

Boxborough Town Center, LLC
PO Box 985, W. Acton, MA 01720

March 1, 2018

John Markiewicz, Chairman
Boxborough Planning Board
Boxborough Town Hall
29 Middle Road
Boxford, MA 01719

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PLANNING BOARD
TOWN OF BOXBOROUGH

RE: Response to 2/2/18 Design Review Board Comments

Dear Chairman Markiewicz,

The following comments are in response to the recommendations made in the 2/2/18 Design Review Report for the Enclave at Boxborough. The comments made in this report are significantly different from the comments and recommendations made at the Design Review Board (DRB) meeting held on January 18, 2017. As an initial matter, the Applicant objects to the addition of two vocal opponents of the Project to the Design Review Board, which after nearly a year of inaction submitted a report inconsistent with prior feedback, and calling for major changes to the project design. Submitted herewith is a letter from counsel objecting to the submittal of the Design Review Board report. The Applicant believes the report from the Design Review Board is improper and should not be part of the Board's consideration. Notwithstanding the Applicant's objections, we provide the following responses to certain comments contained in the report of the Design Review Board.

Massing and Spacing of Buildings

All building spacing was modified from minimum 20' separation to a minimum 25' separation to address this concern. A detailed 3D walk through was provided to the board to give a clear sense of massing within the community.

Placement and Orientation of Buildings within a Lot

The home setbacks vary throughout the site from 25' to 45' setback from the roadway. Additionally, an offset may be added between adjoining units depending on the unit style. Rear elevations will have similar, but simplified, elements as the front elevations.

Architectural Details, Materials, and Color

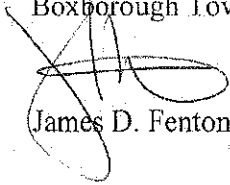
Window mullions are a colonial grid pattern and are placed inside the glass panes of the window for ease of cleaning. The shutters shown on the Bryan Athyn are decorative only and are not sized to cover the window. Shutters can be eliminated as needed. Four separate color schemes have been provided to ensure color variation throughout the site. Color schemes will be pre-determined to ensure variation at adjacent buildings. Exposed concrete foundations will be minimized.

Conclusion

The density question has been discussed thoroughly including the multiple revisions to reduce the project to its current form of 100 units. With four distinct color palettes and five different units available, there will be variation of units throughout the site. It is possible to add a secondary elevation to the existing five units to ensure further variation. The Applicant would accept such a requirement as a condition of approval.

Sincerely,

Boxborough Town Center, LLC


James D. Fenton

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