

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 6, 2019; 6:30PM
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Rob Skolnick, Vice Chair; Sheila Dinsmoor; Juann Khoory
Staff: Victor Panak, Senior Planner; Michael Zehner, Planning Director
Also Present: Dan Gordon
Maureen Gordon
Lauren Cronin
Remon Karian
John Gallagher
Matt Guigli
Brian Alim
Dan Garrison
Bill Foley
Heather Adams
Tavis Babbitt
Jane Shoplick

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

DRB19-04S: 267 Washington Street, Dan Gordon Landscape Architects – Sign Permit

Documents:

- Staff Report
- Sign Rendering
- Sign Permit Application

Discussion:

Dan Gordon and Maureen Gordon presented the application for a new wall sign.

Following a brief discussion, Mr. Skolnick moved to recommend approval of the sign as presented. Ms. Dinsmoor seconded the motion. The motion passed unanimously (3-0).

DRB19-05S: 112 Worcester Street – Morgan Stanley – Sign Permit

Documents:

- Staff Report
- Cover Letter, prepared by ViewPoint Sign & Awning, dated 1/22/19
- Sign Permit Application
- Sign Plan Set, prepared by Signs of Success, dated 1/22/19
 - Wall Sign Rendering
 - Standing Sign Rendering
 - Location Information

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Discussion:

Lauren Cronin from View Point Sign & Awning, presented the application for a special permit wall sign and standing sign.

Mr. Skolnick stated that the property manager should be informed that the Board would like to see the same font type on all the standing sign panels going forward.

The Board commented that the wall sign is placed correctly in the sign band on the building even though it doesn't meet height requirements.

Following a brief discussion, Ms. Khoory moved to approve the signs with the following condition:

- *Ensure that all tenant panels on the standing sign have the same font.*

Ms. Dinsmoor seconded the motion. The motion passed unanimously (3-0).

DRB19-06S: 159 Linden Street – Pampered Puppies – Minor Construction & Sign Permit

Documents:

- Staff Report
- Sign Permit Application
- Awning Sign Rendering, prepared by LaFuente Sign & Awning, dated 1/25/19
- Site Photographs
- Proposed Awning Rendering, prepared by LaFuente Sign & Awning, dated 11/13/18
- Awning Specifications, prepared by LaFuente Sign & Awning, dated 1/25/19

Discussion:

Andrew LaFuente from LaFuente Sign & Awning presented the application on behalf of Pampered Puppies.

Ms. Khoory expressed concerns that the new awnings on Linden Street will cover the wall signs already present. Mr. LaFuente stated that the awnings will be installed level with each other, and that the sign closest to the main door will be raised several inches to accommodate the new awning.

The Board had a discussion regarding the purpose of the awnings, since the signage on the Linden Street façade looks unappealing. Mr. LaFuente stated that the Building Inspector has told him that the existing wall signs on Linden Street are grandfathered in.

The Board commented that the awnings will cover a significant portion of the windows, resulting in a loss of interior light. Mr. LaFuente responded that the property owner thought the awnings tied everything together aesthetically.

Following a lengthy discussion, Ms. Dinsmoor moved to recommend approval of the signage and awnings as presented. Ms. Khoory seconded the motion. The motion passed unanimously (3-0).

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DRB19-07S: 575 Washington Street, Fiorella's Express – Sign Permit

Documents:

- Staff Report
- Sign Permit Application
- Wall Sign Rendering, prepared by Metro Sign & Awning, revised 1/29/19
- Window Sign Rendering, prepared by Metro Sign & Awning, revised, 1/29/19

Discussion:

John Gallagher, Fiorella's Express' Director of Operations, and Remon Karian, Owner, presented the sign application.

Ms. Khoory enquired how they will cover up the name of the former restaurant on the awning valances. Mr. Karian replied that they were not planning on recovering the awnings at this time, but will try and cover up the former restaurant name or remove the lettering.

Mr. Skolnick clarified that the corner entrance will be the main entrance to the restaurant.

Ms. Khoory commented that she likes the circular wall sign, but she has a hard time reading the lettering, especially the word "Express". Additionally, the font on the door is very faint.

Ms. Khoory stated that the beige color of the wall sign blends in with the wall. The awning color and the wall sign color should relate to each other to create a cohesive look. Mr. Karian stated that they will be coming back sometime in the future to address the awnings.

Ms. Dinsmoor stated that she agreed that the sign was hard to read. Mr. Karian stated that they were going for a soft, elegant look. Mr. Skolnick stated that the wall sign is substantial in size, and that clearly the awnings are a work in progress. Mr. Skolnick expects the Applicants to come back at a future date.

Following a brief discussion, Mr. Skolnick moved to recommend approval of the signage as presented. Ms. Dinsmoor seconded the motion. The motion passed unanimously (3-0).

