

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JUNE 27, 2012, 7:00 PM
GREAT HALL, TOWN HALL

Members Present: Ingrid Carls, Howard Raley, Rob Skolnick, Bob Broder, Helen Robertson
Staff: Ethan Parsons
Also Present: Daniel Madru, Marty Cohen, Scot Indermuehle, Michael Collins, Michael Coutu, Joey Fonseca

Chairman Broder called the meeting to order at 7:00 p.m.

260-278 Washington Street, Minor Construction Project

Documents:

- Application form submitted 6/20/12
- Application letter describing proposed changes, dated 6/15/12
- Site Plan
- PP-01 Proposed Plan, prepared by Margulies Peruzzi Architects, 6/15/12
- Existing Photo- side elevation
- PP-02 Existing and Proposed Elevations, prepared by Margulies Peruzzi Architects, 6/15/12

Discussion:

Daniel Madru presented an application to remove an existing metal door and replace it with a new double storefront glass door and to re-work the landing and ramp area in front of this door as required, which qualifies as a minor construction project.

The Board observed that the appearance of the side of the building could use some improvement. Mr. Skolnick recommended using granite bollards flanking the door. Mr. Broder asked if there would be a dumpster in the corner, and if so, recommended screening it somehow. Ms. Robertson recommended painting the side white.

Mr. Skolnick made a motion to approve the application as presented with the recommendations described above. Mr. Broder seconded Mr. Skolnick's motion. The motion passed unanimously (5-0).

T-Mobile, 40 William Street

Documents:

- Application for Design Review, submitted June 18, 2012
- Redacted lease amendment between property owner "EOP-Wellesley I LLC" ("Licensor") and applicant "T-Mobile Northeast, LLC" ("Licensee")
- Application letter and narrative, dated June 18, 2012
- Town of Wellesley Road Map
- Zoning Map
- T-1 Title Sheet, prepared by Hudson Design Group, 6/8/12
- C-1 Plot Plan, prepared by Hudson Design Group, 6/8/12
- A-1 Roof & Equipment Plan, prepared by Hudson Design Group, 6/8/12
- A-2 Antenna Layout and Elevation, prepared by Hudson Design Group, 6/8/12

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- Photograph Information: view from the north (existing), view from the north (proposed option 1), view from the north (proposed option 2), view from the east (existing), view from the east (proposed option 1), view from the east (proposed option 2).

Discussion:

Marty Cohen of Network Building & Consulting, LLC presented an application to the Design Review Board for a proposed modification to a rooftop wireless facility at 40 William Street.

After a brief discussion, Mr. Skolnick moved to recommend approval of the application with option 2, with the casings painted the solid color. Ms. Carls seconded Mr. Skolnick's motion. The motion passed unanimously (5-0).

T-Mobile, 870 Worcester Street

Documents:

- Application for Design Review, submitted June 18, 2012
- Application letter and narrative, dated June 18, 2012
- Letter of authorization from property owner
- Existing conditions and photographic simulation of the proposed facility: view from the roof (existing), view from the roof (proposed)
- Aerial photograph of the property and environs
- T-1 Title Sheet, prepared by Hudson Design Group, 6/15/12
- C-1 Plot Plan, prepared by Hudson Design Group, 6/15/12
- A-1 Roof & Equipment Plan, prepared by Hudson Design Group, 6/15/12
- A-2 Antenna Layout and Elevation, prepared by Hudson Design Group, 6/15/12
- A-3 Details, prepared by Hudson Design Group, 6/15/12
- Design review approval of the original facility
- Wellesley zoning map showing the subject property
- T-Mobile's Federal Communications Commission Radio Station Authorization (License)

Discussion:

Marty Cohen of Network Building & Consulting, LLC presented an application to the Design Review Board for a proposed modification to an existing wireless facility located at 870 Worcester Street.

After a brief discussion, Mr. Broder moved to recommend approval of the application with the recommendation that the associated cables be contained within an enclosure. Ms. Carls seconded Mr. Broder's motion. The motion passed unanimously (5-0).

T-Mobile, 34 Washington Street

Documents:

- Application for Design Review, submitted June 18, 2012
- Design review application letter and narrative, dated June 18, 2012
- Letter of authorization from property owner

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- Existing conditions and photographic simulation of the proposed facility: view from the roof (existing), view from the roof (proposed)
- Aerial photograph of the property and environs
- T-1 Title Sheet, prepared by Aerial Spectrum Inc., 6/15/12
- Z-1 Site Plan, prepared by Aerial Spectrum Inc., 6/15/12
- Z-2 Roof Plan & Equipment/Antenna Layout, prepared by Aerial Spectrum Inc., 6/15/12
- Z-3 Elevation & Details, prepared by Aerial Spectrum Inc., 6/15/12
- Wellesley Zoning Map
- T-Mobile Federal Communications Commission Radio Station Authorization (License)

Discussion:

Marty Cohen of Network Building & Consulting, LLC presented an application to the Design Review Board for a proposed modification to a wireless service facility at 34 Washington Street.

After a brief discussion, Mr. Skolnick moved to recommend approval of the application with the recommendation that the associated cables be contained within an enclosure. Ms. Carls seconded Mr. Skolnick's motion. The motion passed unanimously (5-0).

