

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 10, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Ingrid Carls, Amir Kripper, Johnathan Law and Jose Soliva

Staff: Jeanette Rebecchi, Planner

Also Present: David Himmelberger
Dave Sheffield
Jason Parillo
Mark Langlais
Trung Mai
Larry Shind
Dave Zaltas
Jim Chen
Lijun Cui
Mei Lin
Yanping Liu
Kathleen Woodward

Mr. Law called the meeting to order at approximately 7:00pm.

DRB 17-68M: 2 Central Street, Wellesley Congregational Church Solar Panels – Minor Construction

Documents:

- Staff Report
- Cover Letter from the Law Office of David Himmelberger, dated 1/3/2018
- Email Correspondence between David Sheffield and Ryan Black
- Spec Sheets of TwinPeak 2S 72 Series
- ForgeSolar Glare Analysis
- Photographs of houses of worship with solar panels
- Photographs of Existing Conditions

Discussion:

Village Church member, David Himmelberger, reviewed the additional materials submitted to the Board. The Belclare would not be affected by glare from the panels. He also noted that the edges of the panels will actually be made of anodized aluminum and are not white as mentioned at the previous meeting. Unfortunately, forgoing the panels on the prominent face of the church along Church Street would not be cost effective. 50% of the energy generated from the panels would come from this section of roof.

Dave Sheffield, Village Church member, commented that this project is part of the larger effort to utilized green energy for the church. Geothermal is being explored next.

Mr. Soliva commented that he wished the array was not installed on the prominent part of the church roof, though he supports the effort. He appreciated the applicants addressing the solar glare question and bringing in sample photographs.

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Ms. Carls questioned why there was a color difference between the photos submitted. Mr. Sheffield responded that it was likely the slope of the roof that causes the panel edges to reflect different light.

Mr. Law commented that the benefits of the panels outweigh the compromise of aesthetics. In general, Wellesley residents would likely support the concept.

Ms. Carls wished that there was a better product that would improve the situation.

After some discussion, Mr. Law moved to recommend approval of the project as presented. Mr. Soliva seconded the motion. The motion passed unanimously (4-0).

DRB 18-02S: 26 Washington Street, Taylor True Value Rental: Sign Review

Documents:

- Staff Report
- Sign Permit Application, received 12/18/2017
- Owner Consent Form
- Sign Plan Set, prepared by Everbrite:
 - Proposed Elevation View, dated 10/19/2017
 - SF Non Illuminated Wall Cabinet, dated 10/19/2017
 - Sheets 1- 3: Sign, TV 43”x166” TTVR LP NI, dated 11/29/2017

Discussion:

Jason Parillo of Back Bay Sign gave a brief overview of the application.

Mr. Law asked if this new sign was part of a rebranding effort. Mr. Parillo responded affirmatively.

After a brief discussion, Mr. Law moved to recommend approval of the signage as presented. Mr. Soliva seconded the motion. The motion passed unanimously (4-0).

DRB 18-02S: The Cheese Shop & Vision Optics, 61-71 Central Street – Minor Construction

Documents:

- Staff Report
- Application for Design Review, received 12/20/2017
- Rendering of Awnings
- Photographs of Existing Conditions

Mark Langlais from the New Dorchester Awning Company gave an overview of the application. The two store fronts are receiving new fabric awnings.

After a brief discussion, Ms. Carls moved to recommend approval of the project as presented. Mr. Law seconded the motion. The motion passed unanimously (4-0).

DRB 18-04S: Mai Thai Spa, 555B Washington Street – Sign Review

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Documents:

- Staff Report
- Sign Permit Application, received 12/28/2017
- Renderings of Proposed Sign
- Photographs of Existing Conditions
- Color Samples

Discussion:

Trung Mai described the changes to the proposed sign since he was last before the Board.

After a brief discussion, Mr. Law moved to recommend approval of the signage as presented. Mr. Kripper seconded the motion. The motion passed unanimously (4-0).

LHR: 17-11: 5 Fells Circle – Large House Review

Documents:

- Staff Report
- Large House Review Application, received 12/13/2017
- Statement of Intent
- Landscape Plan Supplement, dated 1/5/2018
- Landscape Plan, prepared by Hopkinton Stone & Garden
- Architectural Plan Set, prepared by Shane Structures, dated 11/2017
 - Elevations
 - Front Elevation
 - Rear Elevation
 - Right Side Elevation
 - Left Side Elevation
 - First Floor Plan
 - Second Floor Plan
 - Third Floor Plan
 - Basement Plan
- Site Plan Set, prepared by Applewood Survey LLC, dated 12/12/2017
 - Neighborhood Delineation Plan
 - Existing Conditions
 - Proposed Site Plan
 - Proposed Site Plan, Stormwater Management

Discussion:

Larry Shind, attorney, gave an overview of the project highlighting how the house fits in the existing neighborhood and the number of neighbors who are in support of the project.

