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TOWN CLERK, ACTON

**TOWN OF ACTON
DESIGN REVIEW BOARD
MINUTES OF MAY 1, 2013 MEETING**

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

Present: Holly Ben-Joseph (Chair), Kim Montella, Peter Darlow, David Clough (BOS Liason), Scott Mutch (Town zoning enforcement officer), Tony Stogsdill (Panera Bread design architect)

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

Presentation by proponents for a special permit for Panera Bread: An initial design presentation of the proposed Panera Bread to be located on Main Street frontage of the Kmart site was made by Tony Stogsdill, from ARCVISION Inc., architects for Panera Bread based out of St. Louis. Scott Mutch explained to the board several zoning related concerns brought up during the recent BOS review of the project which impact the initial design concept that had been proposed for the site by Panera Bread. The board discussed options for consideration by the architects to assist with resolving the design in a manner consistent with the zoning code intent. Tony and his firm intend to return at a later date with a revised design proposal.

The board generally discussed Floor Area Ratios specific to the development within Kelley's Corner, adding faux gables to the roof line to break up the expanse of roof at the front of the building, reducing the height of the proposed 6' screens at the front seating areas to approximately 3.5', location and the number of bike racks, landscaping options, and outdoor lighting proposed.

Please refer to the Panera Bread review memo on the DRB portion of the town website.

Documents reviewed:

Site Plan, Date: 4-30-13

Building Elevations - Front & East Elevations, Date: not known

Building Elevations - Back & West Elevation, Date: not known

Submittal Package including Landscape Plan

Other Business:

1. No updates were available as to the status of Post Office Crossing, nor of the CVS project at this time.
2. Approved meeting Minutes April 3, 2013.

The meeting adjourned at 9:12 pm.

NEXT COMMITTEE MEETING:

Wednesday, May 15, 2013
Acton Town Hall, Rm 126, 7:30 p.m.

Respectfully Submitted by: Peter Darlow