



**TOWN OF ACTON  
DESIGN REVIEW BOARD  
MINUTES OF AUGUST 17, 2016 MEETING**

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

**Present:** Holly Ben-Joseph (Chair), David Honn, Kim Montella and Janet Adachi (BoS Liaison).  
**Guests:** John Durkin, Onyx Corporation and Suzanne McDonough, Landscape Architect

The meeting was called to order at 7:35 pm.

Meeting minutes from July 20th were reviewed and approved as amended.

Action Item: Holly Ben-Joseph will submit the minutes to the Town.

We reviewed the proposed project at 18 Wetherbee Street. The project includes a new office/truck maintenance building, a new parking area for the office and landscaping around the parking. Generally, the DRB members supported the project with the condition that additional landscape screening be provided to screen the building from Wetherbee Street and the adjacent Rail Trail.

Refer to the Review memo August 17, 2016 and titled Review Memorandum: 18 Wetherbee Street for a detailed listing of the DRB comments.

Action Item: Holly Ben-Joseph will write the review memo.

Update on the proposed 40B for 31-45 Martin Street. Mass Housing ruled against allowing Group homes to qualify for affordable units; the project will need to be redesigned without these homes.

Update on the 40B for 248 High Street. The project has been approved and demolition of the site is in progress.

A discussion ensued on how Acton can protect these sites with significant historic buildings and landscapes from 40B developers. Without reaching the 10% threshold, these treasured sites will continue to be vulnerable to developers. Is there any way that the Town could promote the building of one large affordable project to reach the 10% threshold, similar to the project built in Concord. One possible location could be the struggling, half empty Nagog Mall.

The DRB could invite the Landuse Director Selby, Roland Bartl and ACHC Chair Nancy Taverner to a meeting to discuss strategies.

The Morrison Farm committee is looking for feedback on what to do with the house and barn. Currently the house is vacant and the barn is being used for hay and equipment storage. Habitat for Humanity has expressed an interest in the house. Some people favor demolition of the structures to make the site open to the road (?).

We will discuss the proposed zoning Articles at the next meeting or when all of the DRB members are in attendance.

The meeting adjourned at 8:45 pm.

**Next Meeting:** Wednesday, September 7, 2016  
Acton Town Hall, Room 126, 7:30 p.m.

Respectfully Submitted by: Holly D. Ben-Joseph