

*Minutes of the June 22, 2022, Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY, JUNE 22, 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:** Planning Director Don McCauley, 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, Lin-present, Dinsmoor-present

**Citizens Speak – Public Comment on Matters not on the agenda**

No Public comments were brought before the Board.

**New and/or Continued Applications**

DRB-22-30 S - 70 Hastings Street

Present: Keith Baer, Property Manager - Grander Capital Partners; Nicole Hendrickson - Sign Design

Ms. Hendrickson detailed various signage aspects of the application.

Mr. Soliva noted that the Board did not ordinarily approve internally-lit signs and pylon signs were normally indirectly lit.

Mr. Baer stated the applicant was fine with a flood-lite illuminating the pylon sign.

Mr. Arbeene stated the proposed numbering on the side of the building exceeds the guidelines. Mr. Baer stated 14-inch letter height appeared to be too small and may cause problems for emergency responders. Mr. Soliva mentioned that other buildings on Rte. 9 have a lettering height of 14 inches.

Mr. McCauley stated the building is located in a zone which allows 18-inch letter size.

**Mr. Soliva motioned to approve pylon sign as presented; with the condition that proposed lighting be changed to indirect lighting, and to ensure there is no light spillage and to continue the application to address sign on the building. Ms. Dinsmoor seconded the motion. The vote was unanimous 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye.**

Ms. Khoory joined the meeting at 6:55 PM.

DRB-22-29 S 180 Linden Street – Sign Application

Present: Bill McFadden - Barlo Sign

Mr. McFadden provided details about the application.

Mr. McFadden acknowledged the sign reflected national branding and the letters appeared to exceed the size allowed.

Mr. Soliva inquired if 2 entrances were proposed. Mr. McFadden replied in the affirmative.

Ms. Dinsmoor stated the lettering should be lowered and made smaller. Ms. Khoory indicated the lettering was not in scale.

Mr. Soliva recommended that lettering size options be presented to the Board.

**Mr. Soliva motioned to continue DRB-22-29 S for 180 Linden Street to the next DRB meeting on July 13, 2022. Ms. Khoory seconded the motion. The vote was unanimous 4-0; Dinsmoor-aye, Lin-aye, Khoory, Soliva-aye.**

DRB-22-29 M for 162-200 Linden Street – Minor Construction

Present: Mark Hebert, Vice-President of Development - Federal Realty Investment Trust

Ms. Lin recused herself.

Mr. Herbert provided updates to the application.

Mr. Herbert commented the goal involved treating the application as art, and not signage. Mr. Soliva agreed the decals on the windows represented public artwork.

Mr. Arbeene reported that the Building Inspector indicated the proposed window coverage was similar to a logo.

Ms. Dinsmoor stated the petals on the windows would be setting precedent.

Ms. Khoory commented that the window graphics were approved at a previous meeting.

Mr. Herbert stated the color of the awnings would match the artwork on the windows.

Ms. Khoory summarized that the artwork was lavender and on clear glass. Mr. Herbert replied lavender depicted the shape of the pedals.

Mr. Soliva stated the proposed proposal should be regarded as artwork and not branding.

**Ms. Khoory motioned to approve DRB 22-29 M for 162-200 Linden Street as presented, with the condition to reduce the window decal to match the density on the door. Ms. Dinsmoor seconded the motion. The vote was unanimous 3-0; Dinsmoor-aye, Khoory-aye, Soliva-aye.**

DRB-22-24 M 525 Washington Street Town of Wellesley

Present: Glen Remick, Project Manager, Town Wellesley; Tom Ulfelder, Board of Selectman liaison; Tom Goemaat, Permanent Building Committee; Kelsey Laser, Architect; Stewart Marshall, Architect; Deb Myers, Landscape Architect

Ms. Laser highlighted the changes made to the application.

Mr. Soliva inquired about the height of the plantings by the bell. Ms. Meyers replied the height would be 12 to 14 inches in height.

Ms. Dinsmoor asked if the granite slab would be level with the last step. Ms. Laser replied the slab would be at the base of the step.

Ms. Lin inquired about the slope of the planting area around the Town Hall bell. Ms. Myers replied the slope would be very gradual, away from the building.

Ms. Laser explained the existing goose neck vent would be replaced with a different style. Mr. Soliva was in agreement with the change.

Ms. Laser provided detail regarding the screening around the mechanicals.

Ms. Lin inquired about the type of plants to be installed in the vicinity of the ramp. Ms. Myers replied the plants would be deciduous.

