



The Design Review Board Memorandum

Project: West Acton Village Ecology – Revisions (letter + plans dated 2/26/10)
Mass Ave, West Acton

Architectural Proposal (Revised) by: Office of Michael Rosenfeld
Applicant: Rosenfeld

Date of Review: 03/03/10

Per the 2/26/2010 request of the Planning Dept, the DRB reviewed the REVISIONS for WAVE and makes the following comment:

- Although we support new development in West Acton, we are concerned this 50,000 gsf proposal has inappropriate massing and is *not* in keeping with West Acton's scale or historic and residential character. The generative idea of this project's massive form initially was an endowed professional-styled memorial theatre – the new plans show, however, such a theatre no longer planned. Therefore, we believe it is reasonable to reconsider this project concept anew. Not to do so, we believe, calls into question Acton's Master Plan, which prioritizes preserving rural and historic character, and Acton's Zoning Bylaw, which requires new buildings in the village retain and enhance the look, feel and scale of older neighboring structures.
- We strongly support and commend the proponents' intentions to preserve the old homes and barn along Mass Ave. We would recommend these remarkable properties be preserved in their entirety at their current location without linking elements between them. As the Zoning Bylaw indicates, the spacing of buildings is key in the village. (We note long facades, such as the 160-foot one proposed are not part of the West Acton vernacular.) New construction, unlinked, we believe would be feasible behind the existing Mass Ave streetscape.

Thank you for the opportunity to comment. We meet the 1st and 3rd Wednesdays of the month and would be happy to meet with the proponent.

Sincerely,

The Design Review Board