



DRB Memorandum 429-433 Great Road

Project Location: Site of the existing Pegasus Tack Shop

Project Description: A one story retail car dealership consisting of an eight bay vehicle service area, showroom and support facilities.

Architectural Plans: The proponent presented a site/zoning analysis plan, architectural floor plans and exterior architectural elevations.

Property Owner: Leo Bertolami

Developer: Leo Bertolami

Architect: E.J. Rempelakis Associates (Manny Rempelakis, R.A.)

Civil Engineer: Stamski and McNary (George Dimakarakos, P.E.)

Date of DRB Review: 04-14-2015

The DRB met to review the proposed project and notes the following:

Proponent's introduction:

- The site borders existing apartment buildings and retail uses on Great Road. The existing building is a wood frame, barn type structure with condition problems. The building is not located in an historic district nor is it located on the Acton Cultural Resource List as a protected structure. Therefore demolition of the existing building is allowed. The proponent will be seeking a Special Permit from the Zoning Board of Appeals (ZBA). The existing building violates a 30 foot setback from Great Road and the proponent will be seeking to replace the existing building with a new structure that violates that setback. The ZBA hearing is scheduled for May 4, 2015 and the proponent requests that the DRB comments be sent to the ZBA prior to that date.

Site Plan:

- George Dimakarakos presented a site/zoning analysis plan. Parking is proposed to be located along the rear property line in order to maximize the building footprint. A minimal setback is depicted along Great Road to allow for a sidewalk. DRB members had no applicable comments on the site layout pending the ZBA's decision.

Floor Plan:

- The floor plan depicts a one story showroom/support facilities parallel to Great Road. The vehicle service area is a double height volume in the rear and along the XXX road side of the site. There will be two pedestrian entrances; one along the Great Road sidewalk and one oriented to the parking area. DRB comments were:
 - Modify the materials and size of the Great Road side entrance.
 - Consider moving the Great Road entrance to the corner of the building (Littleton end) so that both public entries feed into a common lobby.

Exterior elevations:

- Use the same building module width shown on the front elevation for the entrance area at the parking lot; i.e. standardize the module size for all facades between the split faced block piers.
- Continue the cornice line shown on the lower building façade along the higher volume of the vehicle service bay building.
- The main entrance should be proportionally taller in height and the material changed from insulated stucco panels to a different material more compatible with the proposed white, split faced block of the walls. Metal panels were suggested.
- The entrance canopy or similar projection could also function as the main sign/logo for the facility; its size should be appropriate for viewing from a vehicle traveling along Great Road.
- The showroom glass could extend to the floor allowing greater visibility of the vehicles on display.
- To make the massing of the project clearer, move the display showroom approximately 16” (a whole concrete block length) to the left; i.e. towards the Littleton direction.

The DRB thanks the proponent's team for sharing the project development drawings for review and requests that the requested site plan be submitted.

Respectfully Submitted,

Design Review Board

Members in attendance: David Honn, Holly Ben-Joseph, Peter Darlow, Michael Dube.