Mr. Kripper commented that there is not enough detail for the landscape plan, but the developer did a good job with the front of the house. However, the sides of the house are too flat and appear as one massive plane. The right and left elevations don't mitigate the large scale, and would recommend

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enlarging the windows and adding some sort of paneling similar to what is done on the front of the house. David Zaltas, developer, responded that the windows on the right side are for the garage, and the windows on the left side were sized to have a certain effect on the interior space. Mr. Kripper replied that interior elevations would assist in examining the size and placement of the windows, and restated the need replicate the treatment done on the front and rear elevations.

Mr. Soliva added that he would also like to see more detail, articulation, and fenestration on both sides of the house.

Mr. Law stated that he needs to see a more detailed and thoughtful landscape plan. A discussion ensued with the Mr. Shind and Mr. Zaltas regarding the minimum requirements for a Large House Review submission and how much detail can be provided on a landscape plan. Mr. Law went on to suggest foundation planting around the entire house.

After some discussion, Mr. Law moved to continue the project to the next meeting on January 24, 2018 requesting the Applicants address the following:

- *Add more details to the left and right side elevations as previously discussed, and*
- *Provide more information on the landscape plan that includes layout, plant types and sizes.*

Mr. Soliva seconded the motion. The motion passed unanimously (4-0).

LHR: 17-12: 28 Maurice Road – Large House Review

Documents:

- Staff Report
- Large House Review Application
- Statement of Intent
- Architectural Plan Set, prepared by JC Architect, dated 04/1/2017
 - EP: Existing Site Conditions
 - X-1: Existing Basement Floor Plan
 - X-2: Existing First Floor Plan
 - X-3: Existing Front/Left Elevations
 - X-4: Existing Rear/Right Elevations
 - DP: Delineation Plan
 - A-1: Proposed Basement Plan
 - A-2: Proposed First Floor Plan
 - A-3: Proposed Second Floor Plan
 - A-4: Proposed Attic & Roof Plan
 - A-5: Proposed Front/Left Elevations
 - A-6: Proposed Rear/Right Elevations
 - L-1” Landscape Plan
- Photometric Plan, prepared by LED Spot, dated 12/14/2017
- Lighting Cut Sheet
- Drainage Plan Set, prepared by H.W. Moore Associates Inc, dated 12/12/2017
 - Drainage Improvement Plan

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- Drainage Detail Plan
- Site Plan Set, prepared by Land Mapping Inc, dated 12/12/2017
 - Existing Conditions
 - Proposed Addition

Discussion:

Jim Chen and Lijun Cui, the Applicants, gave an overview of the proposed Large House project.

Mr. Soliva recommended extending the cultured stone all the way around the building. Mr. Chen responded that it would be cost prohibitive. Mr. Soliva replied that perhaps a different material could be used that would allow them to wrap the concrete foundation all the way around the house.

Mr. Soliva commented that the roof is not symmetrical on the left elevation, and it looks odd. He recommended relooking at the shape of the roof. Mr. Kripper agreed with Mr. Soliva comments regarding the roof.

Mr. Kripper and Mr. Soliva recommended removing the half-moon windows on the left elevation, and using rectangular windows as found on the rest of the house.

Ms. Carls was concerned about the height of the house compared to the neighbor's bungalow.

Mr. Law requested a detailed plant list for the landscape plan, and a revised plan which addresses his suggestions. The current plan is also misleading regarding the size of the evergreen shrubs. The boxwoods will in reality be spaced 8 – 10 feet apart fully grown. He would not screen the front of the house with boxwoods, but put screening, evergreen vegetation along the sides instead. Additional recommendations include planting more flowering/ornamental trees in the front, adding plantings in front of the retaining wall, foundation plantings around the perimeter of the house, and replacing the Oak trees removed with other deciduous trees.

Mr. Soliva requested removing the one-sided shutters from the rear, second story balcony, and centering the exterior light over the balcony doors instead of off to the side. He also added that the right side elevation needs more articulation, and to wrap the stone detailing on the bay around the side of the projection.

After some discussion, Mr. Law moved to continue the project to the next meeting on January 24, 2018 requesting the Applicants address the following:

- *Adjust the left elevation roofline*
- *Replace the half-moon windows with matching rectangular windows*
- *Extend the foundation veneer around the entire building*
- *Submit revised landscape plans*
- *Center the lighting over the rear balcony*
- *Remove the one-sided shutters from the rear*

Mr. Soliva seconded the motion. The motion passed unanimously (4-0).

