



TOWN OF ACTON  
DESIGN REVIEW BOARD  
Review Memorandum: Powder Mill Place  
Room 126, Town Hall  
September 5, 2018

DRB Members in attendance: Holly Ben-Joseph (Chair), Peter Darlow (Assistant Chair), Kim Montella, and David Honn.

No Proponents in attendance.

Documents Reviewed: Proposed Concept Plan and Existing Conditions Plan, Dated April 2017 by GPR, Ayer, MA.

This is the first review meeting of the proposed project for Powder Mill Place.

The existing property, located on Powder Mill Road in Acton and Maynard, encompasses approximately 12.6 Acres, several historical buildings and former manufacturing buildings (including Perry Packaging and Powder Mill Manufacturing). The site abuts the Assabet River.

It is proposed to demolish the existing manufacturing buildings, relocate two of the historic buildings on-site and redevelop the site as a rental property for Acton and Maynard.

The new development will be comprised of 254 rental units (180 in Acton and 45 in Maynard) in four (4) multi-story buildings. There will be a mix of 1,2, & 3 bedroom units with covered parking on the first floor of the buildings (193 spaces) as well as surface parking (287 spaces). There will be a pool, patio, and clubhouse in the middle of the site and “Waterfront Amenities” as denoted on the plan.

While the DRB members support the intent of the proposal as the rentals will contribute toward our necessary Affordable Housing requirements, we offer the following comments:

1. We'd respectfully request the Proponent attend an upcoming meeting and bring building elevations & a 3D rendering showing the relationship of the building to the existing surrounding buildings to better understand the impact of the project as well as Landscaping and Lighting plans.
2. We respectfully request to see a more developed site plan showing how the “Waterfront Amenities” will interact with the buildings and what amenities are planned. Suggest

possibly using the relocated “Historic Buildings” near the waterfront and incorporate them ...perhaps a boat house for canoes, etc., snack bar, or club house of resident children? There is a good opportunity here to use them wisely instead of simply relocating them near the main road as shown. Conversely, perhaps one can be used as a public transportation/bus stop kiosk if near the Powder Mill Road?

Respectfully submitted,

Kim Montella  
DRB Member