

Minutes of the May 25, 2022 Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, MAY 25, 2022, 6:30 P.M.
ONLINE REMOTE MEETING

Design Review Board Present:

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

Absent: Amir Kripper,

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, 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

DRB-22-17 M - 141 Linden Street

Mr. Soliva motioned to continue DRB-22-17 M for 141 Linden Street, to the DRB meeting on June 8, 2022. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Soliva-aye.

PSI-22-01 293 Weston Road Town of Wellesley PSI - Hardy School.

Mr. Soliva motioned to continue PSI-22-01 for 293 Weston Road – Hardy School, to the DRB meeting on June 8, 2022. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Soliva-aye.

DRB-22-21 S - 165 Linden Street

Ms. Lin recused herself

Present: Robert Tuttle, NE Neon Company

Mr. Tuttle provided details regarding the signage application.

Mr. Soliva inquired if the proposed composition for signage was wood. Mr. Tuttle replied in the affirmative.

Ms. Dinsmoor motioned to accept DRB-22-21 S for 165 Linden Street, as presented; with consideration that the sign will be centered on the store front. Ms. Khoory seconded the motion. The vote was unanimous 3-0; Khoory-aye, Dinsmoor-aye, Soliva-aye.

PSI-22-02 - 93 Worcester Street

Mr. Soliva recused himself.

Present: David Tinory, Beacon Capital Partners; Kate Harrington, Designer - Richmond Group; Paul King, Consultant; Jennifer Schultz, Applicant's Attorney; David Himmelberger, Attorney representing the Applicant

Mr. Himmelberger presented updates to the application, stressing that the height of the strobic fans was reduced. Ms. Harrington stated the height of the high plume exhaust fans have been reduced by five feet.

Ms. Harrington highlighted the changes made to the original application.

Ms. Khoory indicated her appreciation on the height reduction. She inquired if the fans could be similar color as the screening. Ms. Harrington replied in the affirmative.

Ms. Lin questioned the make-up of the screen. Ms. Harrington responded the screen would be the same as the existing screen.

Ms. Lin motioned to accept PSI-22-02 for 93 Worcester Street as presented; with considerations that the new screen fence contain the same architectural detail as the existing fencing, and strobic fans are finished with the same color as the existing screen. Ms. Dinsmoor seconded the motion. The vote was unanimous 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.

DRB-22-24 M 525 Washington Street – Major Construction Town of Wellesley/Town Hall

Present: Glen Remick and Stewart Marshall, Project Managers; Tom Ulfelder, Select Board Liaison; Tom Goemaat, Chair of Permanent Building Committee; Kelsey Laser, Peter Kleimer, Architects; Nicole Gaenzler, Landscape Architect

Ms. Laser provided project details.

Mr. Soliva inquired about the location of the accessible parking spots.

Ms. Dinsmoor opined about the siting of two doors in such close proximity to each other, and only one being a working door, with railings on the outside. Mr. Remick replied the door now opens into the veteran's office

Mr. Soliva commented that the staircase and door are regarded as amenities of Town Hall.

Mr. Goemaat queried if the proposed area being upgraded for employee use, would need to be handicapped accessible. Mr. Marshall replied the area must be handicapped accessible.

Mr. Kleimer mentioned the intent was to avoid any confusion about the entrance to the building.

Ms. Lin inquired about the significance of the other stone monuments on the grounds of the Town Hall. Mr. Ulfelder noted that relatives associated with the stone monuments, were being contacted. Mr. Soliva stated the monuments should be closer to the front entrance.

Ms. Khoory reported the monument/s are important, and should be placed in a more prominent location.

Ms. Gaenzler replied the monuments could be placed closer to the stone-dust path.

Ms. Khoory stated the Town Hall should be an example to the Town on how to follow the guidelines regarding effectively concealing mechanical equipment. Mr. Soliva mentioned there needed to be some form of screening used, without creating a boxed feeling, utilizing something other than a chain-link fence.

Mr. Soliva opined the Town Hall is the main architectural feature of the Town, and should be properly landscaped on all sides.

Mr. Soliva inquired about the color of the roof vents. Mr. Marshall responded the vents would be painted a dark grey.

Mr. Soliva queried if the vents are centered. Ms. Laser replied in the affirmative.

Mr. Goemaat acknowledged the Town Hall had been historically renovated.

Mr. Soliva questioned if there is an opportunity to hide the vents on the ceiling.

Ms. Lin motioned to continue DRB 22-24 M for 525 Washington Street with the items discussed. Ms. Khoory seconded the motion. The vote was unanimous 4-0; Dinsmoor-aye, Khoory-aye, Lin-aye, Soliva-aye.

DRB-22-25 M - 50 D Central Street - Minor Construction

Present: Daniel Brennan, Jr., Contractor; Andy Estabrooks, Architect

Mr. Arbeene explained the plans represented a minor construction project, and related signage would be addressed at an upcoming meeting.

Mr. Brennan provided related project detail.

Mr. Soliva inquired about the proposed color of the façade.

Ms. Khoory stated that the warm-gray color was preferred.

Ms. Khoory motioned to approve DRB 22-25 M for 50 D Central Street, as presented; with condition the door height match the opening size. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

Minutes - 3/23/22, 4/13/22 4/27/22

Mr. Soliva motioned to approve the DRB minutes of 3/23/22, 4/13/22, 4/27/22, as edited. Ms. Khoory seconded. The vote was unanimous 4-0; Dinsmoor-aye, Lin-aye, Khoory-aye, Soliva-aye.

New Business

Mr. Arbeene acknowledged that remote meetings would cease on July 15, 2022.

Adjourn

Ms. Lin motioned to adjourn the meeting. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.

Mr. Soliva adjourned the meeting at 8:56 PM

MINUTES APPROVED – Wednesday, September 14, 2022