

*Minutes of the January 25,2023
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, JANUARY 25, 2023, 6:30 P.M.
ONLINE REMOTE MEETING

Design Review Board Present:

Chair Jose Soliva, Vice-Chair Juann Khoory, Sheila Dinsmoor, Iris Lin

Absent: Amir Kripper

Staff Present: Interim Planning Director Eric Arbeene, Interim Senior Planner Emma Coates

Call to Order:

Mr. Soliva called the meeting to order at 6:30 PM. Roll Call was taken: Soliva-present, Khoory-present, Dinsmoor-present, Lin present

Citizens Speak – Public Comment on Matters not on the agenda

No comments were brought before the Board.

New and/or Continued Applications

DRB-22-57 S - 165 Linden Street, Unit 165A – Sign Application

Mr. Soliva motioned to continue DRB-22-57 S – 165 Linden Street, Unit 165A, to the next meeting of DRB on 2/8/23. Ms. Khoory seconded the motion. It was on motion 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

DRB-22-69 S - 141 Linden Street – Sign Application

Mr. Soliva motioned to continue DRB-22-69 S – 141 Linden Street, to the next DRB meeting on 2/8/23. Ms. Khoory seconded the motion. It was on motion 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

DRB-23-03 S - 190 Linden Street – Special Permit Sign

Present: Jason Fredette, Poyant Signs

Mr. Fredette detailed aspects of the application.

Mr. Soliva stated front-lit lettering was not allowed in the Town.

Mr. Fredette stated the proposed blade sign would come out slightly more than allowed by right.

Ms. Khoory inquired about the size and placement of the sign.

Mr. Soliva inquired about the color of the sign. Mr. Fredette replied the sign is a metallic silver with a metal fleck imbedded in the sign.

Ms. Khoory recommended centering of the sign.

Ms. Lin suggested signage only on the door.

Ms. Khoory motioned to approve DRB-23-03 S - 190 Linden Street as presented, with the recommendation to remove temporary signs from the windows, align the proposed sign with the sill of the window to the left, leaf on the sign, be no greater than 18 inches, and halo lighting acceptable on the name. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

LHR-22-06 - 365 Worcester Street (Continued from 1/11/23).

Present: Nick Landry, Architect, Larry Shind, Applicant's Attorney

Ms. Coates read aloud the letter submitted from neighbor Rich Howes, 9 Oakland Street, who expressed concern about massing, tree removal, and height of the proposed house.

Mr. Landry highlighted the modifications made to the application.

Mr. Soliva stated the updated rendering was much improved.

Ms. Dinsmoor inquired about the existing trees.

Ms. Lin suggested that a longer rectangular window be installed at the rear of the garage.

Ms. Khoory inquired about the brick on the chimney. Mr. Landry replied the brick used on the chimneys would match the façade of the house.

Ms. Dinsmoor motioned to accept LHR-22-06 as presented with a change in the garage window as discussed, the chimneys use same brick as the front façade and base of the house us material to replace the concrete like precast or fieldstone. Ms. Lin seconded the motion. It was on motion 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.

DRB-23-04 M 55 Rice Street

Present: David Hickey, Town Engineer; Linda Chow, School Committee; Jay McHale, NRC Chair; Mike Berry, Mosco Lighting

Ms. Coates stated that all letters received concerning this application, would be posted on the DRB website.

Resident Jim Miller, 50 Pine Street, stated the lighting design is identical to the lights being installed on the Honeywell multi-purpose field.

Resident Christopher Spagnuolo, 14 Paine Street, indicated his support for the proposed lights and team rooms.

Resident Raina McManus, 2 Mulhern Lane, stated the 2020 Town Meeting directed all Town boards to take into account greenhouse gas emissions when reviewing Town projects.

Resident Jean Mayell, 27 Seaver Street, stressed the importance of robust wetlands to help protect the surrounding area from flooding, including the High School.

Resident Laura Roberts, 10 Greenlawn Avenue, acknowledged that field lights were never included in the original Honeywell Track and Field project.

Resident Kiril Selverov, 27 Atwood Street, stated that any lighting design would negatively and permanently impact the surrounding wetlands, noise and ecology.

Resident Jo Okun, 15 Cottonwood Road, stated that installation of the proposed lighting, would shed 10,000 times the light emitted by a full moon on a dense, historical neighborhood.

Ms. Chow mentioned the history of the lighting proposal.

Mr. Hickey provided additional details regarding the project.

Mr. Berry highlighted the different criteria used when designing the lighting proposal.

Ms. Lin inquired about the lighting from the Whole Food's parking lot.

Ms. Khoory inquired about the estimated brightness the houses across the street would be subjected to.

Ms. Dinsmoor commented that she had been a member of the Board for a long time and had never witnessed such project opposition from a neighborhood.

Ms. Lin stated this is an issue that goes beyond lighting and includes noise and traffic.

Mr. Soliva asked about the mitigation to limit the impact on the neighborhood. Ms. Chow replied the Police had regulations in place, to control traffic and parking during events.

Resident Marc Shechtman, 41 Rice Street, stressed that the charge of the DRB includes preservation, character, and scale of Wellesley neighborhoods.

Ms. Khoory stated we need to provide more information to residents of the affected area.

Review Design Board Members concurred that additional information regarding the proposed lighting/scheduling was needed.

Mr. Soliva motioned to continue DRB-23-04 M for sports lighting at 55 Rice Street, to the DRB Meeting on 2/8/23. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Soliva-aye.

Minutes – 12/2/20, 12/16/20, 4/28/21, 5/26/21 & 11/21/22

Mr. Soliva motioned to accept DRB Minutes for 12/2/20, 12/16/20, 4/28/21, 5/26/21 & 11/21/22. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye, Khoory -aye, Dinsmoor-aye, Soliva-aye.

Chair Update

Mr. Soliva announced he would be leaving the DRB on March 1, 2023, to accept a position on the PBC.

Adjourn

Mr. Soliva motioned to adjourn the DRB meeting. Ms. Khoory seconded the motion. It was on motion 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.

Mr. Soliva adjourned the meeting at 10:30 PM.