



DESIGN REVIEW BOARD

Meeting Minutes

July 15, 2025

7:00 PM

Room 9, Acton Town Hall

Present: Peter Darlow, (Chair), Richard Keleher, Tom Doolittle Holly Ben-Joseph

Absent: David Honn, Dean Charter (Select Board liaison)

Public Attending: Marcus Lewis, Marcus Lewis Raquet Club (vis cell phone); Frank McPartlan, Dillis & Roy; Paul Morris, Pinnacle Construction Company, Inc.; Mark Brooks, Omni Properties, LLC; Mike Kunz, Maugel DeStefano

1. Opening

Chair, Peter Darlow opened the meeting at 7:06 p.m.

2. Regular Business

A. Citizens' Concerns: None

B. Approval of Meeting Minutes:

- a. Minutes for the meeting of May 29, 2025 were reviewed and unanimously approved by roll call.

3. New/Special Business

A. Review of proposed Marcus Lewis Raquet Club, 45 Nagog Park: The Applicant proposes to develop a Racquet Club within a portion of the commercial property located at 45 Nagog Park. The project site consists of an existing parking lot and undeveloped land; the site will be leased. The proposed development consists of three connected structures: a clubhouse, a building containing pickleball courts, and building containing tennis courts; combined, the structures total about 71,750 square feet. The project also includes stormwater management, fire and service lanes, utilities, and landscape infrastructure.

The project will use the existing parking on the site, which is shared with an existing building (the primary use of the existing building is as a church); an existing parking lot will be demolished for a portion of the buildings. According to the applicant, the remaining parking will be sufficient for both the existing building and the racquet club, although it will not be compliant with town parking regulations. The proposed building does not impact adjacent wetlands or fall within required buffer zones. There will be



limited clearing of existing trees to create the building site. Portions of the site impacted by the development but outside the building footprint (specifically the existing parking lot to be demolished) will be re-planted with appropriate wetlands species.

The DRB was generally in favor of the proposed development. The design of the structures is appropriate to the uses and site, and the site redevelopment creates minimal impacts and is responsive to the context. Specific comments/recommendations made to the applicant included:

- Use native tree and shrub plantings installed at sizes to produce immediate impact and enhance survivability;
- Incorporate skylights to introduce some natural lighting to the clubhouse interior (opportunities for windows are limited due to the floor plan of the building);
- Colors for the exterior fabric of the pickleball and tennis enclosures should be neutral and coordinate with the cladding of the clubhouse;
- Gravel walkways should be provided from the court structures for emergency egress and extended from each building to connect with the nearest road to provide a pathway away from the buildings.

Refer to the attached Review Memorandum for additional information.

B. Habitat for All: It was noted that the revisions to the town's zoning regulations known as Habitat for All that were approved at this year's Town Meeting (Article 31) included several recommendations made by DRB, including limiting the extent of septic leaching fields that can be placed within wetlands.

4. Adjournment

At 8:22 p.m. it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

Respectfully Submitted,
The DRB



TOWN OF ACTON DESIGN REVIEW BOARD

Review Memorandum: 45 Nagog Park
Marcus Lewis Raquet Club
July 15, 2025

DRB Members in attendance: Peter Darlow, (Chair), Holly Ben-Joseph, Tom Doolittle, and Richard Kelleher

Proponent representative in attendance:

Marcus Lewis – Marcus Lewis Raquet Club Developer (via cell phone)
Frank McPartlan, PE – Dillis & Roy Civil Design Group
Mike Kunz – Maugel DeStefano Architects
Mark Brooks – Omni Properties Project Manager
Paul Morris – Pinnacle Construction Company

Documents reviewed:

Civil Design Plan Sheets prepared by Dillis & Roy, – Cover Locus Plan, C0.0 - dated 05.21.2025, Existing Conditions Plan, C1.0 - dated 05.21.2025, Color Presentation Existing Conditions Plan, L1.0 – dated 07.07.2025, Color Presentation Landscape Plan, L1.0 – dated 07.07.2025

Architectural Presentation Sheets prepared by Maugel Destefano, dated 07.15.2025 – 5 sheets entitled: Rendering, Site Plan, First Floor Plan, Exterior Elevations (2 sheets)

The Applicant proposes to develop a Racquet Club within a portion of the commercial property located at 45 Nagog Park. The land portion to be developed, a combination of an existing unused surface parking lot with associated access drive and undeveloped forested land, will be leased from the property Owner. The proposed new recreational development is comprised of a four thousand (4,000) square foot slab on grade flat roofed metal panel clad clubhouse, a twenty-four thousand five hundred (24,500) square foot fabric supported Pickleball enclosure, and a forty-three thousand two hundred and fifty (43,250) square foot fabric supported Tennis enclosure, along with associated stormwater management, fire and service lanes, utilities, and landscape infrastructure.

The placement of the proposed club buildings on the relatively level site avoids impacting adjacent wetlands, leaves the existing two-story office building (presently used as a church), and approximately 2/3 of the existing surface parking is untouched. An existing surface parking lot on the east side of the property along with much of the existing undeveloped upland forest on the south end of the site will be cleared to accommodate the proposed racquet complex. The lightly used existing surface parking retained will not meet the Town's written capacity requirements,

but per the proponents will more than sufficiently meet the present use of the office building as a church and the needed parking to serve the new racquet club development. Although the planned parking does not meet the Town's written requirements, the proponents explained how the proposed parking more than sufficiently meets the requirements for parking.

The portions of the existing south side parking lot area not used for the building development will be planted with materials appropriate to the adjacent wetlands.

The DRB in general feels the proposal is well thought out. The proposed buildings are contemporary clean designs appropriate for their purpose and the site redevelopment as proposed is logical and appears responsive to the existing site conditions. The following are specific comments/recommendations offered to the proponent team:

- Landscape plantings are proposed fronting the clubhouse. New trees should be native species and have a minimum 3" caliper. New shrubs should be a mix of #7 container (con.) for 5-10' height shrubs, #5 con. for 3-5'height shrubs, and #3 con. for 2-3' height shrubs. Perennials should be #1 con. sized.
- Given the clubhouse window fenestration is limited due to a tightly designed interior comprised of changing rooms, a modest waiting and reception area, office and storage spaces the use of a few skylights is recommended to introduce some natural lighting to the clubhouse interior.
- The exterior facing fabric color for the pair of racquet court Rubb enclosure buildings is recommended to be a neutral gray color that coordinates with the proposed gray metal panel exterior of the clubhouse building.
- A set of clear gravel walkways for emergency egress are planned adjacent to each of the fabric supported racquet court buildings. These should be extended from the southern end of each building within the new landscape to connect with the service drive.

Respectfully submitted,

Peter Darlow, for the DRB