



**TOWN OF ACTON
DESIGN REVIEW BOARD**

Review Memorandum: 96 Pope Road
March 13, 2025

DRB Members in attendance: Peter Darlow, (Chair), Holly Ben-Joseph, Thomas Doolittle, David Honn and Richard Keleher

Documents reviewed:

Preliminary Subdivision Plan for 96 Pope Road, sheets 1, 2, and 3
Dated January 27, 2025 Prepared by Stamski and McNary, Inc for the applicant, Tall Pines Trust.

Tall Pines Trust proposes to redevelop the existing approximate 13 acre tract of land located at 96 Pope Road as a four house lot subdivision. The majority of the existing tract consists of undeveloped forest and includes several vegetative wetlands. An existing dwelling, inclusive of accessory outbuildings and a tennis court, located in the midsection of the tract will be removed. The proposed four new house lots range in size from approximately 2.65 acres to 3.75 operates. Access to the lots is proposed to be via a common driveway that meets Pope Road along a similar path as the existing driveway at the north edge of the tract, follows the current drive and extends further into the tract.

The DRB offer the following observations concerning the preliminary subdivision proposal for 96 Pope Road:

- The forested land should be clearly documented to indicate how much of the property will be clear cut to accommodate the redevelopment.
- Significant shade trees should be surveyed and located. Trees with a caliper greater than 12" should be clearly indicated on the redevelopment plans with an effort made to maintain as many as feasible.
- Existing stone walls within the heart of the forested site should be maintained or rebuilt in a location and style that maintains the historic character of the lot.
- Significant rock outcroppings, if any should be notated on the proposed redevelopment documents.

Respectfully submitted,
Peter Darlow for the DRB