



The Design Review Board Memorandum

Project: Marsh View
113 Central Street
Acton, MA

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

Applicant: Marsh View, LLC

Date of Review: 8/05/09
1st Review

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:

- The proposed density is twice that of the R2 zoning district.
- The alignment of building #1 and #2 in the plan is not parallel to street line. This is not consistent with the surrounding properties and will have a negative visual impact in an otherwise scenic area.
- The rear yards of building #1 and #2 will face Central Street, including elevated decks. No property on Central Street does this currently.
- The existing conditions plan does not indicate location of size of existing trees, as is customary.
- Contrary to the findings outlined in the Approval Letter presented, the DRB is of the opinion that the proposed building massing is out of scale with the surrounding neighborhood. The neighboring single family homes are situated on one acre to one-half acre (+/-) lots, and are 1-2 stories in height. Whereas the proposed building #1 and #2 will appear 3 1/2 stories because of exposed basement/garage facing Central Street. In other words they will be perceived as much larger, taller, structures.

- According to the application materials the applicant proposes to reduce the tree cover on the site from 57 percent mature growth coverage down to 10 percent new growth. It is our view the project and neighborhood generally, 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.

The DRB recommends that the proponent provide the following materials to the ZBA to be able to more thoroughly review this proposal in keeping with the letter and spirit of Comprehensive Permit law:

- Add the surrounding existing buildings to the site plans to show development context.
- Provide Elevations through the site + buildings. Provide a longitudinal section from Central Street through a front building and a rear building to the back property line of the site.
- Provide elevations approximately parallel to Central Street of the front two houses (showing the view from the street) and through the rear two houses. Elevations should include the proposed elevation superimposed over the existing condition and buildings on adjacent properties to help determine context.
- A Landscape Plan, stamped by a Registered Landscape Architect, incorporating the existing trees into the proposed design. And 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