposed significantly crosses over the 50 ft. wetlands setback.
- As neither planting plan, nor proposed topography, nor finish landscape plan has been provided, the DRB cannot assess the plan for access to the building nor for landscaping around the cottage and windmill. The plans are unclear as to where the resident occupants will park. The DRB suggests the noted plans be submitted for a proper assessment of the finished site proposed.
- The exterior style of the wood frame structure to be added onto the windmill/lighthouse structure is of a contemporary colonial style. As such it is noted that the several window styles and sizes that are depicted are not consistent with the idea of a simple colonial style. For example an oversized Palladian window

combination, inconsistent with the notion of a colonial styled cottage, is proposed on the West end of the cottage. The DRB recommends the proposed windows be in the colonial tradition, consistent with the existing windows in the windmill structure, to give the project a better cohesiveness.

- It is also noted that the gable roof lines of the proposed cottage, though specific to a colonial style, do not mix successfully with the hip roof of the existing windmill/lighthouse structure. A possible solution would be to change the dormer roof lines, and possibly the main roof to a hip style, in lieu of the gable. This adjustment can help shift the look of the addition to be more sympathetic to the roof of the existing windmill building.
- As no landscape plan is provided the front door indicated on the elevations and plan has no apparent connection to the site. It would appear the access into this cottage is to be via the rear door.
- It is noted that the North elevation, listed as Rear, (facing towards the Carriage House), has no windows. The DRB believes this makes an unattractive facade and suggests adding a few windows.
- The statement made within the submitted September 11, 2014 letter that this proposal adds another residential dwelling unit to the East Acton neighborhood is technically true. The DRB would like to point out that this singular residential structure set amongst a site that is otherwise devoted to various commercial and business uses is a curious proposed use given the lack of a reasonably close neighborhood of like residences.

107 Great Road Building:

- The DRB notes that a sketch attached with the submitted September 23, 2014 letter depicts a 10ft. wide by 5 ft. long ramp that is proposed to serve the rear of the existing 107 Great Road commercial building. As the ramp is not indicated on the Notice of Intent site plan submitted the board recommends that the site plan be updated to indicate the location and actual scale of the ramp, as well as the proposed construction detailing for the ramp.
- It is noted that within the same letter the ramp is said to lead to a 12' doorway within the North side of the existing building. Given the 12' door does not presently exist, the board recommends that a building elevation depicting the North side be submitted to indicate the placement and treatment of the 12 ft wide door within this façade.

The DRB thanks the proponent's team for sharing the project development drawings and would appreciate receiving the recommended updated information, when available, which will help to clarify several questions the board has raised herein.

Respectfully Submitted,

Design Review Board

Members in attendance: David Honn, Holly Ben-Joseph, Kim Montella, Peter Darlow, and BOS liaison Janet Adachi.