



**TOWN OF ACTON
DESIGN REVIEW BOARD
MINUTES OF JANUARY 16, 2019 MEETING**

7:30 p.m.
Room 126, Town Hall

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

The meeting was called to order at 7:35 pm

Meeting Minutes

No minutes were reviewed

257 Central Street – Proposed Duplex within a VR zone – 3rd Review.

Proponents in attendance: Zur Attias, proponent, Daniel Gannon representing Stamski and McNary and Elise Stone, the proponent's architect.

Documents presented and reviewed: A proposed Site Plan prepared by Stamski and McNary and proposed First and Second Floor Plans along with proposed Exterior Elevations prepared by Elise Braceras Stone, Architects.

Zur Attias reinforced his intention to create a pair of dwellings within the proposed duplex which he believes are appropriate for the West Acton real estate market and visually fit within the historic neighborhood and village context. Zur presented a series of photos as he described how the intended scale and massing of the proposed duplex is not all that different from the many structures within the neighborhood. As this was the third review, board members reminded the proponent of previous recommendations and following a back and forth conversation the development team formulated a recommendation on adjustments to be made. Please refer to the DRB review memo concerning 257 Central Street for specifics on this meeting as well as the prior two reviews.

A number of neighborhood residents were in attendance including Josh Spero, whose property at the corner of Windsor Ave and Pearl Street immediately abuts the proposed development, Joseph O'Donoghue of 48 Windsor Avenue, Wayne Friedrichs of 24 Windsor Avenue and Terra Friedrichs, of 2 Wright Terrace. The neighborhood commentary and line of questions offered focused on how the proposed development of the site on Pearl Street continues to feel out of scale as compared with the context of the immediately adjacent smaller residential buildings, though most acknowledge that the design of the duplex architecture is well done.

The proponents will take the recommendations into consideration as they prepare an application for a special permit request to the ZBA. Updated design and development details will be passed along to the DRB.

Action Item: Holly to complete a draft project review memorandum.

Annual Year End Review

A draft of the projects reviewed by the DRB during 2018, as well as initiatives and plans for 2019, was reviewed. Action Item: Holly will complete the review incorporating the comments offered by the board.

The meeting adjourned at 9:35 pm.

Next Scheduled Committee Meeting: Wednesday, February 06, 2019
Acton Town Hall, Room 126, 7:30 p.m.

Respectfully Submitted by: Peter Darlow