



**TOWN OF ACTON
DESIGN REVIEW BOARD
MINUTES OF OCTOBER 6, 2010 MEETING**

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

NEXT COMMITTEE MEETING: Wednesday, October 20, 2010
 Acton Town Hall, Rm 126, 7:30 p.m.

Present: Ann Sussman (Chair), Holly Ben-Joseph (Vice-Chair), David Honn
meeting was called to order at 7:40 p.m.

PROJECT REVIEW

Project Location: North Acton residential neighborhood

Presenter: Matthew Raymond MSR Utility
 Contractor
 Donald A Doubleday, Jr National Grid Gas
 Corrosion Engineer
 Michael Harmon National Grid Gas

We reviewed the proposal for the gas line grounding element which would be a 6"x 6" x 6' pressure treated pole in front of a residence. The pole will be placed at the tree line and in-line with a telephone pole. Typically the location of these grounding elements are approved by DPW in most towns and the DRB was not sure why this project was sent to us for review. The DRB has the following comments:

- Screen the pole with a mix of shrubs and small trees, do not circle the pole with the plantings but rather plant them in a drift. Possible shrubs to use: Forsythia and Arborvitae

PROJECT REVIEW

Project Location: Spruce Corner

Presenter: Peter Quinn, Architect

Proponent: Mark Roderick, House & Garden Real Estate, LLC

Also present on Proponent team: Steve Andrade

Other public attendees: Ron Rose and Scott Kutil of (HDC), Terra Friedrichs (HDC)

The Philbricks, next door neighbor, were present

General comments on the presentation:

The Philbricks would like to maintain the view down the street, so that the new buildings will have an alignment to allow for this.

The simplified building materials (only two material types) is an improvement.

T. Friedrichs asked about the allowable FAR, and would like a clarification of how the allowable FAR was determined. She asked how the FAR bonus was calculated, on all 3 lots, or with just the lot that has mixed use. The Town Council will need to be asked to clarify this.

The architect stated the plan does not reach the top of the allowable FAR.

The HDC has already commented on this project.

The high level of detail is good.

The current modifications to the building scale make it more graceful on the street.

The developer worked with the abutters to lower the massing of the building on Arlington Street.

The site plan works and the board appreciated that it saves existing Spruce trees.

The brick on the building is OK.

It was recommended to pull out the front porches at buildings on Arlington Street.

The DRB believes that this latest plan is an improvement over the previously submitted plans. Refer to the DRB's Memo dated 9/01/10 on Spruce Corner for the official DRB comments.

Meeting Adjourned at : 8:50.

Respectfully Submitted by:
Holly Ben-Joseph