



**TOWN OF ACTON
DESIGN REVIEW BOARD**

Review Memorandum: Dodger Way Preliminary Subdivision Plan
Room 126, Town Hall
January 15, 2020

DRB Members in attendance: Holly Ben-Joseph (Chair), Peter Darlow (Assistant Chair), David Honn, and Emilie Ying, Planning Board Liason.

Proponents in attendance: None.

Documents Reviewed: Preliminary Subdivision Plan for Dodger Way, Acton MA, December 4, 2019.

Page titles:

Sheet 1 Title Sheet
Sheet 2 Proof Plan
Sheet 3 Proof Plan Profile View
Sheet 4 Preliminary Plan Residential Compound

It is proposed by the proponents to subdivide an existing approximate 113,225 SF lot, located at 46 High Street, into a residential compound comprised of 4 house lots that will incorporate the existing single family home with outbuildings as one of the 4 lots.

DRB members unanimously believe the disposition of Lot 1, as shown on the preliminary plan, is an unfortunate maneuver to squeeze a fourth lot onto the residential compound. As depicted, the house on Lot 1 will sit just downhill from the existing single family house, visually blocking the existing home as seen from High Street and unnecessarily crowding the two houses due to their tight juxtaposition.

Due to the relatively steep pitch of the site within lot 1, it is likely the proposed new home on lot 1 will sit visually tall on the lot, probably 3 stories high facing towards High Street, as compared to the comfortably sited lower slung existing home. The tight placement of the two homes will be quite out of character with the residential development along this portion of High Street.

Although the DRB understands that the proponent is entitled under the subdivision law to subdivide the property as shown, the DRB believes it would be best if Lot 1 was eliminated and the project becomes a 3 lot scheme. That said, DRB members suggest the proposed house for Lot 1 be flipped with the septic field in order to provide reasonable spacing between the Lot 1 and Lot 2 homes, understanding this will lead to the need for pumping up to the septic system for the new house on Lot 1. In the alternative, the proposed house on Lot 1 could be rotated 90 degrees and placed parallel to Dodger Way to minimize the tight relation

between the new house and the existing house on Lot 2. Either of these scenarios will enable the existing house to remain more consistently connected with High Street and will offer the new house on Lot 1 a better opportunity for a more useful private backyard that is not crowded tight to High Street.

The DRB is otherwise comfortable with how lots 3 and 4 are proposed for development.

Respectfully submitted,

The DRB