184 Cliff Road

Documents:

- Application Form
- Section XVII Review Affidavit, signed by the Building Inspector on
- Hydrologic Analysis, prepared by MetroWest Engineering, Inc., June 2012
- Architectural Plans, dated June 15, 2012 (shed plans dated June 21, 2012) by D. Michael Collins Architects
 - Title Sheet
 - A-2.0 East & South Elevations
 - A-2.1 West & North Elevations
 - A-1.0 Foundation Plan
 - A-1.1 1st Floor Plan
 - A-1.2 2nd Floor Plan
 - A-2.2 Shed Plans & Elevations (dated June 21, 2012)
- TLAG Plans, dated June 18, 2012, prepared by D. Michael Collins Architects
 - A-X TLAG
 - A-X.1 TLAG Elevations
- Engineering Site Plans, prepared by MetroWest Engineering, Inc., dated June 15, 2012
 - 1 of 1 Neighborhood Plan
 - 1 of 4 Existing Conditions Plan
 - 2 of 4 Proposed Layout Plan
 - 3 of 4 Proposed Site Plan
 - 4 of 4 Detail Sheet
- Landscape Site Plans, prepared by Sudbury Design Group, dated June 15, 2012
 - L1.0 Landscape Plan
 - L2.0 Tree Removal Plan
 - L2.1 Tree Protection Plan
 - L3.0 Planting Plan

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- L4.0 Landscape Lighting Plan
- L5.0 Landscape Lighting Specifications
- L6.0 Landscape Details
- June 23, 2012 letter to Planning Board from Gregory F. Carbone, Bartlett Tree Experts

Discussion:

Michael Collins of D. Michael Collins Architect, Michael Coutu and Scot Indermuehle of Sudbury Design Group and Joey Fonseca of MetroWest Engineering presented an application for a Large House Review project at 184 Cliff Rd.

Mr. Collins stated that the parcel has greater than 100,000 sq. ft. of area, the new house will be sited in approximately the same location as the existing house, the house will be of a similar style as the existing house, and the new driveway will be in a similar location as the existing driveway.

Mr. Raley asked Mr. Collins to describe the materials that will be used on the house.

Mr. Collins stated that the house will have a stone foundation veneer, which will match the stone used on various walls in the landscape, cedar shingle siding, wood shutters, true divided light windows, stone chimneys, standing seam copper porch roofing, and asphalt roof shingles.

Mr. Raley asked if there will be ridge vents.

Mr. Collins stated that they will not be necessary. He stated that from the street the full height of the windows will be seen but that they are not shown in the drawing because of the porch and roof overhang. Mr. Collins pointed out the porch and the wood burning fireplaces as other prominent features.

Mr. Broder stated that the house has nice rectilinearity but that he doesn't care for the tapering of the chimney on the rear of the house.

Mr. Collins stated that the focus of the rear elevation is the indoor/outdoor chimney.

Mr. Raley noted that no plumbing stacks are shown on the drawings.

Mr. Collins stated that they will be painted black.

Mr. Raley asked if there will be condensers and, if so, where they will be located.

Mr. Coutu pointed out the location of the condensers.

Ms. Robertson asked how long it might take for the standing seam copper roof to darken.

Mr. Collins stated that it would depend, but generally within one year the copper color disappears and within three years it turns brownish. He stated that the gutters might be copper or wood.

Mr. Raley asked if the foundation wall will be concrete.

Mr. Collins stated that it will be veneered stone.

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Mr. Coutu pointed out that there will be three risers to the front door, which will also match the stone veneer on the foundation and the walls and other features in the landscape.

Mr. Raley noted that it can be challenging to design a large house but expressed that he felt it is very well designed so that it will look consistent with the other 6,000-plus square foot homes on Cliff Road. He also noted that the landscape design appears very well designed.

Mr. Skolnick stated that a lot of trees will be removed.

Mr. Coutu stated that the tree removal plan is actually conservative because there are 135 trees on the property, 82 will be removed, and 85 will be planted. He stated that he met with an arborist on the site, inventoried and inspected all the trees, of which a significant quantity is in poor condition. He added that the streetscape will not change dramatically. He pointed out that there is a 40' wide paper street to the north of the property, which they are not proposing to touch and which provides a good buffer. Mr. Coutu pointed out that the previous owner of the property constructed a golf tee/hole in the back yard and in doing so likely caused much of the damage to the trees. He explained that the design intent is to protect and plant deciduous trees toward the front of the property and trees for screening toward the rear of the property. He showed the Board the proposed shed and potting area. He stated that there will be no retaining walls over 3' in height. He stated that the new wall along Cliff Rd. will be pulled back from the street. He stated that the south side of the property is in poor condition and much new vegetation is proposed on the south side. He pointed out that a portion of the property toward the southwest is within the 100' wetland buffer and trees will be planted within this buffer area in order to stabilize the soil. He also pointed out that there will be trench drains in the driveways near the road.

Mr. Raley asked where the downspouts would be located and what material they would be.

Mr. Collins stated that the exact location is to be determined as is whether they would be copper or galvanized metal.

Mr. Raley stated that he finds the dormers above the garage rather clunky and big.

Mr. Collins stated that he had tried different dormer variations and found this to appear best. He added that the cupola will let light into the room.

Mr. Coutu stated that the driveway will be asphalt.

Mr. Broder thanked the applicants for a nice presentation, noting that his only comment was that he prefers a monumental, non-tapered chimney on the back, but that this was a matter of taste.

Ms. Carls asked for a description of the landscape lighting.

Mr. Coutu stated that the lighting was designed to be functional and for safety. He stated that there will be no spillover to adjacent properties, the lights will have low wattage, and the owners will be able to adjust the intensity. He noted that the post lights in front of the house are actually 60' apart. He pointed out that there will be some subtle lighting on the stairs, and very little around the perimeter of the property.

Mr. Broder moved to recommend approval of the application as presented. Mr. Skolnick seconded Mr. Broder's motion. The motion passed unanimously (5-0).

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The Board adjourned at approximately 7:30 pm.

Ethan Parsons
Planning Department

Minutes Approved: September 12, 2012