



DRB Memorandum

Project Location: Mass Ave (Across from Roche Bros Plaza), Acton, MA

Drawings Reviewed:

Architectural Plans: Outline Plan (Interior) SK-C date: 12/4/12; Exterior Views, date: 12/5/12; Exterior Views, date: 12/5/12

Engineering Proposal: Sketch Plan SK-C, Revised Date: 11/5/12, 11/15/12

Other Plans: 3-D Sketch Up Rendering on Computer

Team:

Architect: Kevin Paton, BKA Architects, Inc

Engineering Firm: Bohler Engineering

Developer: Richard Mattocks, TRB

Property Owner: Vinnie Cuttone

Attorney: John Lovely, Cashman & Lovely, PC

In Attendance: Richard Mattocks, Vinnie Cuttone, Kevin Paton, proponents;

Holly Ben-Joseph, Peter Darlow, David Honn, Kim Montella, DRB members; David Clough, BOS Liaison

Second Review of Project

Date of DRB Review: 12-06-2012

The DRB met with proponents on the above date to review the revised drawings. The revised plans incorporated several DRB suggestions including moving the loading dock and trash enclosure to the rear of the site, and adding windows to the facade along Mass Avenue. The front facade is now detailed to have a scale and look appropriate for a town center. In addition, a portion of the front of the building now aligns with Mass Ave and the adjacent building, TD Bank which gives a continuity to the area. The DRB greatly appreciates the high quality of drawings for the building and the 3-D rendering in sketch up which greatly enhanced our understanding of the building and how it will fit within the surrounding context. The DRB is also aware and appreciates the efforts of the development team to work with the DRB and CVS in producing a design which will work for all parties- the Town, the proponents and CVS.

The DRB supports moving forward with this project if the proponent incorporates the following revisions to the building and site:

- The revised west facade nearest Mass Ave is over simple and looks like the rear of the building with a loading dock. This corner will be visible from the street. The board recommends extending brick from the front to wrap the side and introducing detailing to maintain a rhythm all along the side. *[Specifically, the brick massing of the NW corner should be extended further along the parking lot, to at least incorporate the emergency exit door. This will provide for a more convincing scale to the masonry structure at the NW corner. For the balance of the façade, if windows are impractical to introduce, than a detail to suggest the rhythm of windows is suggested to tie this side with the South facing entrance windows more successfully. It was also suggested that 3 cornice line heights on this side of the building may be too many, and a simpler massing would potentially work.]* This recommendation will create a more substantial-looking façade facing TD Bank and the view from Massachusetts Avenue.
- The board suggests to simplify the architecture at the south facing side of the building by deleting some of the projecting pilasters and simplifying the roof planes and parapets.

- The board suggests to simplify the detailing at the front of the building by removing the small window within the brick masonry gable for a cost savings.
- The drive at the front of the building cuts the building off from Mass Ave. and creates an 'island effect', with the building surrounded on all sides by asphalt. If this drive cannot be removed due to traffic and safety concerns, the board recommends changing the paving material to a pedestrian paving such as concrete block or some other similar material. In addition, the board recommends removing the curbing at this drive so that it is at the same height as the lawn area and will read more like a front plaza than a driveway. We also suggest that all of the pedestrian surfaces along the facades be of the same concrete block or similar material to provide continuity of materials.
- The revised site plan shows the sidewalk offset from the walk along the building; the board suggests aligning the two walks for a straight path from the road to the customer entrance doors.
- The pylon sign at the front is quite large in scale, with a height of approximately 10 feet. The scale of the sign is too massive for a village center and dwarfs the adjacent signs for TD Bank and the Starbucks complex across the street. The board suggests the scale and height of the sign be reduced to a size and look similar the TD Bank's front sign, perhaps by elimination of the pair of columns supporting the sign above the masonry base, to a style appropriate to a village center.
- The HC parking spaces are clustered around the customer entry. The upright signs are set in bright yellow metal tubes which are used as bollards to protect the building. Most customers will walk through this area en route to shop. To improve the look of the signs, the board recommends either removing the yellow bollards and replacing them with tire stops and using standard galvanized or black painted poles, or using some other more attractive bollard and sign combination.
- The site plan indicates 73 parking spaces. The code minimum is 43 spaces. This is substantially more parking spaces than the existing CVS across the street. The additional 30 spaces will involve the removal of many sizeable pine trees. The board recommends that the proponent show an existing planting plan as well as a new planting plan with a strategy to save as many existing trees as possible. The board recommends a reduction in the number of parking spaces.
- The parking field at the back of the building has a 3' wide planting island between the rows and a 26' wide travel way. The board recommends reducing the travel lane by 1 or 2 feet and increasing the width of planting island. A wider island would allow for the planting of trees which the DRB highly recommends.
- A planting plan was not submitted, so we are not able to make comments on the planting. But the current site plan with a planting concept shows only 3 trees on the entire site. The DRB recommends that the planting plan include more shade trees in the parking area, and ornamental trees along the front of the building.

The DRB thanks the proponent's team for their attendance and flexibility in working with us to make the changes we suggested. We look forward to reviewing the revised plans and planting plan once they have been developed.

Respectfully Submitted,

Design Review Board