LHR19-01: 26 Oakridge Road – Large House Review

Documents:

- Staff Report
- Large House Review Application
- TLAG Affidavit
- Statement of Intent
- Neighborhood Delineation Plan
- Photographs of Existing Site
- Arborist Report, prepared by Tree Tech Inc., dated 10/18/2017
- Drainage Summary, prepared by Paul J. Tyrell, dated 11/27/2018

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- Existing Conditions Plan, prepared by Verne T. Porter Jr., dated 9/1/17
- Proposed Conditions Site Plan, prepared by Verne T. Porter Jr., dated 11/27/18
- Landscape & Lighting Plan
- Photometric Analysis, prepared by WDA Design Group, dated 1/28/19
- Architectural Plan Set, prepared by Paul Apkarian Architects, INC., dated 9/20/2018
 - A1.0 Elevations
 - A1.1 Elevations
 - A2.0 First Floor Plan
 - A2.1 Second Floor Plan
 - A2.2 Roof Plan
 - A2.3 Foundation
 - A3.0 Sections
 - A4.0 First Floor Plan TLAG
 - A4.1 Second Floor Plan TLAG
 - A4.2 Attic Plan TLAG

Discussion:

Matt Guigli, Applicant, presented the Large House Review project, noting that they are planning on making revisions to the project and plan on coming back at a later date.

Mr. Guigli generally reviewed the anticipated changes, which include revising the massing between the main body of the house and the garage, decluttering the roof line in the rear of the house, addressing the shed dormer on the rear elevation, and scaling down the interior floor plan. Ms. Khoory cautioned minimizing the garage too much when scaling back the garage and connector.

Mr. Skolnick enquired about the materials. Mr. Guigli responded that they will be using PVC clapboard siding, and board and batten. The roof will cedar or black asphalt shingles.

On Ms. Dinsmoor behest, Mr. Guigli reviewed the setbacks of the new house.

Ms. Khoory enquired how they are planning on reducing the square footage. Mr. Guigli responded that they will attempt to reduce the size of the mudroom, and eliminate some of the dead space between the kitchen and family room.

Ms. Khoory shared a few comments regarding the architectural plans:

- The mudroom entrance archway is higher than the garage arches.
- The trellis treatment is only going over two bays rather than three.
- The front entrance is very classical looking compared to the architecture of the rest of the house, and should be simplified.
- The shed dormer and balcony on the rear elevation should be revised.

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Mr. Guigli presented the landscape plans. Mr. Skolnick enquired if they were removing any trees. Mr. Guigli responded that they plan on taking out some white pines, but they are not shown on the plans. Mr. Panak added that no trees over six inches in caliper are being removed.

Mr. Guigli noted that they are installing a recharge basin in the rear of the property to collect stormwater.

Mr. Guigli reviewed the landscape lighting. The Board and Mr. Panak expressed concerns regarding the tree uplighting.

Mr. Skolnick made a motion to continue discussion to the next DRB meeting scheduled for February 27, 2019. Ms. Khoory seconded the motion. The motion passed unanimously (3-0).

LHR18-17: 11 Pilgrim Circle – Large House Review

Documents:

- Large House Review Application
- TLAG Affidavit
- Cover Letter, prepared by Brian Charles Alim, INC., dated 1/29/19
- Neighborhood Delineation Plan, prepared by BCA Architectural Design, dated 8/1/18
- Existing Conditions Photographs
- Plot Plan
- Site Plan, prepared by Frederick Russell, PE, revised 12/30/17
- Landscape Plan
- Lighting Cut Sheets
- Construction Management Plan, prepared by Daniel & Jill Garrison, dated 12/2018
- Architectural Plan Set, prepared by BCA Architectural Design, revised 1/29/19
 - A-0 Ext/New Front Elevations
 - A-1 Ext/New Left & Right Elevations
 - A-1 Ext/New Rear Elevations
 - A-3 New First Floor Plan
 - A-4 New Second Floor Plan
 - A-5 New Basement Layout
 - A-6 Existing Plans
 - A-7 Window Schedule
 - GSF1 Basement GSF Calculation
 - GSF2 First Floor GSF Calculation
 - GSF3 Second Floor TLAG Calculation
 - GSF4 New/Ext. Attic TLAG Calculation
 - GSF5 Basement Height TLAG Calculation
 - D-1 Existing Conditions Elevations
 - D-2 Roof Plan Demo Calculation
 - E-1 Ext. Electrical Plan

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Discussion:

Brian Alim, project architect, presented the project. Mr. Alim noted that there will be plantings to control erosion, and an infiltration system installed in the front yard. Ms. Khoory enquired if the Wetlands Protection Committee had approved the project. Mr. Alim responded affirmatively. Mr. Panak explained to the Board that part of the submission has already been built, but anything constructed in the previous three years is considered as part of the LHR application.

