



TOWN OF ACTON  
DESIGN REVIEW BOARD  
Review Memorandum: Household Goods  
Room 126, Town Hall  
November 14, 2018

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

No Proponents in attendance.

Documents Reviewed: Site Plan Special Permit Drawings dated 8.27.18 including:

#### Executive Summary Memorandum

Cover Sheet	C1.0
Notes, Symbols, Abbreviations	C1.1
Existing Conditions Plan	C1.2
Layout and Material Plan	C2.0
Layout and Material Details	C2.1
Utility Plan	C3.0
Grading and Drainage Plan	C4.0
Grading and Drainage Details	C4.1
Erosion and Sedimentation Control Plan	C5.0
Erosion and Sedimentation Control Details	C5.1
Landscape Plan	C6.0

#### General Comments

- This is the first review meeting of the proposed project for Household Goods.
- In general, the proposed design will improve the traffic flow and parking management on the site and clarify the delivery sequence for the occasional visitor.
- The DRB considered this to be a thorough, well thought out submission.
- The plan note a proposed 4,000 sf addition. No information was provided. It was unclear whether that work is being under the three phases described or will occur in the future.

- The Executive summary stated that “No alterations are proposed regarding the current lighting on site. The applicant’s hours of operations do not constitute the need to upgrade their lighting on site, nor does the proposed work justify a need for more lighting.” The DRB disagrees with this statement. The site plan has been expanded considerably with roadway improvements and additional parking areas for both cars and trucks. Late winter afternoons are dark by 4 pm. No existing lighting information was provided but the DRB believes those new areas will be underlite. The applicant should submit lighting information to prove that footcandle levels are sufficient to provide a safe environment for both visitors and employees.
- Most of the DRB’s review was focused on Phase 2 as noted below.

### Phase 2 Comments

- It was unclear on C2.0 whether the truck parking lanes are actually designated with painted lines or just indicate the number of vehicles that could be accommodated. The layout appears haphazard and undefined for inexperienced trailer drivers. A clearer layout should be provided for tractor trailer management.
- We suggest the boulders along the perimeter indicated on C4.0 be replaced with a wooden guardrail.
- The steep slope down towards the Residence 10/8 area indicated on C6.0 needs the following:  
A tree planting detail for a sloped condition; and  
either a native, natural, spreading groundcover or a native control erosion mix over the entire sloped area.

Respectfully submitted,

David Honn  
DRB Member