

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 26 2014; 7:00 PM  
GREAT HALL, TOWN HALL

Members Present: Bob Broder, Johnathan Law, Ingrid Carls, Helen Robertson, Sheila Dinsmoor, Howard Raley  
Staff: Erin Heacock  
Also Present: Joe Murray, Jesse Johnson, Bill Donovan, Scott Cashman, Dennis DiSchino, Brian Alim, Kim Turner, Heidi Vanni, Alex Vanni

Chair Broder called the meeting to order at 6:55 pm.

**Dunkin Donuts, 951 Worcester Street, Major Construction Project, DRB 14-08M**

*Documents:*

- Application for Design Review
- Letter to Design Review Board from Jesse Johnson, P.E., dated February 4, 2014
- Site Plan of 951 Worcester Street, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
  - Sheet 1, Existing Conditions/Demolition Plan, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
  - Sheet 2, Site Plan, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
  - Sheet 3, Plot Plan, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
  - Sheet 4, Grading & Drainage Plan, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
  - Sheet 5, Utilities Site Plan, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
  - Sheet 6, Parking Plan, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
  - Sheet 7, Landscaping Plan, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
  - Sheet 8, Erosion, Sedimentation, Operation & Maintenance Plan, Prepared by David E. Ross Associates, Inc, dated February 3, 2014
- Architectural Design Review Board Submission, Prepared by Aharonian & Associates, Inc, dated February 3, 2014
  - Proposed Site & Sign Details, Prepared by Aharonian & Associates, Inc, dated February 3, 2014
  - Proposed Exterior Elevations, Prepared by Aharonian & Associates, Inc, dated February 3, 2014
  - Proposed Exterior Building Lighting Plan, Prepared by Aharonian & Associates, Inc, dated February 3, 2014
- Lighting Fixture Cut-Sheets
- Site Photographs

*Discussion:*

Jesse Johnson, civil engineer representing David E. Ross Associates, and Joe Murray and Bill Donovan, representing Bike Realty, presented the project. Mr. Johnson described the existing Dunkin Donuts on the property. Mr. Johnson indicated that the 2013 Special Town Meeting authorized Bike Realty to purchase an 11,000 square foot parcel of land within the Cochituate Aqueduct adjacent to 951 Worcester Street. In fact, Bike Realty will purchase the entire portion of the Cochituate Aqueduct not currently owned by Wellesley from the Massachusetts Division of Capital Asset Management and Maintenance and donate it back to Wellesley with the exception of the 11,000 square foot parcel. The 11,000 square foot parcel

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 26 2014; 7:00 PM  
GREAT HALL, TOWN HALL

allows the reconstruction of the existing building which dates to the 1950s. Reconstruction will also allow better circulation, access, and safety by creating a new drive-thru lane, specific parking lot, and unloading area.

Mr. Johnson indicated that the total new site will be 23, 259 square feet. The building will increase from 1,800 square feet to 2,000 square feet. The new building will be entirely on 951 Worcester Street, while parking and driveways will be the only improvements to the 11,000 square foot parcel.

Ms. Dinsmoor asked how much of the Cochituate Aqueduct purchase is the 11,000 square foot parcel. Mr. Johnson indicated that it is about 5 percent.

Ms. Dinsmoor noted that the lot will double in size, but stormwater will be improved.

Mr. Johnson explained that currently unmitigated runoff is directed into a wetland adjacent to Route 9. The project is designed to be in full conformance with the Massachusetts Stormwater Standards. All runoff from impervious surfaces will be fully treated in an underground stormwater system. Any overflow will discharge to a newly created wetland at the rear of the property. Runoff from the roof of the building will be directly discharged to the existing wetland.

Ms. Dinsmoor asked if the new wetland has been approved. Mr. Johnson noted that the project has an Order of Conditions from the Wetland Protection Committee.

Mr. Broder asked if there were any other utilities within the Aqueduct property that may cause construction problems. Mr. Johnson indicated that there were not. He did not believe that the Aqueduct still functions.

Mr. Raley noted that the elevation is trending upwards and the bulk of the landscaping is on the north side of the property. Mr. Raley asked about the proposed patio.

Mr. Murray noted that people like to be outside.

Mr. Raley thought it would be a tough sell on Route 9 without any screening.

Mr. Murray explained there will be two circular tables with a total of 8 seats. Each table has an umbrella.

Mr. Law asked for the size of the patio. It is about 13 square feet.

Mr. Law would like to see a low barrier around the patio for safety due to its location adjacent to the driveway and the drive-thru exit. Mr. Murray stated that small planted evergreens could be added to the patio, but he has concern regarding damage to the planter walls.

Mr. Law suggested a fence around the patio with smaller planters. Mr. Murray stated the preference is for the planters to be inside the fence.

Mr. Broder asked if the patio would impede traffic entering Route 9 from the site. Vehicles will enter Route 9 at a ninety degree angle from the drive thru lane. Mr. Murray stated that circulation and access to and from Route 9 will be improved.

