

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 9, 2019; 6:30PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

Members Present: Jose Soliva, Chair; Ingrid Carls; Juann Khoory; Amir Kripper; Iris Lin

Staff: Jeanette Rebecchi, Planner; Victor Panak, Senior Planner

Also Present: Richard Juliani
David Himmelberger
Dan Gordon
Dan Dobra
Michael Tartamella
Bill Foley
Josh Atkinson
Charlie Breslin

Mr. Soliva called the meeting to order at approximately 6:30pm.

LHR18-16: 47 MacArthur Road – Large House Review

Documents:

- Staff Report
- Large House Review Application Form, received October 4, 2018
- TLAG Affidavit, dated October 4, 2018
- Cover letter, prepared by David Himmelberger, dated December 6, 2018
- Statement of Intent
- Neighborhood Delineation Plan, prepared by Field Resources Inc., revised October 22, 2018
- Photographs of Existing Site
- Existing Conditions Plan, prepared by Field Resources Inc., revised December 5, 2018
- Existing Elevation Views - Structure to be Razed, prepared by Field Resources Inc., revised through December 5, 2018
- Existing Floor Plans - Structure to be Razed, prepared by Field Resources Inc., revised through December 5, 2018
- Architectural plans, prepared by R.C. Searles Associates, dated October 22, 2018:
 - Sheet 1 - Elevations
 - Sheet 2 - Elevations
 - Sheet 3 - Foundation Plan
 - Sheet 4 - Basement Plan
 - Sheet 5 - First Floor Plan
 - Sheet 6 - Second Floor Plan
 - Sheet 7 - Building Sections & Details
 - Sheet 8 - Framing Plan
 - Sheet 9 - Framing Plan
 - S1 - Bracing Methods
 - S2 - Bracing Methods
 - TLAG Calculations

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 9, 2019; 6:30PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

- Memo from Field Resources Inc. regarding 500-foot rule, dated December 5, 2018
- Proposed Site Plan Showing Zoning Compliance, prepared by Field Resources Inc., revised through December 5, 2018
- Basement TLAG Exemption Plan Showing Grade Plane, prepared by Field Resources Inc., revised through December 5, 2018
- Allowable Height Plan of Land, prepared by Field Resources Inc., revised through December 5, 2018
- Stormwater Management Analysis, prepared by Thomas A Ryder PE & Associates, dated December 3, 2018
- Sewer, Water, and Drainage Plan, prepared by Thomas A Ryder PE & Associates, dated November 16, 2018
- Arborist report from Kray A. Small, dated October 3, 2018
- Landscape Plan Set, prepared by William Fleming Associates, dated October 4, 2018
 - Plant Material List
 - L-1 Landscape Plan
- Construction Management Plan
- Lighting Cut Sheets
- Site Plan Showing Proposed Lighting, prepared by Field Resources Inc., revised through December 5, 2018

Discussion:

Victor Panak, Senior Planner, gave an overview of the Large House Review project.

The Board had a lengthy discussion regarding the elimination of the 24" caliper oak tree near the driveway. Mr. Richard Juliani, property owner, noted that the tree was not worth saving since it's missing most of its lower limbs. Ms. Lin noted that the grading work will negatively impact the critical root zone, and it would not likely survive after the house is constructed. Ms. Lin recommended planting two Pin Oaks to the left of the driveway to compensate for the loss of the mature tree.

Ms. Lin brought forward concerns regarding the drainage plans, as the house elevation is now lower than the east side of the property.

The Board had a lengthy discussion regarding the orientation of the home shifting to face Halsey Avenue. Mr. Juliani stated that the house would not meet set back requirements if it was rotated back toward MacArthur Road. The Board recommended exploring the feasibility of rotating the home back, or having the front entrance walkway perpendicular to MacArthur Road.

Ms. Lin recommended replacing the White Pine trees along the property line with species that will provide greater privacy at maturity, such as four to five Eastern Red Cedars or Japanese Hollies.

Mr. Kripper noted several architectural features that could be improved:

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 9, 2019; 6:30PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

- Use shake siding on all sides of the garage and front door volumes.
- Align the second floor windows on the right elevation with the windows below.
- Eliminate second floor window placed in the shower.

Mr. Soliva discussed the need to align and compose the windows on each elevation to create a nice composition and reduce the massing of the home.

