

Minutes of the March 9, 2022, Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, MARCH 9, 2022, 6:30 PM
ONLINE REMOTE MEETING

Design Review Board Present:

Chair Jose Soliva, Vice-Chair Juann Khoory, Iris Lin, Amir Kripper

Absent: Sheila Dinsmoor

Staff Present: Senior Planner Eric Arbeene

Call to Order:

Mr. Soliva called the meeting to order at 6:30 PM. Roll Call was taken: Soliva-present, Khoory-present, Lin-present, Kripper-present

Citizens Speak – Public Comment on Matters not on the agenda

No comments were brought before the Board.

New and/or Continued Applications

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

Present: Michelle Jacobs, Owner

Ms. Jacobs provided detail regarding placement of the three retaining walls.

Mr. Soliva inquired if the wall closest to the street would be visible from the street. Ms. Jacobs noted the wall would not be visible from the street. Ms. Jacobs confirmed the walls would be made from cement, which would include a pattern.

Ms. Khoory stated plain concrete needs something. Ms. Jacobs detailed the proposed concrete design would resemble ship-lap siding. Mr. Kripper recommended that the three walls be finished with the same design.

Mr. Kripper motioned to accept the plans for DRB-22-06 R - 97 Russell Road, as presented, in consideration that concrete design work be applied to the foundation walls, (including R-1A and R-1B walls) and year-round plantings; such as evergreens, be planted, to conceal the height of the walls. Ms. Lin seconded the motion. It was on motion 4-0; Khoory-aye, Lin-aye, Kripper-aye, Soliva-aye.

DRB-22-07 S - 260-278 Washington Street - Special Permit Sign Application

Present: Jason Gagnon, Sousa Signs, LLC

Mr. Gagnon detailed aspects regarding the sign application.

Mr. Soliva inquired about the lighting over the front-facing sign. Mr. Gagnon stated lighting would remain at the present location. Mr. Soliva replied goose neck lighting was designed for the previous sign. Mr. Soliva quired about the placement of Benjamin Moore store-front sign.

Ms. Khoory indicated the primary sign would overwhelm the secondary sign. Mr. Soliva commented that the proposed lettering exceeds the bylaw. Mr. Soliva stated the placement of the Benjamin Moore sign was problematic. Mr. Gagnon inquired if the request could be divided in two, until the owner becomes available. Mr. Arbeene agreed.

Ms. Khoory stated she could not render an opinion, on an incomplete application. Mr. Kripper replied the front-facing sign comprises two signs. Mr. Gagnon replied he can return with all the required measurements.

Ms. Lin stated the sign on the back should be located on the door, instead of the awing. Mr. Gagnon confirmed his company had worked on awnings for this client. Ms. Khoory opined about the number of different fonts that have been suggested. Mr. Soliva mentioned that the contractor pick-up did not reflect store branding.

Mr. Soliva motioned to continue the application DRB-22-07 S, for 260-278 Washington Street, to March 23, 2022. Ms. Lin seconded the motion. It was on motion 4-0; Khoory-aye, Lin-aye, Kripper-aye, Soliva-aye.

DRB-22-08 M - 350 Central Street - Major Construction Project: Tennis Court Renovations

Present: Ms. Buczynski, Activitas, Inc.; Chris Ridge, Wellesley College

Ms. Buczynski presented project specifications.

Ms. Buczynski explained the proposed tennis court renovation project, would be located on the site of the old paint shop factory. She noted the geo-engineer suggested the new courts be installed on top of the existing courts, thereby raising the courts by two feet.

Mr. Soliva inquired about the elevation of the new courts, asking how such elevation might tie into the grade of the parking lot.

Mr. Kripper inquired the reduction in the number of tennis courts currently at the site. Ms. Buczynski confirmed that only six courts are currently used.

Ms. Khoory expressed concern about the runoff onto Rte. 135. Ms. Buczynski confirmed there would be sufficient space between the courts and vegetation to prevent any runoff.

Ms. Khoory inquired about the drainage methods, under the new surface of the courts. Ms. Buczynski detailed that a perforated drain line would empty into an infiltration area.

Ms. Lin inquired about inclusion of a crushed stone trench sitting atop of the existing pavement. Ms. Buczynski replied in the affirmative.

Ms. Lin opined about a landscape plan. Ms. Buczynski confirmed, adding that there would be six inches of screened topsoil, which would be hydro-seeded.

Ms. Lin motioned to accept the project for DRB-22-08 M - 350 Central Street - Major Construction Project, as presented. Ms. Khoory seconded the motion. It was on motion 4-0; Kripper-aye, Khoory-aye, Lin-aye, Soliva-aye.

DRB-22-09 R - 36 Edmonds Road - Retaining Wall

Present: Bart Robinson, Owner

Mr. Robinson presented detail regarding aspects of the proposed retaining wall.

Mr. Robinson stated the new wall would include a stone veneer, over poured concrete.

Ms. Lin inquired if the new wall would match the foundation wall of the garage. Mr. Robinson replied in the affirmative.

Mr. Soliva inquired about the fencing material being proposed. Mr. Robinson replied the fence at the front of the house, would be aluminum.

Ms. Lin commented about drainage methods proposed for the back yard. Mr. Robinson provided related detail.

Ms. Khoory motioned to accept the application for DRB-22-09 R for 36 Edmonds Road, as presented. Ms. Lin seconded the motion. It was on motion 4-0; Kripper-aye, Khoory-aye, Lin-aye, Soliva-aye.

LHR-22-02 43 Royalston Road - Large House Review – Pool House

Present: Dean Behrend, Contractor/Applicant

Mr. Soliva confirmed the DRB did not need to review the application, and the application could be presented directly to the Planning Board.

LHR 20-16 – 20 Oakland Street - Large House Review (To be Continued)

LHR-21-17 - 365 Worcester Street - Large House Review (To be Continued)

Mr. Soliva motioned to continue the applications LHR 21-16 for 20 Oakland Street, and LHR 21-17 for 365 Worcester Street, to April 13, 2022. Ms. Lin seconded the motion. It was on motion 4-0; Kripper-aye, Khoory-aye, Lin-aye, Soliva-aye.

Town Meeting Articles

Mr. Arbeene commented that the Sustainability Article did not receive the support of Advisory.

Minutes - 1/12/22, 1/26/22

Mr. Soliva motioned to accept the DRB Minutes for 1/12/22, and 1/26/21, as presented. Ms. Lin seconded the motion. It was on motion 3-0; Khoory-aye, Lin-aye, and Soliva-aye.

Mr. Kripper did not vote as he was not present for the 1/12/22 and 1/26/22 DRB meetings.

Adjourn

Ms. Khoory motioned to adjourn the meeting. Mr. Soliva seconded the motion. It was on motion 4-0; Kripper-aye, Lin-aye, Khoory-aye, Soliva-aye

The meeting ended at 8:07 PM.

MINUTES APPROVED – WEDNESDAY, MAY 11, 2022