



## The Design Review Board Memorandum

Project: Richardson Crossing  
113 Central Street  
Acton, MA

Plans Submitted: Master Development Plan, 6-19-09  
Record Plan, 6-19-09  
Existing Conditions Plan, 6-19-09  
Site Development Plan, 6-19-09  
Landscape Plan, 6-19-09  
Erosion & Sediment Control Plan, 6-19-09  
Typical Architectural Plans & Elevations, no date

All site plans produced by: Acton Survey & Engineering  
Typical Architectural Plans by: Integrity Design

Owner: Westchester Company  
Applicant: Richardson Crossing, LLC

Date of Review: 8/19/09  
1st Review

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The Design Review Board (DRB) reviewed this project without the proponent or representative present. The DRB is the Town of Acton's volunteer board composed of 6 building professionals (including MA registered architect, landscape architect, civil engineer, realtor; see Town of Acton, website under Government for further information.)

The DRB comments follow:

- With rectangles representing the new houses rather than building footprints, we cannot tell which way the homes will be oriented and therefore cannot evaluate the site plan and its impact on surrounding homes in the neighborhood as is customary in a project of this kind;
- We note the siting of four single family homes and a septic field on this sloped site will require excessive grading; in addition, contrary to the submitted application report which states that there is no slope greater than 10%, the Site Development Plan indicates slopes in excess of 30%;
- We also note the proponent has submitted the exact same set of house plans for another 40B project in close vicinity at 93 Central Street. We are concerned that the buildings appear 'cookie-cutter' - no

thought has been put into designing homes to suit unique site constraints, opportunities, views or existing neighborhood character which would contribute to overall marketability of the project and cohesiveness of the neighborhood more generally;

- According to the application materials the applicant proposes to reduce the tree cover on site from 58 percent mature growth coverage to **0 percent mature growth**. We believe the project would benefit immensely from strategically preserving portions of the mature growth stand of pines that runs through the center and back half of the site. We also note the existing conditions plan provided does not indicate location of size of existing trees as is customary practice.

The DRB recommends that the proponent provide the following materials to the ZBA to assist in a complete and thorough review of the proposal in keeping with the letter and spirit of Comprehensive Permit Law.

- Show the surrounding existing buildings on the site plans to show development context;
- Show elevations of buildings on cross-sectional plans through site;
  - Provide a longitudinal section from Central Street through a front building and a rear building to the back property line; provide elevations approximately parallel to Central Street of the front two houses (showing the view from the street) and through the rear two houses; we recommend elevations include the proposed elevation superimposed over the existing condition and buildings on adjacent properties to clarify context;
- Provide a Landscape Plan, stamped by a Registered Landscape Architect, incorporating the existing trees into the proposed design; (showing locations of actual species and proposed size of plants at installation).

The DRB would be happy to re-review the proposal for the ZBA once the requested materials have been submitted and a more complete and accurate review is possible.

Respectfully Submitted:

The Design Review Board  
Town of Acton