



**TOWN OF ACTON
DESIGN REVIEW BOARD**

Review Memorandum: The Preserve at Audubon Hill
Definitive Subdivision Plan
June 05, 2020 Virtual Meeting

DRB Members in attendance: Peter Darlow (Chair), Holly Ben-Joseph, David Honn, and Dean Charter, (BOS Liasion)

Robert Hummel, Planning Department

Proponents in attendance: None.

Documents Reviewed: Definitive Subdivision Plan for The Preserve at Audubon Hill, Acton MA, April 15, 2020.

Page titles:

Sheet 1 Title Sheet
Sheet 2 Record Plan
Sheet 3 Existing Conditions Plan
Sheet 4 Site Development and Grading Plan
Sheet 5 Plan and Profile
Sheet 6 Construction Details
Sheet 7 Erosion and Sedimentation Control Plan

It is proposed by the proponents to subdivide an existing approximate 2.5 acre lot, located at 46 High Street, into a residential compound comprised of 4 house lots. Lot 1 will preserve the existing house and west facing front yard directly adjacent to High Street and will be the largest of the 4 proposed lots at .83 acres. Lot 2, positioned directly behind the existing house, will incorporate the existing outbuildings and inground pool. Lots 3 and 4 will be developed within the eastern portion of the existing lot. Lots 2, 3, and 4, as proposed, are of similar size at between .5 and .6 acres each.

This is the second review of the proposed 46 High Street subdivision. The definitive subdivision plan differs from the preliminary plan by placement of all three new house lots to the rear of the existing home, thereby preserving the existing home, its significant front yard, and its relationship to High Street. In order to accomplish the adjustment the existing pool and pool building, previously proposed to remain with the existing home, will be now be made available as an amenity for the new house lot directly east of the existing home. DRB members unanimously agree that the changes made and illustrated within this

definitive subdivision plan are a significant improvement as compared to the preliminary plan first reviewed. The proposed disposition of the four house lots in this definitive iteration of the project seems reasonable.

Due to the relatively steep pitch of the site and the subsequent need to level out portions of the property for construction and to install septic systems, the DRB understands there will be a need to remove portions of the mature woods covering the exiting lot. Much of lot 1, with the existing house and front yard will be untouched and a significant portion of lot 2, maintaining the inground pool and poolhouse, will likewise not be significantly regraded, and therefore many of the existing mature trees can be salvaged and the western facing half of the subdivision. However, it is apparent that much of the wooded lot will be clear cut to establish lots 3 and 4 at the east end.

The DRB recommends, and advocates for, a condition of approval to prioritize maintaining as many mature trees as possible when new developments in Acton are approved. The DRB suggests the proponent be required to walk the land with a landscape architect or arborist to identify individual and stands of mature trees to be maintained in conjunction with the subdivision as proposed.

The DRB is otherwise comfortable with the definitive plan as proposed.

Respectfully submitted,

The DRB