

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
SEPTEMBER 24, 2014; 7:00 PM
GREAT HALL, TOWN HALL

Members Present: Johnathan Law, Rob Skolnick, Helen Robertson
Staff: Ethan Parsons
Also Present: Ellen Becker, Colette Aufranc, Patty Morgan, Richard Askin, Jim Marcotte,
Peter Holland, Joyce Marengi, Lisa Cremonini, Patrick Ahearn, Melissa Padley,
Paul Boudreau, Mike Kelleher, Rob Adams

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

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Documents:

- Perspectives/003, prepared by Amenta/Emma

Discussion:

Mr. Parsons explained that Edens, owners of 45 Church Street, asked to modify a recent application by adding three additional awnings to the façade of the building, to match the recently approved awnings.

Mr. Skolnick moved to recommend approval of the addition of three awnings as presented. Ms. Robertson seconded the motion. The motion passed unanimously.

Federal Realty- Wellesley Volkswagen, 14-39M

Documents:

- Proposed Improvements Plan, 9/24/14
- Perspective View 2, 9/24/14
- C-1 Legend and General Notes, 7/9/2014
- C-2 Plot Plan, 7/9/2014
- C-3 Layout and Materials Plan, 7/9/14, revised 9/11/14
- C-4 Parking Plan, 7/9/14
- C-5 Grading, Utility and Erosion Control Plan, 7/9/14
- C-6 Drainage Utility Profile, 7/9/14
- C-7 Site Details, 7/9/14
- C-8 Site Details, 7/9/14
- L-1 Planting Plan, 7/8/14, revised 9/17/14
- L-2 Landscape Details, 7/9/14
- L-3 Lighting Plan, 7/8/14
- L-3.1 Lighting Plan Security Only, 7/8/14
- L-4 Lighting Details, 7/8/14
- A-5.1 Building Elevations, 1/20/14
- Building Façade Precedent, September 24, 2014

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Discussion:

Mike Kelleher and Paul Boudreau of Federal Realty and Rob Adams of Halvorson Design Partnership returned with the Major Construction and Minor Construction project applications.

Mr. Adams said that the team responded to the comments made by the Board at its previous meeting, having installed landscaping in a larger planting bed, which will be irrigated. He said they added a retaining wall east of the western curb cut. He said that the site lighting will be turned off within one hour of the close of business, but some will illuminate at the minimum for security cameras to function. He said this would be about 1- to 1.5-foot candles. He said that they increased the turning radii of curb cuts to twenty (20) feet.

Ms. Robertson said she would like to see glass on the façade of the dealership building go all the way to the top.

Mr. Adams explained that they are only proposing to re-skin the building.

Mr. Law said he would like to see three additional walls introduced in front of the inventory area, suggesting two at the eastern curb cut and one additional wall in the landscape buffer running parallel with the inventory area, 6-8 feet long and similar in height to the walls in other parts of Linden Square, next to the easterly property line. The eastern most wall at the eastern curb cut should be angled to reflect the angle of the entry way. He suggested that all walls be of a consistent height and length as those in other parts of Linden Square.

Mr. Law also suggested planting three small areas within the site close to the road with plants rather than grass.

Colette Aufranc, resident of 5 Hill Top Road, said that Federal/Volkswagen is proposing to add lights where none exist. She also said she supported extending the walls through this site. She also raised a concern about the vehicle delivery truck circulation.

Mr. Kelleher said that the Volkswagen management will be responsible for the vehicle delivery truck circulation.

Brian Lafferty of Volkswagen Colonial Group said that the lights will be automated and the exterior fixtures will all be shielded.

An attendee expressed disapproval of Volkswagen proposing something that appears suited for a highway.

Patrick Ahearn, resident, said he approves of the proposed changes.

Richard Askin, resident of 14 Donizetti, said there should be a larger buffer at the street edge with parallel parking based off the rear of the site.

