

*Minutes of the February 22,2023  
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY, FEBRUARY 22, 2023, 6:30 P.M.  
ONLINE REMOTE MEETING

**Design Review Board Present:** Chair Jose Soliva, Sheila Dinsmoor, Iris Lin

**Absent:** Vice-Chair Juann Khoory, Amir Kripper

**Staff Present:** 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, 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 Applicants**

DRB-22-57 S - 165 Linden Street, Unit 165A – Special Permit Sign (continued from 2/8/23)

Present: Ed Spinney, SignArt

Mr. Spinney detailed aspects of the application, noting that the applicant preferred option 2.

Mr. Soliva asked if a Special Permit was needed. Ms. Coates confirmed a Special Permit was required, and three signs were requested.

Ms. Lin recommended aligning the blade sign with the light.

**Ms. Soliva motioned to approve DRB-22-57 S 165 Linden Street, Unit 165A\_ Option 2, as presented, and if a Special Permit is required, to recommend the blade sign align with the light. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye**

DRB-22-69 S - 141 Linden Street – 141 Linden Street – Special Permit Sign

**Mr. Soliva motioned to continue DRB-22-69 S – 141 Linden Street, to the 3/8/24 meeting of the DRB. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye**

DRB-23-06 -S - 309 Washington Street – Special Permit Sign

Present: James McLaren, Chair of the Housing and Grounds Committee - Universal Unitarian Society of Wellesley Hills

Mr. McLaren acknowledged that the existing sign was installed in 1991, and was replaced in 2020, without a permit.

Mr. Soliva inquired about the preferred signage option. Mr. McLaren responded that the painted sign was preferred.

Ms. Coates explained the proposed height of the sign would require a Special Permit.

Ms. Lin asked if the sign could be placed farther away from Washington Street. Mr. McLaren replied the post would be installed 22 inches from the sidewalk.

**Ms. Dinsmoor motioned to accept DRB-23-06 S - 309 Washington Street, as presented. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye.**

DRB-23-05 M - 106 Central Street – Minor Construction

Present: Chris Ridge, Project Manager - Wellesley College; Justin Mosca, Project Manager – VHB; Vinicius Gorgati, Architect - Sasaki Design

Mr. Mosca detailed various aspects of the application.

Mr. Gorgati stressed that the proposed plans were mindful of environmental considerations.

Mr. Soliva commented about the subtle color differences between the brick and metal finishes.

Mr. Soliva emphasized that the Town of Wellesley is motivated to reduce greenhouse gases, and a new HVAC system at the site, would help reduce fuel consumption; thereby reducing greenhouse gases.

Ms. Dinsmoor asked if the bridge building would require renovation.

Mr. Ridge stated the pool building was renovated in 1986, but was unsure about the date of renovation of the bridge.

Ms. Lin inquired if the siding used on the east side, could be used on the west side. Mr. Gorgati replied such metal material would be more costly.

**Ms. Lin motioned to accept DRB-23-05 M - 106 Central Street, as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Soliva-aye.**

DRB-23-07 M - 106 Central Street

Present: Devon Gallant, Project Manager - Wellesley College; Justin Mosca, Project Manager – VHB; Michael Bautista, Architect - DesignLAB

Mr. Bautista provided summary of the application, noting the accessibility to the Great Hall located in the Tower Court Residences, needed to be upgraded to meet the ADA code.

Mr. Soliva inquired about the material used for the bench in front of the new door.

Mr. Bautista responded that the material used on the base of the building, would be matched.

Ms. Lin inquired about the grading in the drop-off area for people in wheelchairs.

Mr. Soliva inquired about upgrades to the building, which could help promote sustainability.

Ms. Dinsmoor inquired about the Madeline Albright Tree. Mr. Bautista replied the tree is young, and therefore; would likely survive being relocated.

**Ms. Lin motioned to approve DRB-23-07 M - 106 Central Street as presented, and to recommend the applicant consider the composition of the bench in front, to complement the exterior of the building, and to increase the drop-off zone. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye.**

**Minutes - 8/11/21, 9/22/21, 10/13/21, 11/3/21, 12/1/21**

Board members reviewed and provided several edits to minutes. No motion was made; roll call was not taken.

**Adjourn**

**Ms. Dinsmoor motioned to adjourn. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye.**

Mr. Soliva adjourned the meeting at 8:04 PM

MINUTES APPROVED – March 22, 2023