

Minutes of the April 13, 2022, Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WENDSDAY, APRIL 13, 2022, 6:30 PM
ONLINE REMOTE MEETING

Design Review Board Present:

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

Absent: Amir Kripper

Staff Present: Senior Planner Eric Arbeene, Planner Emma Coates

Call to Order:

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

Citizens Speak – Public Comment on Matters not on the agenda

No comments were brought before the Board.

New and/or Continued Applications

DRB-22-11 S – 168 Linden Street - Sign Application

Ms. Lin recused herself from the discussion.

Present: Rich Pretorius, Pretorius Electric and Sign Company

Mr. Pretorius provided summary of the project.

Mr. Soliva inquired if the gooseneck lighting would be removed. Mr. Pretorius answered in the affirmative.

Mr. Arbeene mentioned the barbershop pole exceeds the 14-inch height limit and requires a Special Permit. Mr. Soliva inquired if the logo could be higher than 14 inches. Mr. Arbeene replied not.

Ms. Dinsmoor stated the size of the pole needed to be reduced.

Mr. Soliva recommended centering the signage on the door.

Mr. Soliva motioned to approve DRB-22-11 S, with recommendation: the sign including the iconic barbershop logo, be reduced to a maximum height of 14-inches; to adjust the lettering according to the brand, if a Special Permit is granted or not; and window signage approved, as presented. Ms. Khoory seconded the motion. It was on motion 3-0; Dinsmoor-aye, Khoory-aye, Soliva-aye.

DRB-22-12 S - 162 Linden Street - Sign Application

Ms. Lin recused herself from the discussion.

Present: Lauren Delarda, Viewpoint Sign and Awning

Ms. Delarda provided summary of the application, noting the applicant wants to increase the lettering on the awning.

Mr. Arbeene confirmed the bylaw restricts the amount of awning lettering to 25%. Ms. Delarda replied the proposed lettering would reflect 29% coverage. Ms. Dinsmoor commented the awning would look better with adherence to 25% letter coverage.

Ms. Dinsmoor motioned to accept DRB-22-12 S; new awnings and signage over the door, at the maximum letter coverage of 25%. Ms. Khoory seconded the motion. It was on motion 3-0; Khoory-aye, Dinsmoor-aye, Soliva-aye

DRB-22-15 S – 67 Central Street - Sign Application

Present: Bill McFadden, Barlo Signs

Mr. McFadden provided details regarding the project.

Ms. Khoory stated the existing sign was more elegant than the sign being proposed.

Mr. McFadden replied a structural beam behind the sign, requires sign modification.

Ms. Dinsmoor suggested painting the white backer board to match the color of the brick facade.

Ms. Khoory commented the word “salon” does not align and suggested putting all words on the same line. Mr. McFadden confirmed the sign presented, reflected the new company brand.

Ms. Khoory motioned to accept the application for DRB-22-15 S, with recommendations: the word “Salon” lines up with the other words on the sign, increase the size of the backer board, and change the color from white to a shade closer to the brick façade; ensure the top two corners curve to match the curvature of the façade on the building, and the placement of the sign be centered on the door with the height comparable to the sign to the left. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye- Dinsmoor-aye, Khoory-aye, Soliva-aye.

DRB-22-16 S - 102 Central Street Sign application

Present: Juan Jaramillo, Softistech; Bruce Baisch, Project Manager - JJ Welch

Mr. Jaramillo provided summary of the project.

Mr. Soliva inquired about the number of signs permitted. Mr. Arbeene replied the blade sign is considered a wall sign, which would require a Special Permit.

Mr. Soliva stated we can break this down into two recommendations.

Mr. Jaramillo stated the goose neck lights would be eliminated.

Ms. Khoory inquired about the finish over the front windows.

Mr. Jaramillo stated the removal of the wood from the front of the building, had already been approved as part of the demo permit.

Ms. Khoory opined the blade sign would be blocked by the awning. Mr. Jaramillo stated the blade sign could be positioned higher.

Ms. Lin inquired if the front and back signs, were the same size. Mr. Jaramillo replied in the negative.

Ms. Khoory inquired about the awning on the back of the building. Mr. Jaramillo replied the awning frame will be recovered.

Ms. Dinsmoor motioned to accept the application for DRB-22-16 S, maximum letter height of 14 inches on the front of the building, inclusion of the second awning on the rear of the building, to match the other awnings; and approve the installation of a blade sign at the proper height above the awning to align with the lettering on the main sign, provided a Special Permit has been received. Ms. Lin seconded the motion. It was on motion 4-0; Khoory-aye, Lin-aye, Dinsmoor-aye, Soliva-aye.