Ms. Dinsmoor stated that they are encroaching further on the rear lot line, and wondered if they had spoken to the neighbors about this project. Mr. Dan Garrison, property owner, responded affirmatively, noting that the neighbors are supportive of the project.

Ms. Khoory commented that the addition over the garage is large, and recommended two smaller dormers over the garage.

On the rear elevation, Ms. Khoory noted that on Plan A-2 *Ext/New Rear Elevations*, they are missing a line drawing to the right of the bulkhead and bathroom window. Additionally, the sill height of the kitchen windows should be lowered.

Ms. Khoory discussed aligning the new windows where possible.

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

- *Lower the sill height of the kitchen windows.*
- *Add the missing line drawing to the right of the bulkhead/bathroom window on Plan A-2.*
- *Consider constructing two small dormers over the garage instead of the one large one.*
- *Align the new window where possible on all elevations.*

Mr. Skolnick seconded the motion. The motion passed unanimously (3-0).

LHR 19-02: 47 Leigh Road – Large House Review

Documents:

- Large House Review Application
- Large House TLAG Affidavit
- Statement of Intent
- Neighborhood Delineation Plan
- Photos Neighborhood Houses
- Photos of Existing House
- Existing Conditions Site Plan, prepared by Verne T. Porter
- Floor Plan of Existing House, prepared by Babbitt Design, dated 12/31/2018
- Elevations of Existing House
- Photos of Existing Landscape
- Floor Plan of Proposed House
- Architectural Plan Set, prepared by Babbitt Design, dated 12/31/2018

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- A-1 Proposed First Floor
- A-2 Proposed Second Floor
- A-3 Proposed Foundation Plan
- A-4 Proposed Front & Left Side Elevations
- A-5 Proposed Rear & Right Side Elevations
- A-6 Total Living Area Plus Garage Calculations
- Proposed House Location, prepared by Verne T. Porter, dated 12/31/2018
- Drainage Summary, prepared by Verne T. Porter, dated 12/17/2018
- Landscape Plan, prepared by Shoplick Associates, dated 1/25/2019
- Lighting Cut Sheets
- Construction Management Plan
- Arborist Report, prepared by Bark Busters Tree Service

Discussion:

Bill Foley, general contractor for the Applicant, introduced the homeowner, Heather Adams, and Tavis Babbitt, project designer.

Ms. Adams presented the project and discussed the need for their family to have a sports court to accommodate a family member with special needs.

Ms. Dinsmoor noted that the adjacent lot was undeveloped.

Ms. Khoory enquired if the height of the new building was allowable. Mr. Panak noted that it was under the maximum of 36 feet.

Ms. Khoory stated that the porch roof needs further study as it has a flat portion where it connects to the main house. Additionally, the roof line when viewed from the rear needs some refinement. Currently it reads as one large flat roof zig-zagging downward toward the garage. Ms. Adams stated that they were trying to save on construction costs by simplifying the rear portion of the house.

At Mr. Skolnick's request, Mr. Foley presented the materials planned for the project.

Ms. Dinsmoor enquired if the abutters are aware of the plans. Ms. Adams replied affirmatively.

At Mr. Skolnick's request, Mr. Foley presented the arborist's findings regarding the three trees that will be removed. Mr. Foley stated that he will submit a letter from the arborist.

Mr. Skolnick enquired about the new driveway. Ms. Adams replied that it's basically in the same location, just slightly wider.

Ms. Khoory enquired about the fireplace. Ms. Adams stated that it is a gas fireplace. Ms. Khoory reminded the Applicants that the fireplace vent cannot be placed too close to an operable window.

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Mr. Skolnick and the Applicants discussed the placement of the exterior mechanical equipment.

Ms. Adams reviewed the lighting plan.

Jane Shoplick, project landscape architect, joined the discussion. Ms. Khoory enquired if they are planting around the foundation of the house. Ms. Shoplick responded affirmatively, and elaborated on the submitted landscape plan.

Mr. Zehner, Planning Director, took over for Mr. Panak who adjourned from the meeting.

Mr. Skolnick made a motion to approve the project as presented with the condition that the Applicants address the issues that were discussed. Ms. Dinsmoor seconded the motion. The motion passed unanimously (3-0).

Approve Minutes from 12/12/2018 & 1/9/2019 DRB Meetings

Ms. Khoory noted that her name should be added to the member attendance list for the 12/12/2018 meeting. Ms. Dinsmoor, who was absent at the meeting, should have her name removed.

Mr. Skolnick made a motion to adjourn at approximately 8:00PM. Ms. Khoory seconded the motion. The motion passed unanimously (3-0).

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department