Ms. Khoory noted a graphical error on the front elevation eave line.

Mr. Kripper recommended adding a light fixture to the right side of the rear sliding doors. Mr. Himmelberger, attorney for the Applicant, noted that they would prefer not to since it would trigger the need to conduct a photometric analysis.

Following a lengthy discussion, Ms. Khoory moved to recommend approval of the project with the following recommendations:

- *Change the two sugar maples along Halsey Avenue to Pin Oaks.*
- *Either explore rotating the house such that the front elevation aligns with MacArthur Road, or if unable to, straighten the entrance walkway to be perpendicular to MacArthur Road.*
- *Adjust grading around the house (especially on east side) to divert runoff around the proposed foundation*
- *Switch White Pines along eastern property line with Eastern Red Cedars or Japanese Hollies, and reduce the number to four or five plants.*
- *Use cedar shakes on all facades of the garage volume and the front entrance volume.*
- *Align second story bathroom window on right elevation with windows below.*
- *Eliminate the window in the shower stall on left elevation.*
- *Correct the inconsistent eave line on front elevation.*
- *Explore any possibilities to better align windows on left and right elevations.*

Ms. Lin seconded the motion. The motion passed unanimously (5-0).

LHR18-18: 17 Monadnock Road – Large House Review

Documents:

- Staff Report
- Large House Review Application Form
- TLAG Affidavit
- Cover Letter, prepared by Patrick Ahearn, dated December 6, 2018
- Preservation Determination, prepared by Wellesley Historical Commission, dated September 14, 2018
- Storm Drainage Report, prepared by Columbia Design Group, LLC., dated December 6, 2018
- Arborist Report, prepared by Kray A. Small, dated December 5, 2018
- Site Plan Set, prepared by Patrick Ahearn, dated December 6, 2018

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 9, 2019; 6:30PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

- SID-1 Site Identification
- SID-2 Neighborhood Delineation Plan
- SID-3 Neighborhood Delineation Photographs
- SID-4 Existing Site Photographs
- SID-5 Existing Building Photographs
- SID-6 Existing Basement Floor Plan
- SID-7 Existing First Floor Plan
- SID-8 Existing Second Floor Plan
- SID-9 Existing Attic/Third Floor Plan
- SID-10 Existing North & South Elevations
- SID-11 Existing East & West Elevations
- Site Plans, prepared by DGT Associates, dated December 5, 2018
 - C-1 Existing Conditions Site Plan
 - C-2 Proposed Conditions Site Plan
- Civil Plan Set, prepared by Columbia Design Group, LLC., dated November 6, 2018
 - C-3 Proposed Civil Site Plan
 - C-4 Proposed Grading Plan
 - C-5 Proposed Details Plan
- Architectural Plan Set, prepared by Patrick Ahearn, dated December 6, 2018
 - A-1 Proposed South Elevation
 - A-2 Proposed East Elevation
 - A-3 Proposed West Elevation
 - A-4 Proposed North Elevation
 - A-5 Proposed Basement Floor Plan
 - A-6 Proposed First Floor Plan
 - A-7 Proposed Second Floor Plan
 - A-8 Proposed Third Floor Plan
 - A-9 Proposed Pool Cabana Plans & Elevations
 - A-10 Proposed TLAG Calculations & Diagrams
- Landscape Plan Set, prepared by Dan Gordon, Landscape Architects, dated December 6, 2018
 - LHR-0 Site Analysis Plan
 - LHR-1 Site Preparation Plan
 - LHR-2 Landscape Plan
 - LHR-3 Silt Control & Tree Protection Plan
 - LHR-4 Lighting & Photometric Plan
 - LHR-5 Landscape Details
 - LHR-6 Landscape Details
 - LHR-7 Landscape Details
 - LHR-8 Planting & Lighting Information
 - LHR-9 Existing Landscape Conditions Photos
 - LHR-10 Existing Landscape Conditions Photos
 - LHR-11 Existing Landscape Conditions Photos

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 9, 2019; 6:30PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

Discussion:

Mr. Panak gave an overview of the project.

Mr. Michael Tartamella, project architect, responded to Mr. Panak's concerns regarding the number of lights found on the rear elevation. Many of the fixtures can be replaced with recessed lighting.

