

Minutes of the August 10, 2022, Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, AUGUST 10, 2022, 6:30 P.M.
ONLINE REMOTE MEETING

Design Review Board Present:

Chair Jose Soliva, Vice-Chair Juann Khoory, Sheila Dinsmoor, Amir Kripper

Absent: Iris Lin

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, 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-22-33 S - 464 Washington Street (Continued from 7/13/22)

Present: Myrtha Chang, Owner

Ms. Coates provided summary of the project.

Ms. Chang reported the “A” within the proposed signage is 22 inches high; a Special Permit will be required.

Amir Kripper joined the meeting at 6:40 PM.

Ms. Chang asked if the placement of the awning could be adjusted. Mr. Soliva replied in the affirmative.

Ms. Dinsmoor motioned to accept DRB-22-33 S for 464 Washington Street, as presented, with the possibility of lowering the awning if there is insufficient space for the sign. Ms. Khoory seconded the motion. The vote was unanimous 3-0: Khoory-aye, Dinsmoor-aye, Soliva-aye.

DRB-22-36 S - 200 Linden Street (Continued from 7/13/22)

Present: Maria Mercier, Image One

Ms. Mercier highlighted aspects of the application.

Ms. Mercier commented there was very minimal changes to be made.

Ms. Coates stated the blade sign and one wall sign, was included in the Special Permit, which covered Linden Square.

Ms. Khoory motioned to accept DRB-22-36 S for 200 Linden Street, as presented. Ms. Khoory seconded the motion. The vote was unanimous 4-0: Kripper-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

DRB-22-37 M - 5 Overbrook Drive

Present: Bruce Jaffen, Vector Builders, LLC

Mr. Jaffen explained related aspects of the application.

Mr. Soliva inquired about a window being located in the center of the metal panel. Mr. Jaffen replied affirmatively.

Ms. Khoory inquired if the alternating panels could be utilized to create visual interest. Mr. Kripper stated there were not enough panels to create the desired effect.

Mr. Jaffen stated the east elevation was blocked by the building next door.

Mr. Kripper suggested painting the panels using different colors, which would create a pattern to conceal the window.

Ms. Khoory motioned to accept DRB-22-37 M for 5 Overbrook Drive, as presented, with the following recommendations: centering the window cutouts on a single panel, to apply paint to camouflage the opening and create a pattern. Mr. Kripper seconded the motion: The vote was unanimous 4-0: Dinsmoor-aye, Kripper-aye, Khoory-aye, Soliva-aye.

DRB-22-38 M - 96 Worcester Street

Present: Britney Weiser, Architect

Ms. Weiser detailed aspects of the proposed project.

Ms. Weiser acknowledged the attempt was to align the entrance with the windows directly above the front entrance.

Ms. Khoory stated the concrete was very light, and black seemed extreme. Ms. Weiser suggested that a lighter paint be used on the trim around the entrance.

Ms. Khoory motioned to accept DRB-22-38 M for 96 Worcester Street, as presented, with the recommendation to use a color other than black on the frame, to match other elements around the entrance. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0: Kripper-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

DRB-22-39 S - 165 Linden Street Unit C

Present: John Peterson, Metro Sign and Awning; Brian Forbes, Fleuri

Mr. Peterson described aspects of the project.

Mr. Peterson inquired about a larger logo. Mr. Arbeene replied the applicant would have to get the approval of the Zoning Board of Appeals.

Mr. Forbes indicated preference for a halo-lite sign, and a larger branding logo.

Ms. Dinsmoor inquired about the size of the lettering. Mr. Forbes replied the letters are 14 inches in height.

Ms. Khoory recommended the lettering be lowered. Mr. Forbes replied the façade was tall.

Mr. Soliva noted the application was being reviewed as recommended by the Zoning Board of Appeals (ZBA).

Ms. Dinsmoor motioned to approve the vinyl window sign for 165 Linden Street, as presented, and recommended the flowers over the name on the front façade; not exceed 23.9 inches for ZBA approval. Mr. Kripper seconded the motion. The vote was unanimous 4-0: Khoory-aye, Kripper-aye, Dinsmoor-aye, Soliva-aye.

