



## DRB Memorandum

Project Location: Main Street, Frontage of Kmart Lot, Acton, MA

Drawings Reviewed:

Site Plan, Date: 4-30-13

Building Elevations- Front & East Elevations, Date: 3-1-13 (not sure if this is correct)

Building Elevations- Back & West Elevation, Date: 3-1-13 (not sure if this is correct)

Submittal Package including Landscape Plan

Proponent Representative:

Architect: Tony Stogsdill (TS), ARCVISION Incorporated

In Attendance: Tony Stogsdill Architect for proponent;

Holly Ben-Joseph (HBJ), Peter Darlow (PD), Kim Montella (KM), DRB members; David Clough (DC), BoS liaison; Scott Mutch (SM), Town zoning enforcement officer.

First Review of Project

Date of DRB Review: 05-01-2013

The DRB met on the above date to review the drawings, which were revised from the drawings posted on the Docushare website. The revised plans have incorporated changes to come into compliance with the Kelley's Corner special zoning. SM offered his time to the DRB to help explain the zoning issues for the site and said the latest drawings are much closer to complying with the zoning. TS walked the DRB through the site plan and architecture of the proposal. We all worked together to come up with solutions to some of the outstanding design issues. The meeting was very positive and the DRB felt the resulting solutions make the building and site closer in tune with Acton's goals.

The proponent plans to present before the BoS again on May 20, 2013. The DRB in general had a favorable opinion of the project and will support moving forward with the project if the following suggestions are incorporated into the plans:

Site Comments:

- The DRB supports the placement and squaring off of the building.
- Zoning requires a 10' landscaped buffer, and a 10' sidewalk. This sidewalk requirement causes the proposed sidewalk to interfere with the outdoor eating area, and will make it smaller or narrower with no buffer between the walk and the patio. The DRB would support lessening the buffer requirement to provide sufficient space for the outdoor eating area.
- Because the sidewalk is set far into the setback, the DRB recommends that the HC access be incorporated into pitch of the sidewalk.
- The dumpster location is set back from Main Street and set within an enclosure, the DRB recommends the enclosure be faced with a brick to match the brick of the building.
- On a quick review of the planting plan, the DRB found plants that are not readily available in this area and recommends changing to local, and native species.
- The west elevation has a large blank wall, the DRB supports adding a planting bed at the building to this area to soften the building.
- No bike parking is shown, we discussed and the DRB supports adding bike parking at the rear of the building in the area of the widened sidewalk.

- The planting plan showed two Red Oaks in each of the new parking islands. Since Red Oaks become very large, the DRB recommends one Red Oak per island with 4-1/2" to 5" calipers. (larger trees installed). In addition, since two islands were removed from the site, the DRB suggests that the entire frontage be re-landscaped, which will provide for a cohesive look to the entire site.
- The DRB suggests the light fixtures and posts be similar to the new light fixtures installed recently in the renovation of the Sorrento's Pizza site.

Building Comments:

- The 9 to 12 roof requirement has the unintended consequence of making the roof massive on a building of this amount of square footage and with a square footprint. In order to reduce the impact of the roof DRB members worked with the architect and SM to come up with the following suggested solutions:
  - Have two gables both along the building's front elevation and also along the side facing the parking lot as a means of breaking down the oversized scale of the single large gable necessary to span the footprint of this building.
  - For the side facing Main Street the DRB recommends that the center larger bay and gable be pulled forward more than the two feet presented to help differentiate this roof mass from the balance of the building's main gable. The DRB also commented that leaving the end of the building closer to the Verizon building without a gable helps to reinforce that the customer entrance of the building is at the opposite corner and that the building has a more interesting exterior character when not all surfaces are topped by a gable.
  - At the corner facing Main Street and the parking lot, where a pair of entrance doors has been placed, have a gable above both doors with the signage package. As well, extend the entrance bay at least two to three feet forward from the balance of building on the side facing the parking lot to help differentiate this gabled bay as the building's entrance. This will also serve to reduce the apparent overall scale of the larger full building depth gable facing this side of the building.
  - If the mechanical equipment is on the Kmart facing side of the roof, which the DRB prefers in lieu of placing all of this on grade, shield it from view with an architectural barrier.
  - In general the DRB felt the proposed exterior brick and cement board siding were appropriate materials, as were the spacing and scale of the windows and associated awnings. The proposed roofing material is an asphalt shingle. The DRB would like to see architectural style shingles utilized.
  - To reduce the impact of the blank wall on elevation facing the parking lot and at the rear of the building, in addition of a planting bed, a 'false' window can be added to provide interest.
- The DRB suggests either changing the proposed 6' wood panels at the front of the building to separate the outdoor eating area from the street to 36" or 42" high ornamental iron railing, or to reducing the height of the panels to 36" or 42" and removing the center pieces, maintaining only the corner pieces. Or doing a combination of corner wood frames (low) with metal railing in the center.

The DRB thanks the architect and Scott Mutch 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