



DRB Memorandum

349 Mass Ave

Project Location: 349 Mass Avenue, Kelley's Corner District

Project Description: This is a sub-division application for the lots next to the CVS.

Plans: Application Package for Definitive Plan, Southeast Kelley's Corner Lots 394 Mass. Ave, LLC Date 8/3/16

Plans reviewed included:

- Cover Page;
- Record Survey Dated 1/26/16;
- Demolition Plan;
- Grading and Drainage Plan;
- Utility Plan; and
- Landscape Plan.

The applicant, was not present.

Date of DRB Third Review for this project proposal: 10-19-2016

Background

This site is a portion of a larger proposed development including lots to both the side and rear of the CVS and TD Bank properties. Since this subdivision bears no resemblance to the previously proposed masterplans for the area, the DRB assumes that it has been submitted as an attempt to freeze the zoning for future development, and therefore the DRB has no comments on this application.

DRB's Other Comments:

1. If one of the goals of the recently completed Kelley's Corner Master Plans is to limit the number of drives into sites, the proposed subdivision adds one more curb-cut to a segment of Mass Ave that already has three curb-cuts in the master planned area.

2. On another note, the DRB wonders why the developer of the CVS was not held to the promise to construct the drive along the front of the building with pavers and no curbing so that it resembled a walkway rather than a driveway. The DRB is concerned that in the very important gateway property, with the freezing of the zoning, the goals of the Kelley's Corner master plan will not be adhered to.

Respectfully Submitted,

Design Review Board

Members in attendance: Holly Ben-Joseph, Peter Darlow, Michael Dube. Peter Darlow, Janet Adachi, BOS liaison.