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Ms. Rebecchi and the Board had a discussion regarding the minimum landscape requirements for Large House Review.

DRB18-01S: Bride's Dream, 402 Washington Street – Sign Permit

Documents:

- Staff Report
- Sign Permit Application, received 12/18/2017
- Existing Site Photographs
- Landlord Authorization, dated 11/28/2017
- Window Vinyl Letters, prepared by ViewPoint Sign and Awing, dated 11/09/2017
- Pylon Panel Vinyl, prepared by ViewPoint Sign and Awing, dated 11/09/2017, revised 11/17/2017
- Double Sided Aluminum Sign, prepared by ViewPoint Sign and Awing, dated 11/09/2017, revised 11/17/2017

Discussion:

Ms. Carls commented that she would like to see the window decals in a large font. The current size would not be visible enough from the street. She advised that the wording should also be more concise.

Mr. Soliva commented that the Board cannot regulate content. Ms. Rebecchi responded that they can recommend changes that would increase visibility of the signage.

After a brief discussion, Mr. Soliva moved to recommend continuing the application to the meeting on January 24, 2018. Mr. Law seconded the motion. The motion passed unanimously (4-0).

40B – 1-8 Delanson Circle

Discussion:

Ms. Rebecchi gave an overview of the 40B/Comprehensive Permit Approval process, and advised the Board to provide the ZBA with constructive comments for improvement at this meeting.

Ms. Carls asked if a traffic study was conducted. Ms. Rebecchi replied that a portion of the study was included in the initial submission, and the rest of the report has been posted to the Town website.

Ms. Carls and Mr. Kripper discussed the income requirements for the affordable units.

Kathleen Woodward introduced herself to the Board. As a new member of the Planning Board, she was at the meeting to learn more about the Design Review Board. Ms. Woodward provided additional information about the income requirements for the affordable units.

Ms. Rebecchi provided more information about the acquisition of the property, and its proximity to the Tailby Lot.

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Mr. Law commented that this project is too big and too urban for the location.

Mr. Kripper provided background to the Board regarding MGL 40B, and stated that the Town has failed to have a vision for providing affordable housing and preventing 40B developments from happening.

Ms. Rebecchi explained that the project will receive one Comprehensive Permit from the ZBA, and the Applicants do not need direct approval from the DRB. A list of zoning waivers was included in the application.

Ms. Woodward added that 100% of the rental units will count toward the Town's affordable housing inventory, and that the Board of Selectmen have recently voted to issue an RFP to investigate the development of the Tailby Lot.

Mr. Law stated while he supports affordable housing, the scale is too big. He and Mr. Soliva would be interested in juxtaposing the building's elevation against nearby commercial properties to truly show the scale and impact of this project.

Ms. Carls stated that the project is too tall especially compared to adjacent residential neighborhood. Even the commercial property across the street is only four stories, and it at least abuts the train station.

Mr. Soliva recommended varying the roofline, and adding a roof deck amenity. The materials are too vertical; more horizontal elements need to be utilized.

Ms. Carls recommended more townhouse style units.

Mr. Law recommended a variety of forms to break up the façade and give it more depth. Portions of the façade could be broken down into wider or taller elements.

Mr. Soliva suggested adding projecting bays to reduce the scale.

Mr. Law stated that the fire lane access needs to be 20' not 16'.

Mr. Kripper stated that the courtyard is too small. Surrounded by a five story building, it will be very dark

Mr. Law stated that the Applicant needs to install large, 6' caliper trees along Linden Street.

Mr. Soliva recommended breaking up the line of the building along the street edge, so there is push and pull of the façade.

Mr. Law considered removing the floors above the large staircase to the courtyard. Mr. Kripper responded that the Applicant would be unlikely to do so since they would need to provide an additional elevator.

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Mr. Kripper requested the developers create a 3D model.

Mr. Law recommended breaking up the staircase into two flights of stairs with a landing in the middle.

Mr. Kripper recommended eliminating the top story. Three stories would really be ideal. If removing one or two stories is not feasible, then the Applicant should set back the upper floor at least 8-10' and using different materials.

Ms. Rebecchi commented that a neighborhood opposition group has been formed.

Mr. Kripper stated that this really should have been a 48-unit development.

Ms. Woodward and Mr. Kripper had a discussion about the effectiveness of issuing an RFP for the Tailby Lot. Mr. Kripper is of the opinion that developers will not spend time and money responding to an RFP that the Town may not act on.

Mr. Soliva stated that the Town needs to take to the lead to develop more affordable housing so we can maintain local control of the project.

Mr. Law recommended minimizing the height of the retaining walls, and recommended a seating wall, and two seven foot walls rather than one 14-foot wall.

Mr. Law adjourned the meeting at approximately 8:45PM.

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department