

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
JANUARY 14, 2014; 7:00 PM  
PLANNING DEPARTMENT OFFICE, TOWN HALL

Members Present: Johnathan Law, Ingrid Carls, Helen Robertson  
Staff: Annie Ryan  
Also Present: William Foley, Chris Elliott, Mike Vorse, Ken Soderholm, Tom Catalano, Scot Indermuehle, Sam Soderholm, Julie Marriott, David Wright, Joel Slocum, Josh Dorin

Mr. Law called the meeting to order at 7:00 p.m. and asked if there were any members of the public who wished to make comment.

**Public Comment**

**1. Update from the Wellesley Historical Commission on the 53 Grove Street “Cottage” Building**

David Wright and Josh Dorin of the Wellesley Historical Commission asked to speak to the Board regarding an update on the 53 Grove Street building known as the “cottage” building. Mr. Wright explained that at the Zoning Board of Appeals’ public hearing on 12/4/14, the 53 Grove Street applicant had presented recommendations from the DRB and Planning Board for the proposed project, as part of the conditions of Site Plan Approval. Following this hearing, Planning Staff learned that the ZBA did not in fact have the most up-to-date copy of the building elevations, which the DRB had reviewed and recommended on 11/12/14. Planning staff was directed by the DRB to write a letter to the ZBA clarifying this issue and recommending that the applicant return to the DRB if the plans submitted to the ZBA did not match the plans the DRB had reviewed. The ZBA called a public hearing for 1/15/15 after receiving this letter to clarify for itself and the applicant what exactly the plans of record were.

Mr. Wright continued that the Historical Commission had previously spoken to the DRB about requesting that further discussions between the HC and the applicant take place, and that this particular condition was written in the DRB’s initial recommendation to the ZBA.

Mr. Wright asked if the DRB had any thoughts as to why the ZBA would not consider that aspect of the DRB’s recommendation when reviewing a Site Plan Review application. He added that the HC planned to attend the ZBA’s public hearing and request that the ZBA rule only on the carriage house and wait to make a final ruling on the cottage house until a discussion with the applicant and the HC could take place.

Ms. Robertson asked her fellow DRB members if the DRB could make an effort to follow through on its original request of the applicant to review finalized details that tie the building to its past.

Ms. Dorin asked if the DRB should make another recommendation.

Ms. Ryan explained that the original recommendation made by the DRB still stands and that it would not be appropriate to make a second recommendation without the project’s applicant present.

Mr. Law asked if any ongoing discussions between the applicant and the HC had taken place, and if any changes had been made.

Mr. Wright replied that the applicant had indicated he was too busy at the moment to discuss the project with the HC but would be amendable to speaking more at the end of January.

*Mr. Law made a motion that Planning staff write another letter to the ZBA on behalf of the DRB requesting that the DRB be allowed to review and issue a recommendation on the final submitted*

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*construction drawings for the Cottage building prior to the ZBA's consideration to ensure it meets the Town's standards for architectural character as well as the needs of the community. Ms. Carls seconded the motion. The motion passed 3-0.*

**Joint Ventures Physical Therapy, 204 Worcester Road, 14-57S**

*Documents:*

- Wall Sign Plan, received 12/19/14

*Discussion:*

Mike Vorse of ViewPoint Sign presented the application for 204 Worcester Road. He explained that he was proposing two new signs, one for each of the public entrances. The signs would be mounted to the building and would not feature any illumination.

*Mr. Law moved to accept the project as proposed. Ms. Robertson seconded the motion. The motion passed unanimously (3-0).*

**21 Albion, 21 Albion Road, 15-01LHR**

*Documents:*

- Large House Review Application Form
- Section XVID Review Affidavit
- Letter of Intent
- Proposed Erosion and Sediment Control Plan, prepared by Metrowest Engineering, Inc., 12/30/14
- Proposed Layout Plan, prepared by Metrowest Engineering, Inc., 12/30/14
- Proposed Grading Plan, prepared by Metrowest Engineering, Inc., 12/30/14
- Proposed Site Plan, prepared by Metrowest Engineering, Inc., 12/30/14
- Proposed Detail Plan, prepared by Metrowest Engineering, Inc., 12/30/14
- Neighborhood Delineation Plan, 12/30/14
- Neighborhood Images, 12/30/14
- Existing Building Floor Plans, 12/30/14:
  - LHE.0 – TLAG: Existing Basement Floor Plan
  - LHE.1 – TLAG: Existing First Floor Plan
  - LHE.2 – TLAG: Existing Second Floor Plan
  - LHE.3 – TLAG: Existing Attic Floor Plan
- Existing Building Elevations, 12/30/14:
  - LHE.4 – Existing Elevations (north and south)
  - LHE.5 – Existing Elevations (east and west)
- LHE.6 – Site Conditions, 12/30/14
- Proposed Floor Plans, 12/30/14:
  - LH1.0 – TLAG: Proposed Basement Plan
  - LH1.1 – TLAG: Proposed First Floor Plan
  - LH1.2 – TLAG: Proposed Second Floor Plan
  - LH1.3 – TLAG: Proposed Attic Plan
- Proposed Building Elevations, 12/30/14:
  - LH1.4 – South Elevation

