

Minutes of the March 2, 2022, Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, MARCH 2, 2022, 6:30 P.M.
ONLINE REMOTE MEETING

Design Review Board Present:

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

Absent: Amir Kripper

Staff Present: Planning Director Don McCauley, Senior Planner Eric Arbeene

Call to Order:

Mr. Soliva called the meeting to order at 6:37 P.M. 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

Ms. Lin recused herself regarding the Federal Realty Development DRB applications located on Linden Street.

DRB-22-04 S - 180 Linden Street- Sign Application

Present: Christopher Ramm, Poyant Signs; Mark Hebert, Federal Realty Development

Mr. Arbeene noted the proposed sign lettering measured 15,” and 14” lettering represents the approved size limit for such lettering. He confirmed three wall signs would require a Special Permit (2 signs is granted).

Mr. Hebert indicated the lettering size could be decreased to 14,” and he would confer with the tenant regarding a third sign.

Mr. Soliva recommended the Board approve two signs; and if a Special Permit for a third sign was not being sought, to identify which two signs would be installed.

Ms. Khoory inquired about the blade sign, and possible removal. Mr. Soliva indicated the blade sign needed to be removed, and a blank piece could be put in its place. Mr. Hebert agreed, and commented that the owner might want to apply for the Special Permit.

Mr. McCauley stated this is a decision for the ZBA officer.

Ms. Dinsmoor motioned to accept the DRB-22-04 S – 180 Linden Street application, as presented, with reduction in letter size from 15” to 14”; with the understanding that if the two wall signs are going to be used, with an additional sign, a Special Permit would have to be issued. Ms. Khoory seconded the motion. It was on motion 3-0; Khoory-aye, Dinsmoor-aye, Soliva-aye

DRB-21-51 - 165 Linden Street - Minor Construction Project for West Endcap

Present: Mark Hebert, Federal Realty Development; Aksel Solberg, HFA Architects

Mr. Hebert confirmed that the new tenant was looking to make changes to the outdoors at the eatery site, as well.

Mr. Solberg highlighted aspects of the application, with revisions.

Mr. Soliva inquired about the material being used for the proposed exterior trellis. Mr. Solberg replied it composed a masonry base with steel overhang, all painted white. Mr. Soliva indicated the Board Members would have to understand specifically the materials being proposed, before a vote could take place.

Mr. Hebert understood and wanted to introduce the project at this time, and stated that the applicant would come before the Board regarding signage and exact specifications regarding the trellis.

Ms. Khoory noted the color of the trellis would match the canopy and side of the building.

Ms. Dinsmoor stated the rear of the building looked somewhat unfinished, and recommended it be painted. Mr. Solberg indicated white paint would be used to cover the aging red brick façade.

Mr. Hebert stated the tenant was rather adamant about the cornice/cap piece above the red border. Mr. Soliva recommended keeping the approach simple.

Ms. Khoory motioned to accept the DRB-21-51 – 165 Linden Street application, as presented, with the modification of the projection part of the elevation above the entrance, modifying the overhang on the roof to a flatter profile, or recessed profile instead of projected profile; with the same material continued, and the same color. Mr. Soliva added the wall art remains on the plans; and if the tenant chooses not to proceed with the wall art/planting work, they must come before the Board. Ms. Dinsmoor seconded it motion. It was on motion 3-0; Khoory-aye, Dinsmoor-aye, Soliva-aye

DRB-22-10 M 165 Linden Street, Unit G2 - Minor Construction Project

Present: Dan Brennan, Permitting Administrator for Tatte Bakery & Café; Brendan Boyle, Construction V.P.

Mr. Brennan highlighted aspects of the application, and signage.

Mr. Arbeene noted if the applicant sought three separate signs (with the exception of door signage), a Special Permit would be needed.

Ms. Khoory commented that the goose-neck lighting was hiding the sign.

Mr. Boyle indicated that the applicant might want to pursue the Special Permit, separately. Members agreed that both door and signage on the windows was overwhelming.

Mr. Brennan revised the proposed signage with the Board at this time. Mr. Soliva endorsed that revision, and recommended the installation of two signs without lighting.

Ms. Dinsmoor motioned to accept the application for Tatte Bakery & Café, to include the sign over the front door wall sign with lighting, and over the second set of windows; another Tatte sign without lighting over the other front-facing window panels, with Tatte letter information included; on the second panel window to the right of the bottom panels, there will also be Tatte information; to the left entrance door there will also be Tatte information; noting that extra window signs will require Special Permitting. Ms. Khoory seconded the motion. It was on motion 3-0; Dinsmoor-aye, Khoory-aye, Soliva-aye

Ms. Dinsmoor left the meeting at approximately 7:47 PM.

Ms. Lin re-joined the meeting.

DRB-22-06 R - 97 Russell Road - Retaining Wall

Present: Michelle Jacobs, Owner

Ms. Jacobs provided detail regarding the proposed retaining wall.

Mr. Soliva inquired about the composition of the retaining wall. Ms. Jacobs replied that concrete would be used. Mr. McCauley commented the concrete wall would not be visible from the street.

Ms. Lin asked how the completed project would be viewed from the Town trail, which runs beside the property. Ms. Jacobs acknowledged the significant tree canopy, which would conceal any solar panels, that might be installed on the roof.

Ms. Lin commented larger shrubs or small trees, might help to screen both the foundation of the house, and the proposed retaining wall.

Mr. Soliva added that evergreens would provide for year-round screening.

Ms. Khoory experienced technical difficulties, and was unable to maintain communication with the board. Because there was not a quorum, votes could not be taken.

Adjourn

Mr. Soliva adjourned the meeting at 8:52 PM.

MINUTES APPROVED – WEDNESDAY, MAY 11, 2022