



TOWN OF ACTON
DESIGN REVIEW BOARD

Review Memorandum: 31, 39 & 45 Martin Street
Room 126, Town Hall
February 01, 2017

DRB Members in attendance: Holly Ben-Joseph (Chair), Peter Darlow (Assistant Chair), David Honn, and Janet Adachi (Board of Selectmen liaison).

Applicant: Seal Harbor, LLC.

Documents Reviewed: Anthem Villages 40B Comprehensive Permit Application drawing set sheets Landscape Plan, Master Plan, and Site Development Plan, revised Jan 24, 2017 and carriage house renderings.

The applicant did not appear before the DRB for this second follow-up review of the proposal. This review memo is specific to the 01-24-2017 revised documents provided.

The DRB is pleased to see that a sidewalk has been proposed to be added from Martin Street into the property along one side of Hadley Lane, the proposed entrance drive into the development.

The proposed carriage house structure that will serve as a garage for up to 7 vehicles is a conventionally designed structure that appears relatively appropriate styled. Given that the building has been very tightly designed with narrow parking garage spaces, the primary public elevation consists almost exclusively of garage doors. The DRB suggests the building could be lengthened by several feet to achieve parking spaces of a width that is much more practical (12 feet each v. 9.5 to 10 feet) and would allow for a bit more width between the series of garage doors. The DRB also highly recommends the addition of windows onto the rear side of the carriage house to break up an otherwise blank façade.

As has been pointed out in each of three prior reviews, the DRB wishes to emphasize that the majority of the proposal in its current form is a predominantly market-rate subdivision being set into an existing open tract of land. The 28 proposed residential properties are very densely positioned onto a 4.5-acre upland portion of the site in a very troubling mix of large and smaller house styles which will not visually fit well together as a neighborhood, (see the relation of the Foxglove,SF, and Mayapple,SF, residences), given the tight siting and the disparate scale difference.

Respectfully submitted,

Peter Darlow
DRB Member