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- LH1.5 – North Elevation
- LH1.6 – East Elevation
- LH1.7 – West Elevation
- LH1.8 – Rendered Elevations (south and north)
- LH1.9 – Rendered Elevations (east and west)
- LH10 – Perspective Views, 12/30/14
- L1.0 – Landscape Plan, 1/2/15
- L2.0 – Tree Removal Plan, 1/2/15
- L2.1 – Tree Protection Plan, 1/2/15
- L3.0 – Planting Plan, 1/2/15
- L4.0 – Landscape Lighting Plan, 1/2/15
- L5.0 – Landscape Lighting Specifications, 1/2/15
- L6.0 – Landscape Details, 1/2/15
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*Discussion:*

Tom Catalano, of Catalano Architects, and Scot Indermuehle, of Sudbury Design Group, presented the architectural and landscape components of this application respectfully.

Mr. Catalano explained that the proposed addition to the existing home involved the removal of a small section of a wing on the east side of the house and subsequent replacement with a larger wing, and the replacement of a mid-century addition in the rear of the house. The proposed project also incorporates significant landscaping improvements and the construction of a new pool.

Mr. Catalano explained that some of the complicating factors for the project were the many significant trees along the front of the house that the applicant would like to preserve, the grading conditions and existing retaining walls throughout the property, and the existing Wellesley drainage easement that runs through the property which includes a catch basin and several manholes.

Mr. Catalano added that the proposed project includes a relocation of the existing curb cut further to the west and to create a second curb cut towards the eastern end of the property's Albion Road frontage.

Mr. Catalano intends to reuse as many of the existing home's traditional building materials as possible, including portions of the slate roof and an existing cupola.

Ms. Carls asked if the roof of the proposed addition would be slate so that it matched the existing portions of the structure's roof.

Mr. Catalano replied that much of the slate on the roof will be salvaged, and that the portions of the roof visible from Albion Road will consist of slate. Mr. Catalano added that his team had also attempted to minimize the scale of the addition by dropping the roofline of the garage as much as possible and ultimately reducing the apparent mass of the two-story structure by mixing in 1.5-story sections of building.

Mr. Law asked what kind of drainage was proposed for the lower level.

Mr. Catalano replied that catch basins provided at the lower level would channel water to the ground infiltration system. Roof water and water off of the terraces would also be collected.

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Mr. Indermuehle then provided an overview of the proposed project's landscaping plan. Paving materials are primarily blue stone, and the modified driveway is intended to improve access to the home. A new swimming pool in the center of the parcel behind the existing home would grade on its eastern side and would require a retaining wall along the west.

Mr. Law asked if the designers had considered using a traditional stone wall for the retaining wall along the pool, rather than the versa-lock style wall shown in the plans. Mr. Law added that the details shown in the architectural and landscape plans for the project were very good and that the versa-lock wall was not of the same caliber.

Mr. Indermuehle replied that the retaining wall would not be visible and that there was no access along the wall, so it would likely never be visible. He added that a significant planting buffer with 50-foot evergreen trees and undergrowth would further obscure the wall. A 6-foot solid board fence currently sits on the property line and the applicant intends to replace it with a similar style fence that would continue to prevent abutters from seeing the versa-lock wall.

Mr. Indermuehle explained that the northern portion of the parcel would remain largely untouched. It currently contains many mature trees and some undergrowth, and the project does not propose changes to this area.

Mr. Indermuehle explained that some grading would take place throughout the site to eliminate the single depression area in the middle of the lot that currently acts as the sole source of drainage for the property. This will allow for water runoff to flow to the perimeter of the parcel and into the onsite drains.

The general landscaping plan includes approximately 150 flagged trees. Five trees slated for removal are located in the tree setback zone and will be replicated on site.

Mr. Law asked about a walking path shown winding around the rear of the parcel.

Mr. Indermuehle explained that this was a naturally formed path that would remain as no changes were proposed for that portion of the parcel.

Mr. Indermuehle added that there is a large hickory tree and pine tree along the front of the property that are slated for removal. The hickory tree in particular does not add significant character to the property's landscaping and both will be replicated. The remaining significant trees along the frontage will be preserved and improved beyond their current condition. There will be hedging along the front, and on the far east side there will be 12- to 14-foot bushes.