Mr. Ulfelder reported Town Meeting had placed strict sustainability planting/irrigation requirements in consideration of Town buildings.

Ms. Khoory stated the intent was to include some interesting plants by the front door, especially in the consideration of the winter months.

**Ms. Lin motioned to accept DRB-22-24 for 525 Washington Street, as presented; with the recommendation that the planting area by the front entrance be reviewed with emphasis on native species which are draught resistant, and to consider preserving one of the evergreen trees by the transformer to help screen the mechanicals. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.**

LHR-22-08 – 112 Abbott Road

Present: Buck and Rebecca Russell, Owners, Blair Easter, Architect; David Himmelberger, Attorney for the Owner/Applicant

Mr. Himmelberger provided summary of the project.

Ms. Khoory inquired if the house was registered on the Historic Registry. Mr. Himmelberger responded not.

Ms. Lin inquired about grading. Mr. Himmelberger replied the lot was level and grading was very minimal.

Board Members agreed the design plan was well done.

Ms. Khoory inquired if the stone around the base of the house would also be used on the base of the chimney. Mr. Easter replied that stone veneer would be used on the chimney, and that the goal was to match the existing stone.

Ms. Dinsmoor inquired about sentiment of abutters regarding the addition. Mr. Himmelberger replied the closest neighbor is approximately 50 feet away from the proposed addition. Mr. Soliva acknowledged the footprint of the house would double.

**Ms. Khoory motioned to accept LHR-22-08 for 112 Abbott Road, as presented; with notes on chimney material, chimney cover and eyebrow above door entry. Ms. Lin seconded the motion. The vote was unanimous 4-0; Dinsmoor-aye, Lin-aye, Khoory-aye, Soliva-aye.**

LHR-22-10 - 20 Oakland Street

LHR-22-11 – 365 Worcester Street

Present: Dan Carr, Engineer; Nick Landry, Architect; Angela Kearney, Landscape Architect; Larry Shind, Attorney for Applicant

Mr. Shind presented information regarding the project.

Mr. Landry stated the proposed project was just under 6,000 square feet.

Mr. Soliva commented the structure/s were very linear and the roof line emphasized the length of the house (massing).

Ms. Khoory commented about the eyebrow window being too large, and would be the same level as the windows on either side.

Ms. Lin inquired if the parking could be relocated to prevent driving around the whole lot. Mr. Landry replied that a stormwater retention zone restricts the location of the driveway.

Mr. Soliva opined the three buildings should have a relationship to each other. Mr. Landry indicated that it would be preferable that the two structures be of the same style as the original structure.

Mr. Soliva commented there might be more options for 365 Worcester Road.

Ms. Dinsmoor stated the shared driveway was dictating the location of the new houses. Ms. Lin mentioned that the existing driveway off Route 9 makes more sense.

Resident/neighbor John Lanza, 18 Oakland Street, clarified aspects of the Worcester Street property being labeled incorrectly, and is considered a carriage road which is lightly traveled.

Mr. Shind reported there was not enough land to move the driveway.

Resident/neighbor Herb Glick, 8 Bancroft Road, confirmed there had been access to 367 Worcester Road, which appears adequate to serve all three houses.

Mr. McCauley stated the Planning Board did not have jurisdiction to regulate the placement of the driveway and the curb cut was approved by the Engineering Department.

Ms. Khoory opined about creating a road which could support access to the three houses. Mr. Soliva stressed the importance of a definitive answer regarding the approval of the driveway location.

Resident/neighbor Aaron Williams, 367 Worcester Street, stated that keeping the driveway where it presently is located would be the best option.

Mr. Shind stated location of the driveway was not under the purview of the Design Review Board. Ms. Lin replied the driveway affects the topography of the lots, and landscaping is a prime consideration of Large House Review.

Ms. Kearney reported that a landscape plan had been submitted, detailing the proposed planting plan.

**Mr. Soliva motioned to continue LHR-22-10 for 20 Oakland Street and LHR-22-11 for 365 Worcester Street to the DRB meeting on August 10, 2022; with submission of complete documentation on siting and further clarification regarding access to each lot as it affects landscaping. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.**

DRB-22-26 S – 50 D Central Street – Sign Application

**Mr. Soliva motioned to continue DRB-22-26 S for 50 D Central Street to the next DRB meeting on July 13, 2022. Ms. Lin seconded the motion. The vote was unanimous 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.**

Adjourn

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

The meeting was adjourned at 10:11 PM.

MINUTES APPROVED – Wednesday, September 14, 2022