DRB-22-40 S 40 Central Street

Present: Joseph Correia Jr., Boston Building Wraps

Mr. Soliva confirmed the signage conformed to the present bylaws.

Ms. Khoory inquired about the bottom of the sign. Mr. Correia mentioned the lettering at the bottom could be centered.

Ms. Dinsmoor motioned to accept DRB-22-40 S for 40 Central Street, as presented, with the signage centered, including the channel on the bottom. Mr. Kripper seconded the motion. The vote was unanimous 4-0: Khoory-aye, Kripper-aye, Dinsmoor-aye, Soliva-aye.

PSI-22-01 - 293 Weston Road (Continued from 7/13/22)

Present: Michael Reid; Architect-SMMA, Alex Pitkin; Project design-SMMA; Melisa Martin, School Committee PBC liaison; Dick Eliot, Town of Wellesley FMD; Matthew King, Permanent Building Committee

Mr. Reid highlighted adjustments made to the plans, based on comments from the DRB.

Mr. Kripper inquired about windows on the SKILLs Classroom Wing. Mr. Soliva asked if the sills of the windows aligned. Mr. Reid replied in the affirmative.

Ms. Khoory that thinner glass windows and metal paneling be used to create symmetry with the large windows. Mr. Reid noted that transom windows would be considered.

Ms. Khoory suggested changing the brick wall to another material.

Mr. Soliva recommended that the material by the rear entrance be changed.

Ms. Dinsmoor stated a green wall may present an opportunity for the students to get involved.

Ms. Khoory asked if the smaller windows could be changed to casement windows. Mr. Pitkin stated the windows are triple glazed, which restrict the sizes of windows to be considered.

Mr. Reid detailed site design revisions.

Ms. Khoory motioned to approve PSI-22-01 for 239 Weston Road – Hardy School, as presented, with recommendations to consider adjusting the sunscreen over the entry vestibule, use a single material on the brick wall which shields the mechanicals, reduce the massing associated by the blank brick wall by the rear entrance by adding screening and changing the small windows to

longer, thinner windows to allow the headers to relate to the adjacent windows and make the brick wall at the rear entrance an area for students to add their art work. Ms. Dinsmoor seconded the motion. The vote was unanimous 3-0: Khoory-aye, Dinsmoor-aye, Kripper-abstain, Soliva-aye.

LHR-22-12 50 Longfellow Road

Present: Eduardo and Rebecca Delgado, Owners; Keri Murray, Architect; Kevin Quetti, Engineer; Sallie Hill, Landscape Architect; Paul Beaulieu, Survey Engineer; Larry Shind, Attorney for Owners

Mr. Shind provided summary of the project.

Ms. Murray confirmed the new home would be located on the same spot as the present house, and will have a walk-out basement.

Mr. Kripper noted the return gable would help to break up the massing.

Ms. Khoory suggested using a material similar to the flashing around the skylight over the front-facing bay window. Ms. Murray agreed with the suggestion.

Mr. Kripper inquired about the placement of the proposed swimming pool. Ms. Hill responded that the location would be determined by the location of stormwater infiltration system.

Ms. Khoory asked about potential slope runoff. Mr. Quetti stated there would be an approximate 1,000 square-foot increase in impervious area.

Mr. Kripper motioned to accept LHR-22-12 for 50 Longfellow Road, as presented, with recommendation to extend the eave lines on the gables, using material other than roof shingles; adding metal finishes on rear and front, align windows for symmetry, confirm the bay window aligns with the windows above it, and add a transom window. Ms. Khoory seconded the motion. The vote was unanimous 4-0: Dinsmoor-aye, Khoory-aye, Kripper-aye, Soliva-aye.

Adjourn

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

The meeting was adjourned at 10:02 PM.

MINUTES APPROVED – Wednesday, October 19, 2022