

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 27, 2019; 6:30PM  
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Jose Soliva, Chair; Rob Skolnick, Vice Chair; Ingrid Carls, Iris Lin

Staff: Jeanette Rebecchi, Planner

Also Present: Kevin Kennedy  
Melisa Martin  
Josh Smith  
Nik Shah  
Shaun Tyler Burgess  
Derek Taylor

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

**DRB19-09M: 50 Kingsbury Street, Wellesley Middle School – Minor Construction**

*Documents:*

- Staff Report
- Minor Construction Application
- Middle School Piping Project DRB Submission, prepared by FMD, dated 2/13/2019

*Discussion:*

Kevin Kennedy, FMD Project Manager, introduced the project.

Mr. Soliva discussed with Josh Smith, project engineer, the location of the air intake louver.

The Board discussed at length enclosing the exhaust stack with a brick veneer. Mr. Soliva suggested the enclosure would mimic the brick chimney found on the same building elevation, and provide better screening. Mr. Kennedy and Mr. Smith expressed concerns regarding the structural integrity of the roof and blocking the air intake louver. Ms. Carls stated that a large chimney structure might have a greater visual impact than the exposed pipes.

Ms. Lin suggested choosing another material other than the proposed shiny stainless steel. Mr. Kennedy stated that painting the pipes would require annual maintenance.

Ms. Lin suggested changing the location to a less visible corner. Mr. Kennedy explained to the Board that this is the best location given the interior program.

Mr. Soliva and Mr. Kennedy discussed using PVC. Mr. Smith stated that only one company manufactures the product, and that PVC pipes would also need guy-wire.

Mr. Kennedy stated that FMD would prefer to pursue the idea of getting a factory-coated powder finish rather than painting the pipes in the field.

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*Following a lengthy discussion, Ms. Carls moved to approve the project with the following recommendation:*

- *Minimize the visibility of the exhaust pipes by utilizing a black or dark-colored finish. Mr. Skolnick seconded the motion. The motion passed unanimously (4-0).*

**LHR19-01: 26 Oakridge Road – Large House Review**

*At the Applicant's request, Mr. Soliva moved to continue discussion of the project to the next DRB meeting scheduled for March 13, 2019. Mr. Skolnick seconded the motion. The motion passed unanimously (4-0)*

**DRB19-09S: Tyler & Sash, 540 Washington Street – Sign Permit**

*Documents:*

- Staff Report
- Sign Permit Application
- Sign Plan Set, prepared by Fast Signs
  - Existing and Proposed Conditions
  - Wall Sign Rendering
  - Façade Measurements

*Discussion:*

Shaun Burgess, business owner, presented the application for a new wall sign.

Mr. Soliva enquired if there was any illumination proposed for the sign. Mr. Burgess responded that the sign will not be illuminated.

The Board had a lengthy discussion with Mr. Burgess and Mr. Nik Shah of Fast Signs regarding the location of the sign in comparison to the cornice band. Many of the tenants along Washington Street have cut into the cornice to fit their signs. If the sign was placed entirely within the natural sign band, the lettering would be too small.

The Board discussed the placement of the sign over the storefront. Some members preferred the sign over the bay window, while others preferred the sign placed in the middle of the storefront.

Ms. Lin enquired if the sign met size requirements. Ms. Rebecchi responded affirmatively.

*Following a lengthy discussion, Ms. Soliva moved to approve the project with the following recommendation:*

- *Position the sign within the sign band and cornice portion of the façade. Ms. Carls seconded the motion. The motion passed unanimously (4-0).*

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**DRB19-10S: Milestone Wellesley, 42 Elmwood Street – Sign Permit**

*Documents:*

- Staff Report
- Sign Permit Application
- Sign Rendering, prepared by ViewPoint Sign & Awning, revised 2/6/19

*Discussion:*

Derek Taylor of Milestone Wellesley Church presented the application.

Ms. Rebecchi explained that the current sign's size, which exceeds what is allowed by-right in a Residential District, was previously approved by the ZBA. The Applicant is proposing a slightly smaller sign in the same location.

The Board had a lengthy discussion regarding the blocky font type. Mr. Taylor replied that the church also has a location in Natick, and that the sign is essentially their church logo. Mr. Taylor agreed to reduce the font size of "Wellesley" to soften the look. Mr. Soliva suggested shrinking the sign field by also reducing the font size of the website.

Ms. Lin commented that she did not prefer the white boarder around the preschool sign.

The Board expressed concerns regarding the v-carved lettering. The sample photo shown in the application shows a v-carved serif font. The Board requested Mr. Taylor submit photo examples of a v-carved sign showing the type of font the Church has selected.

*Following a lengthy discussion, Ms. Carls moved to continue discussion of the project to the next DRB meeting scheduled for March 13, 2019. Mr. Skolnick seconded the motion. The motion passed unanimously (4-0)*

**Approve Minutes from 12/12/2018, 1/9/2019, and 1/23/2019 DRB Meetings**

Mr. Skolnick noted that his name should be removed from the member attendance list for the 12/12/2018 meeting.

*Mr. Soliva made a motion to approve the minutes of the December 12, 2018, January 9, 2019, and January 13, 2019 meetings. Mr. Skolnick seconded the motion. The motion passed unanimously (4-0).*

*Ms. Carls made a motion to adjourn at approximately 7:45PM. Ms. Lin seconded the motion. The motion passed unanimously (4-0).*

Respectfully submitted by:  
Jeanette Rebecchi

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Wellesley Planning Department