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Mr. Skolnick moved to recommend approval of the application with the recommendations that there be additional stone walls at the eastern curb cut and within the landscaped strip parallel with the vehicle inventory area and that three small lawn areas within the site close to the road be planted with plants rather than grass. Mr. Law seconded the motion. The motion passed unanimously (3-0).

Wellesley Historical Society

Documents:

- Description of Proposed Change
- Photographs of the Site and Building

The following plans were prepared by Patrick Ahearn Architect, September 28, 2014

- Illustrative Site Plan (Field Resources, September 10, 2013)
- Existing Site Plan (Field Resources, September 10, 2013)
- Existing Basement Floor Plan
- Existing First Floor Plan
- Existing Second Floor Plan
- Existing Third Floor Plan
- Existing Garage Floor Plan
- Existing Exterior Elevations (4)
- Existing Garage Exterior Elevations
- Proposed Basement Floor Plan
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Proposed Third Floor Plan
- Proposed Garage Floor Plan
- Proposed Exterior Elevations (4)
- Proposed Garage Exterior Elevations

Discussion:

Jim Marcotte presented the application.

Mr. Law said that there was no way to ascertain if the ramps and site were ADA compliant. He said the hand rails didn't appear to meet ADA rules and regulations. He cited a requirement that signage would be needed at accessible parking spaces. Mr. Law also asked for the applicant to provide spot grade information for all of the ramps.

Ms. Robertson said she would like to review construction drawings.

Mr. Law noted that there was a 5 foot 8 inch wide parking space drawn on the site plan, which didn't make sense. He asked for a plant list.

Ms. Robertson asked for hardscape details.

Patrick Ahearn, architect, said that they hired Walter Adams, a code consultant to report on the ADA compliance and they can present his report.

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The Board continued the review until a later date, to be determined.

19 Wingate, LHR 14-06

Documents:

- Large House Review Application Form
- Section XVID Review Affidavit
- Basement TLAG Calculation Plan Based Upon Proposed Grading, prepared by Field Resources, Inc., 9/3/14
- 19 Wingate TLAG Calculation, 9/6/14
- Statement of Intent
- Conservation Commission Site Plan of Land, prepared by Field Resources, Inc., 9/3/14 and revised 9/18/14
- Sewer, Water, and Drainage Connection Plan, prepared by Thomas A. Ryder, PE & Associates, 9/5/14
- Height Calculation Plan Showing Proposed and Existing Grade Plans, prepared by Field Resources, Inc., 9/3/14
- Stormwater Management Analysis for 19 Wingate Road, prepared by Thomas A. Ryder PE & Associates, 9/3/14
- 19 Wingate Exterior Lighting
- Neighborhood Plan and Photographs
- Plant Plan, prepared by New View Inc.
- Tree Bylaw Mitigation Plan, prepared by Field Resources, Inc., 9/5/14
- Letter from Matthew Fallon, Massachusetts Arborist #2024, 9/6/14
- Building Elevations, dated 9/6/14:
 - A-01-1 Front Elevation
 - A-01-2 Right Elevation
 - A-01-3 Rear Elevation
 - A-01-4 Left Elevation
 - A-02-1 Sub Level Floor Plan
 - A-02-2 Entry Level Floor Plan
 - A-02-3 Upper Level Floor Plan

Discussion:

Peter Holland, owner of 19 Wingate, presented his Large House Review application for a new house at 19 Wingate Road.

Ms. Robertson suggested that the scale of the house fits in with the scale of homes in the neighborhood.

Mr. Law recommended that the existing trees should be well protected per the plan for the duration of the project.

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Mr. Law moved to recommend approval with the recommendation that the tree protection plan be implemented for the duration of the project. Mr. Skolnick seconded the motion. The motion passed unanimously (3-0).

The meeting adjourned at approximately 9:00 pm.

Ethan Parsons
Wellesley Planning Department

Minutes Approved: 11/12/14