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 26 2014; 7:00 PM  
GREAT HALL, TOWN HALL

Mr. Raley asked about the hatched area on the plans within the highway layout. Mr. Johnson stated that the plan is to hatch that area. The requirements for an access permit to work within the state highway layout have changed becoming more restrictive, so the plan is to only paint the hatched area.

Mr. Raley asked if a curb is necessary. Mr. Johnson indicated that a curb is not necessary.

Mr. Johnson also pointed out that the driveway on the property is 18 feet wide, plus the 12 feet proposed to be painted, so vehicles entering Route 9 will have quite a large distance between them and the travel lane.

Ms. Carls asked if the patio could be moved to the right side of the building. Mr. Johnson noted that it would then interfere with the parking layout. Relocating the patio was investigated but it would result in cars having to back up toward Route 9, which presented a safety concern.

Ms. Carls asked what is on the west side of the property. Mr. Johnson stated that there is small retaining wall of between 1 foot high and 4 feet high. He stated that a white vinyl fence would be added to the top of the retaining wall.

Mr. Law inquired whether the concrete surfaces would be reinforced concrete. They will be.

Mr. Law asked about the curb on the concrete island separating the parking area and the drive-thru lane. Mr. Johnson indicated that the whole island will be poured concrete. Mr. Law thought that poured concrete would be susceptible to cracking or damage, and a granite curb would have better functionality.

Ms. Carls asked if the dumpster is enclosed. It will be.

Mr. Law asked if the lighting will be all LED. It will be.

Mr. Law noted that there will be a significant amount of mulch in the landscaped areas. He would rather see ground cover. Mr. Johnson stated that the mulched areas could hold up over time to snow storage. Mr. Law disagreed and stated that the juniper shrubs proposed in the landscaping could be cut back during the winter and would hold up to snow storage. Mr. Law also stated that no red mulch should be used.

A DRB member inquired where snow storage would occur. Mr. Murray stated that contractors will have to keep up with snow removal, and most of it will be removed from the property.

Mr. Law moved to recommend approval of the major construction project subject to the following three conditions:

1. The addition of a 4-foot high fence around the patio with 3-foot wide planters placed inside the fence on the patio.
2. Increase the number of juniper plants used in the landscaped areas to reduce the mulch areas.
3. Use of a granite curb around the concrete island between the parking area and the drive-thru lane.

Mr. Broder seconded Mr. Law's motion. The motion passed unanimously (6-0).

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 26 2014; 7:00 PM  
GREAT HALL, TOWN HALL

**Dunkin Donuts, 951 Worcester Street, One (1) Standing Sign, Two (2) Wall Signs, and One (1) Menu Board Requiring a Special Permit, Four (4) Directional Signs, and Two (2) Awnings with No Signs, DRB 14-09S**

*Documents:*

- Architectural Design Review Board Submission, Prepared by Aharonian & Associates, Inc, dated February 3, 2014
  - Proposed Site & Sign Details, Prepared by Aharonian & Associates, Inc, dated February 3, 2014
  - Proposed Exterior Elevations, Prepared by Aharonian & Associates, Inc, dated February 3, 2014
  - Proposed Exterior Building Lighting Plan, Prepared by Aharonian & Associates, Inc, dated February 3, 2014

*Discussion:*

Ms. Robertson made the suggestion that the patio have a small educational panel that provides some information about the Cochituate Aqueduct. Mr. Murray stated that it is actually a requirement of the Order of Conditions, so it is planned.

Mr. Broder asked about the menu board extenders. Mr. Murray stated that they are used for monthly promotions. The extenders are mailed to the stores monthly.

Mr. Law asked if the menu board is LED. Mr. Murray stated it would be his preference, but LED illumination is not yet provided by the corporate suppliers.

Ms. Carls asked if the wall signs are back lit. They are not. A special permit for illumination is required.

Mr. Law moved to recommend approval of the signage package as proposed. Ms. Robertson seconded Mr. Law's motion. The motion passed unanimously (6-0).

**Sleepy's, 165 Linden Street, One (1) Wall Sign and One (1) Awning with No Signs, DRB 14-10S**

*Documents:*

- Sign Permit Application
- Front Elevation (North), Prepared by Anchor Sign, dated February 3, 2014
- Sign Layout Detail, Prepared by Anchor Sign, dated February 3, 2014
- Awning Layout Detail, Prepared by Anchor Sign, dated February 3, 2014
- Location Plan, Prepared by Anchor Sign, dated February 3, 2014

*Discussion:*

Scott Cashman, representing Anchor Sign, presented the proposed project. Sleepy's is moving to a vacant storefront at 165 Linden Street. The sign meets the by right requirements, and will be halo lit. The letters are 14 inches tall. An awning is also proposed with no signs.

Mr. Broder moved to recommend approval of the wall sign and awning as proposed. Ms. Carls seconded Mr. Broder's motion. The motion passed unanimously (6-0).