The Board held a lengthy discussion regarding the front elevation portico. Ms. Khoory noted that the architectural details on the front of the house seemed overly simple compared to the rear, and that the portico feature needed to be strengthened. Mr. Tartamella suggested widening the portico columns, and commented that he will revisit the design of the portico after the meeting.

Ms. Khoory commented that the window sills on the second floor seemed very high, and requested that the Applicant confirm that they are an appropriate height when viewed from the interior.

Dan Gordon, landscape architect, presented the landscape plans to the Board.

Ms. Lin discussed at length with Mr. Gordon the need to preserve the overall shape of the ledge outcropping found on the left side of the property. The topography of the property is unique, and should be preserved as much as possible. Creating a more curvilinear path that moved around the ledge outcropping was suggested. Mr. Panak also recommend showing the proposed grading on the landscape plans.

Following a lengthy discussion, Ms. Carls moved to recommend approval of the project with the following recommendations:

- *Revisit design of front entrance portico, possibly by thickening the columns on either side.*
- *Limit grading changes on the left side of the property, and consider a more curvilinear design to the walkway that would be more complimentary to the natural layout of the landscape; preserve as much of the existing natural ledge form as possible.*
- *Confirm that the window sill height on the second floor is appropriate when viewed from the interior.*

Mr. Kripper seconded the motion. The motion passed unanimously (5-0).

DRB19-01M: 45 Dana Road, Dana Hall School Athletic Field - Major Construction

Documents:

- Staff Report
- Sign Permit Application
- Application for Design Review
- Project Narrative, prepared by Stantec, dated December 21, 2018
- Existing Site Photos

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 9, 2019; 6:30PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

- Cut Sheets
 - Light Fixtures
 - Athletic Ball Netting
 - Stone Wall Example
- Plan Set, prepared by Stantec, dated December 21, 2018
 - CP-1 Construction Access Plan
 - EX-1 Existing Conditions
 - OSP-1 Overall Site Plan
 - SP-1 Site Preparation Plan-Phase 1
 - SP-2 Site Preparation Plan- Phase 2
 - SP-3 Site Preparation Plan – Phase 3
 - L-1 Layout & Materials Plan
 - L-2 Grading Plan
 - L-3 Utility Plan
 - L-4 Planting Plan
 - EL-1 Electrical Photometric Plan
 - EL-2 Electrical Details
 - D-1 Site Details
 - D-2 Site Details
 - D-3 Site Details
 - D-4 Civil Details

Discussion:

Josh Atkinson from Stantec presented the project on behalf of the Dana Hall School.

The Board had a discussion regarding the chain link fence, and recommend stopping the chain link at the corner of the field rather than extending it to the driveway and beyond.

Mr. Kripper suggested adding additional boulder features at the sideline berms.

Ms. Lin had several suggestions regarding the project landscaping.

- The tree at the corner of the interior driveway will be impacted by the new grading and should be removed.
- The new curved walkway has more than a 5% slope at certain points. Consider moving the walkway to the edge of the interior driveway.
- Move the crosswalk down to the new location of the walkway.
- Enhance the landscaping along the chain link fence along the sideline.
- Enhance the landscaping at the entrance walls with grouping of ornamental shrubs. Add evergreen trees to maintain winter interest.

Following a lengthy discussion, Ms. Lin moved to recommend approval of the project with the following conditions:

- *Enhance the landscaping around the entrance by symmetrically layering additional evergreen and ornamental trees.*

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 9, 2019; 6:30PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

- *Ensure that all walkways and crosswalks are ADA complaint in terms of slope.*
- *Relocate the new 8' wide walkway and crosswalk to the driveway leading to the Science Center.*
- *Add boulders to provide additional seating on the berms.*
- *Terminate the chain link fence at the corner of the athletic field rather than extending it to both sides of the driveway.*

Ms. Khoory seconded the motion. The motion passed unanimously (5-0).

Mr. Kripper adjourned from the meeting at approximately 8:50pm.

Approve minutes from 11/7/2018 & 11/14/2018 DRB meetings

Mr. Soliva made a motion to approve the minutes from the November 7, 2018 and November 14, 2018 Design Review Board meetings. Ms. Khoory seconded the motion. The motion passed unanimously (4-0).

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department