



**TOWN OF ACTON
DESIGN REVIEW BOARD
MINUTES OF JUNE 06, 2018 MEETING**

7:30 p.m.
Room 121, Town Hall

Present: Holly Ben Joseph, (Chair), Peter Darlow, (Vice Chair), David Honn, Kim Montella, Emilie Ying, (Planning Board Liaison), Janet Adachi, (BoS Liaison).

The meeting was called to order at 7:35 pm

Meeting Minutes

Minutes for the December 06, 2017 DRB meeting were reviewed and accepted.

Minutes for the April 04, 2018 DRB meeting were reviewed and accepted as amended.

Action Item: Minutes as approved will be forwarded for posting.

446 Massachusetts Avenue – Common Ground Development 40B Comprehensive Permit Plans

Proponents in attendance: Steven Joncas and Bill Lipchitz representing Common Ground Development and Dan Barton from Mangel Architects

Documents presented and reviewed: Site Development and Planting Plans prepared by Stamski and McNary and Floor Plans, Exterior Elevations and a Conceptual Exterior Rendering prepared by Mangel Architects for the Residences at Kelleys Corner.

The proposed 31 unit low income residential project for seniors was introduced by Steve Joncas and preliminary building siting, floor plans, and exterior images were presented and explained by Dan Barton. Board members asked questions to clarify the project site context, site constraints, site topography, nearby wetlands, neighborhood relationships to adjacent property, and details on the site and the building design leading to several points offered as commentary on the design of the project. Please refer to the DRB review memo concerning 446 Massachusetts Avenue for specifics.

Several citizens were in attendance: Vishnu Peddagali of 456 Mass Ave, Ruth Thatcher of 124 Prospect St, Maureen Ryan-Friend of 40 Tuttle Drive and Terra Friedrichs of 2 Wright Terrace. Citizen commentary offered focus on how they all agree the project is a positive for Acton, however, the site selected is not an appropriate choice. The development's scale results in significant physical and privacy impacts to immediate neighbors of the site, the density of the project on the site is an inappropriate use of a small residential plot, the location across the street from the school complex in the context of the traffic impact is a safety concern, and the removal of the trees will impact the immediate water table.

Action Item: Kim to draft a project review memorandum.

DRB Charter Discussion

Committee members expressed concern for the effectiveness of the DRB due to an inconsistent involvement and review outcome with ongoing site and building development underway within the town. Without a change in the zoning, to statutorily require the DRB review of a proposed project, the role of the DRB will remain primarily advisory to the BOS, planning department, and the ZBA.

In several recently constructed projects where the DRB has had involvement with projects referred to the board, the constructed project has not been built consistent with the DRB recommended design conditions, or adjustments have been made to the built design that are inconsistent with the special permit received without further notification to the reviewing board(s).

A question was raised concerning whether all municipal projects should be required to be reviewed by this board. DRB members believe all significant town initiated building projects should come before the board, such as the upcoming North Acton fire station design.

Action Item: Holly to contact Selby concerning a meeting to discuss the DRB charter concerns in more depth with town staff.

The meeting adjourned at 9:35 pm.

Next Scheduled Committee Meeting: Wednesday, June 20, 2018
Acton Town Hall, Room 126, 7:30 p.m.

Respectfully Submitted by: Peter Darlow