

Minutes of the February 24, 2021 Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, FEBRUARY 24, 2021, 6:30 P.M.
ONLINE REMOTE MEETING

Design Review Board Present: Chair Jose Soliva, Vice-Chair Robert Skolnick, Iris Lin, Juann Khoory, Sheila Dinsmoor, Amir Kripper - Alternate

Staff Present: Senior Planner Valerie Oorthuys

Call to Order

Mr. Soliva called the meeting to order at 6:30 p.m. Roll Call: Soliva-aye
Skolnick-aye, Khoory-aye, Lin-aye, Dinsmoor-aye

Citizen Speak – Public Comment on Matters not on the Agenda

No comments were brought before the Board.

DRB 21-01 S 46 Washington Street – Gulf Gas Station - Special permit sign

Mr. Soliva stated that the applicant has requested the discussion of the Special Permit Sign application is continued to the DRB's meeting of March 10, 2021.

Mr. Skolnick moved to continue DRB 21-01 S 46 Washington Street – Gulf Gas Station to March 10, 2021. Ms. Dinsmoor seconded the motion. It was on motion 6-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Skolnick-aye, Kripper- aye, Soliva-aye

DRB-21-07 S 981 Worcester Street- Fresenius Kidney Care - Special Permit Sign

Present: Jeff Newman, Signarama

Mr. Newman presented the proposed façade signage for 981 Worcester Street, noting that the landlord has approved the proposed signage. Lettering is proposed to be smaller than the limit of 18 inches tall.

Mr. Soliva noted that the application includes a proposed internally illuminated sign. Ms. Oorthuys added that the size of one of the door signs exceeds the limit in the Zoning Bylaw, meaning that the applicant would need to seek a Special Permit through the Zoning Board of Appeals for both internal illumination and sign size. Mr. Newman noted his preference to alter proposed signage to conform with the Zoning Bylaw.

Ms. Dinsmoor motioned to accept DRB-21-07 S 981 Worcester Street – Fresenius Kidney Care – Special Permit Signage, as presented, with the change in internal illumination to halo lit and with decreasing the size of the door sign to be within the 1 square foot threshold. Mr. Kripper seconded

the motion. It was on motion 6-0; Skolnick-aye, Dinsmoor-aye, Khoory-aye, Kripper- aye, Lin-aye, Soliva-aye

DRB-21-08- 438 Washington Street – Hunnewell Field Restroom Facility – Major Construction Project

Present: David Hickey, Town Engineer

Mr. Hickey presented the Town’s plans for a restroom facility to replace the existing nonfunctional facility at Hunnewell Field with a pre-manufactured unit. The Department of Public Works and the Natural Resources Committee are working together to complete the project.

The Design Review Board discussed the application, noting concern for vandalism, sustainability, accessibility, and appearance of the facility.

As the unit is pre-manufactured, the DRB reviewed color schemes for the concrete siding and roofing, agreeing on liberty tan concrete siding and charcoal gray cedar shake roofing.

The DRB agreed the plans need to include tree protection for the existing trees to the rear of the building.

Ms. Khoory motioned to accept DRB-21-08- 438 Washington Street – Hunnewell Field Restroom Facility – Major Construction Project, as presented, with coordination of the location and number of windows, the relocation of vents, ensuring code compliance with ADA and local codes, consideration of proximity to the aqueduct and additional attention paid to drainage. No trees are to be removed as part of the project, and tree protection will be added for the eastern and western facing trees. The structure will utilize liberty tan concrete siding and charcoal grey cedar shake roofing, with structural items to match. The applicant will check that the glass is shatterproof. Ms. Lin seconded the motion. It was on motion 6-0; Dinsmoor-aye, Kripper- aye, Lin-aye, Khoory-aye, Skolnick-aye, Soliva-aye

ZBA-21-03- Delanson Circle – 1-3, 2-4, 5-7, 6-6A, 8 Delanson Circle & 12-14 & 16-18 Hollis Street – Comments to ZBA for Site Plan Review

Present: Nick Ogonowsky, Trax Development

Robert Skolnick left the meeting.

Nick Ogonowsky presented the site plan at Delanson Circle. The project has completed the Project of Significant Impact process and is now proceeding through Site Plan Review with the ZBA, and will return at a future date to discuss signage. Mr. Pretorius presented the proposed signage plan and provided detail regarding the color of the awning, the modification of door and banner signage.

Ms. Lin motioned to accept ZBA-21-03- Delanson Circle – 1-3, 2-4, 5-7, 6-6A, 8 Delanson Circle & 12-14 & 16-18 Hollis Street – Comments to ZBA for Site Plan Review, as presented, with the recommendation to simplify the paving at the corner plaza to mimic the sidewalk and upper terrace and make it more intricate, and to consider how the landscaping of the site fits in context with

Linden and Hollis Streets, with the suggestion of adding ornamental trees. Ms. Khoory seconded the motion. It was on motion 5-0; Dinsmoor-aye, Kripper- aye, Lin-aye, Khoory-aye, Soliva-aye

Adjourn

There being no further business, Mr. Soliva adjourned the meeting at 8:45 p.m.

APPROVED – 4/14/21