Mr. Indermuehle described the proposed lighting plan as very minimal and in keeping with the scale of the neighborhood. Post lighting is proposed for the driveways and sconces would be mounted on the wall of the garage. Path lighting in the rear yard would be "dark sky" style lighting with canopies so that no lighting sources would be exposed.

Ms. Carls asked about the lighting at the garage entrance.

Mr. Indermuehle explained that there would be two sconce lights on the garage, and five post lights in total along the driveway.

Ms. Carls asked about the distance from the adjacent neighbor to the east.

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Mr. Indermuehle replied that the house directly to the east was roughly 100 feet from the proposed addition.

Mr. Indermuehle added that the lighting for the project was primarily “task” lighting to illuminate access points and parking.

Ms. Robertson added that she believes the natural stone wall would “complete” the project, as opposed to introducing a more jarring element like versa-lock.

Mr. Indermuehle replied that it was a cost issue and that his team would look into this matter.

Mr. Law commented that again, the versa-lock appears “commercial” and the rest of the project is remarkable. He commended the applicant for utilizing and preserving significant trees, and added that one of the key missions of the Board has been to make residents and developers realize the huge importance that landscaping plays in a project. He added that the use of varying plant materials with an array of sizes, colors, and textures is excellent as well. Mr. Law’s only comment is that the wall is not on par with the caliber of the project’s design.

Mr. Law added that he appreciated the measures the applicant had developed for preserving trees and ensuring that drip lines and critical root zones were not harmed during construction. He added that the cooperation of the contractors with these tree protection plans is important, and he appreciated that the entire project team was on the same page with regard to tree protection.

Mr. Law added that the architecture proposed is in keeping with the neighborhood, and that it is neither too large or too garish.

Ms. Robertson added that the applicant had done an excellent job at minimizing the addition’s effect on the surrounding neighborhood, which Ms. Carls agreed with.

Ms. Robertson commended the applicant for utilizing dark sky components on a project of this scale with so many lighting features required by the State building codes.

*Mr. Law moved to recommend approval of the project as presented because its architecture and landscaping are in keeping with the rest of the neighborhood. Ms. Carls seconded the motion. The motion passed unanimously (3-0).*

**Tenacre Country Day School, 78 Benvenue Street, 15-03M**

*Documents:*

- Design Narrative, 1/7/15, prepared by Olson + Lewis Architects
- Proposed Science Building Addition Full Site Plan, 11/19/14, prepared by Olson + Lewis Architects
- Existing & Demolition Plans, 11/24/14, prepared by Olson + Lewis Architects
- First Floor Plan, 11/24/14, prepared by Olson + Lewis Architects
- Exterior Elevations (North and West), 11/24/14, prepared by Olson + Lewis Architects
- Exterior Elevations (South and East), 11/24/14, prepared by Olson + Lewis Architects
- Rendered View of Science Center from Benvenue Street, December 2014, prepared by Olson + Lewis Architects

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- Existing Site Photos (4), 1/6/15

*Discussion:*

Bill Foley, Trustee for Tenacre Country Day School, and Chris Elliot, Head of School, presented their proposal for an addition to an existing science building at the school. Mr. Foley explained that the building dates back to the 1970s and features materials such as textured plywood that are due for an upgrade.

Mr. Foley explained that the addition to the science building consisting of a second classroom is necessary to meet the needs of the school. He explained that the proposed building addition would exhibit a small scale that caters to the needs of elementary school children and respects the existing one-story buildings throughout the campus.

Mr. Foley added that there were no plans to provide additional landscaping at this time.

Ms. Robertson asked if the tower above the building's entrance had an additional purpose beyond a visual one.

Mr. Foley replied that he believed the school's trustees appreciated the unique character of the tower and that it added interest to the building.

Mr. Law added that it gives more presence to the building and helps to transform the existing building from a "shed" into a real building.

Ms. Robertson asked Mr. Foley if the architects had considered centering the tower.

Mr. Foley replied that this was the concept that the trustees felt most comfortable with and they trusted what the architects had provided.

*Ms. Carls moved to recommend the Zoning Board of Appeals grant Site Plan Approval to the proposed Major Construction project for Tenacre Country Day School as presented. Ms. Robertson seconded the motion. The motion passed unanimously (3-0).*

**Previous Minutes**

*The meeting minutes from the previous meetings were continued to the next meeting.*

**Mr. Law adjourned the meeting at approximately 8:30 pm.**

Annie Ryan  
Wellesley Planning Department

Minutes Approved: 1/28/15