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 26 2014; 7:00 PM  
GREAT HALL, TOWN HALL

**35 Central Street Façade Renovations, 35 Central Street, Minor Construction Project,  
DRB 14-11M**

*Documents:*

- Application for Design Review
- Sheet A-1, Plans and Details (Option B), Prepared by Paul Maggi Architects, dated February 17, 2014

*Discussion:*

Dennis DiSchino, property owner, presented the proposed project. The existing façade at 35 Central Street would be renovated. The project will follow Option B as indicated on the plan. It will be a wood and aluminum façade. The window opening would become bigger. The existing awning would be removed.

Mr. Law asked about replacing the awning. Mr. DiSchino stated that the new tenant will apply for signage and awnings in the future.

Ms. Carls asked about the color of the metal. It will be silver.

Mr. Broder moved to recommend approval of the minor construction project as proposed. Mr. Raley seconded Mr. Broder's motion. The motion passed unanimously (6-0).

**33 Pine Street, Large House Review, LHR 14-01**

*Documents:*

- Large House Review Application
- Section XVID Review Affidavit
- Letter of Intent
- Property Record Card, 33 Pine Street
- Neighborhood Delineation Plan
- 33 Pine Street Proposed Addition, Prepared by Everett M. Brooks Co, dated February 12, 2014
- Vanni Addition/Renovation Plan Set, Prepared by BC Alim Architectural Design
  - Sheet A-0, Site Layout, dated November 6, 2013, revised December 4, 2013
  - Sheet A-1, Existing/New Front Elevations, dated November 6, 2013, revised December 4, 2013
  - Sheet A-2, Existing/New Right Side Elevations, dated November 6, 2013, revised December 4, 2013
  - Sheet A-3, Existing/New Rear Elevations, dated November 6, 2013, revised December 4, 2013
  - Sheet A-4, New First Floor Layout, dated February 7, 2014
  - Sheet A-5, New Second Floor Layout, dated February 7, 2014
  - Sheet A-6, Existing First Floor Layout, dated November 6, 2013, revised December 4, 2013
  - Sheet A-7, Existing Second Floor Layout, dated November 6, 2013, revised December 4, 2013
  - Sheet A-8, Building Sections, dated November 6, 2013, revised December 4, 2013

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 26 2014; 7:00 PM  
GREAT HALL, TOWN HALL

- Sheet G-1, New TLAG/GSF Calculations, dated February 7, 2014
- Sheet A-10, Existing TLAG/GSR Calculations, dated November 6, 2013, revised December 4, 2013
- Proposed Landscape Plan, Prepared by KD Turner Design, dated May 3, 2013, Revised January 13, 2014
- Site Photographs
- Light Fixtures
- Neighborhood Photographs

*Discussion:*

Brian Alim, architect, presented the proposed project. The proposed project is an addition to the existing home at 33 Pine Street. The TLAG of the existing residence is 4,056 square feet, which is below the SRD 15 zoning district threshold of 4,300 square feet. The TLAG of the addition is 688 square feet. When added to the existing TLAG, the residence will total 4,744 square feet, exceeding the applicable threshold, and increasing the TLAG of the residence by 16.96 percent. The addition will accommodate a second floor master bedroom over the garage with the addition of a two story addition, which would be storage on the first floor. There is an accessory garage on the property which causes the project to exceed the applicable thresholds as well as the conversion of the existing screened in porch to a study.

Mr. Raley stated that the proposed second floor is consistent with the architecture of the existing home. The other DRB members agreed with Mr. Raley.

Mr. Raley asked if the materials for the new construction will match the existing materials. It will.

Mr. Raley noted that the windows on the proposed study and the garage are smaller windows than what it on the main house. Mr. Alim stated that the smaller window choice was intentional to give a stepped down appearance due to the length of the home (44 feet).

Mr. Law stated that he is pleased with the proposed landscaping. Mr. Law stated that often landscaping is an afterthought in, but it appears that the applicants have given serious consideration to landscaping.

Ms. Turner stated that the proposed project is intended to continue to fit in with the neighborhood in terms of scale of the home and the landscaping by preserving much of the existing landscaping.

Mrs. Vanni stated that the landscaping in the front was recently overhauled, and this project will complete the project.

Mr. Raley stated that it is nice to see a good team on a large house review. The context of the home with the combination of the proposed landscaping will result in a good project.

Mr. Broder stated the house has nice proportions and the entire project is well thought out.

Mr. Broder moved to recommend approval of the large house review at 33 Pine Street as proposed. Mr. Raley seconded Mr. Broder's motion. The motion passed unanimously (6-0).

**Previous Minutes**

Mr. Broder moved to accept the minutes from February 12, 2014 as written. Ms. Carls seconded Mr. Broder's motion. The motion passed unanimously (6-0).

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 26 2014; 7:00 PM  
GREAT HALL, TOWN HALL

The Board adjourned at approximately 8:15 pm.

Erin L. Heacock, AICP  
Planner

Minutes Approved: March 12, 2014