DRB-22-17 M - 141 Linden Street - Minor Construction

Present: Joe Kahn, Building Owner; Shuo Sun, Goddard School Owner; Mark Cameron, Goddard School Representative; Talia Cannistra, Partner - Port One Company

Ms. Cannistra provided project summary.

Mr. Soliva inquired about the finish of the building. Ms. Cannistra replied the building will be finished with a refreshed white stucco and the windows would have stone headers.

Mr. Soliva inquired about the railings on the front of the building. Ms. Cannistra replied all the railings would be replaced.

Mr. Soliva questioned the need for joint lines on the façade of the building, and how it would affect the look of the building. Ms. Cannistra replied if joint lines were required, it would be done in an organized fashion.

Ms. Khoory stated the window headers on the front of the building do not line-up. Ms. Cannistra replied all the windows would be replaced.

Ms. Lin stated the roof represented the Mediterranean style, which reflects a different building style than the stone headers.

Ms. Khoory opined the building maintains a more Southern California style, rather than Mediterranean.

Ms. Dinsmoor indicated the rear entrance does not work.

Ms. Lin inquired about the number of parking spaces.

Mr. Soliva motioned to continue DRB-22-17 M to the next meeting on April 27, 2022; to include cohesive treatment of the façade, additional context on the site plan to better understand how one moves around on the site, comparison of existing parking plan to proposed parking layout, add additional dimensions on travel lanes and parking spaces. Ms. Lin seconded the motion. It was on motion 4-0; Dinsmoor-aye, Khoory-aye, Lin-aye, Soliva-aye.

LHR – 22-03 20 Marshall Road

Present: David Himmelberger, Applicant's Attorney; Scott Lewis, Architect; Steven Cosmos, Landscape Architect; Paul Beaulieu, Surveyor; Kevin Quetti, Civil Engineer

Mr. Lewis provided updates regarding the project.

Mr. Soliva commented on the relationship of the two windows on the second floor and the attic window on the third level. Mr. Lewis confirmed there was some flexibility with the placement of second-floor windows.

Mr. Soliva stated his concern about the width of the corner boards. Mr. Scott replied he could increase the corner boards from 6 to 8-inches.

Ms. Khoory asked if the roof could be metal. Mr. Scott replied a metal roof was very expensive.

Ms. Khoory inquired about the height of the garage doors. Mr. Bilodeau replied we have added an additional riser in the garage to take advantage of the natural grade.

Mr. Himmelberger inquired if adding goose neck lights over the garage, would help to reduce the volume.

Mr. Cosmos provided the landscape plan.

Ms. Lin inquired about the location of the retaining walls to ensure adequate protection for the remaining tree roots.

Mr. Soliva inquired about any energy sustainable design features. Mr. Cremin replied heat pumps were being considered.

Ms. Khoory motioned to approve DRB LHR-22-03 as presented, with recommendation to increase the corner boards to 8”; examine garage doors and reduce clapboard above the garage door, align windows on right side of the house, provide a tree protection plan, and minimize grading around critical tree root zone. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Dinsmoor-aye, Lin-aye, Khoory-aye, Soliva-aye.

LHR-22-04 20 Tappan Road

Present: David Himmelberger, Owner’s Attorney; Jonathan Chase, Architect; Peter Fallon, Builder; Jacob LeMieux, Engineer

Mr. Chase detailed the project.

Mr. Soliva inquired about the height of the roof and the area between the attic and windows. Mr. Chase replied we are at a foot below the maximum building height.

Ms. Khoory inquired if the height of the house exceeds thirty-six feet. Mr. Chase replied not.

Ms. Lin asked about the elevation of the Fuller Brook Trail. Mr. Chase replied the house is 7 feet higher than the trail.

Ms. Dinsmoor inquired if the landscaping would shield the house from the Fuller Brook Trail. Mr. Chase replied the owners are including more wood on the exterior, in effort to blend in with the natural setting.

Ms. Lin inquired if more timber on the façade could be used. Mr. Chase replied there were few options available.

Ms. Khoory inquired if the foundation was made of stone. Mr. Chase replied the house is only 18” above grade, with a small amount of concrete showing.

Mr. Soliva inquired about energy sustainable design features. Mr. Chase replied foam insulation would be installed, which makes the house very tight to the weather, utilize heat pumps, and make the roof solar-ready.

Ms. Dinsmoor motioned to accept DRB LHR 22-04, as presented. Ms. Khoory seconded the motion. It was on roll call 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Soliva-aye.

Mr. Arbeene reported Town Meeting passed the motion to approve the DRB'S request on sustainability issues.

Adjourn

Mr. Soliva adjourned the meeting at 9:37 PM

MINUTES APPROVED – Wednesday, May 25, 2022