

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JANUARY 24, 2018; 7:00 PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

Members Present: Sheila Dinsmoor, Ingrid Carls and Jose Soliva

Staff: Jeanette Rebecchi, Planner; Victor Panak, Senior Planner

Also Present:

Bruce Jaffin	Jose Shaker
Stanley Brooks	Margaret Vosburgh
Viktor Gyuris	David Grissino
Larry Shind	Edward Marshall
Dave Zaltas	Vasso Maches
Jim Chen	Stephen Langer
Lijun Cui	Tony Hsiao
Mei Lin	Kathleen Woodward
Yanping Liu	

Ms. Dinsmoor called the meeting to order at approximately 7:01pm.

DRB 18-01S: 402 Washington Street, Bride’s Dream – Sign Permit

Documents:

- Staff Report
- Sign Permit Application
- Window Vinyl Letters, prepared by ViewPoint Sign and Awning, dated 11/09/2017, revised 1/15/2018
- Pylon Panel Vinyl, prepared by ViewPoint Sign and Awning, dated 11/09/2017, revised 11/17/2017
- Double Sided Aluminum Sign, prepared by ViewPoint Sign and Awning, dated 11/09/2017, revised 11/17/2017
- Photographs of Existing Conditions

Discussion:

Margaret Vosburgh of ViewPoint Sign and Awning gave an overview of the revised sign permit application for Bride’s Dream.

Ms. Carls commented that the revised window decals look much better and are easier to read.

After a brief discussion, Mr. Soliva moved to recommend approval of the revised signage as presented. Ms. Carls seconded the motion. The motion passed unanimously (3-0).

DRB 17-54M: 80 Walnut Street, Major Construction

Documents:

- Staff Report, dated 1/19/2018
- Alt 4 Color Scheme
- Summary of Modification to Plans
- Site Plan, Sheets 1-3, prepared by EMB, dated 6/6/2018, revised 1/9/2018

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- Elevations, prepared by Topsider Homes, dated 1/15/2018

Discussion:

Stanley Brooks, attorney, gave an overview of the changes.

Mr. Soliva commented that a second form of egress is typically required by code. A discussion ensued with the Applicants whether or not this is required based on the layout of the building. Ms. Carls enquired why the architect was not present. Mr. Gyuris responded that the firm is based out of South Carolina.

Mr. Brooks presented a rendering showing the updated roof and siding materials. Ms. Carls commented that blue and charcoal were better color choices. Ms. Dinsmoor enquired if they were installing a metal roof. Mr. Brooks responded affirmatively.

Ms. Carls enquired if the window frames will be light or dark colored. Mr. Gyuris responded that the rendering was inaccurate. The window trim will have a light-colored stain.

Mr. Brooks discussed the changes to the parking lot configuration.

Ms. Carls recommended striping a pedestrian walkway across the parking lot to the main entrance.

Ms. Carls enquired if one handicapped parking space is enough. Mr. Soliva responded affirmatively.

Mr. Brooks commented that they are waiting on more information from a civil engineer regarding the 8' retaining wall shown on the site plan. Ms. Rebecchi stated that it is up to the Applicants whether they wanted to continue this major construction application until all information is available, or if a separate retaining wall application will be submitted for review. A separate application would require an additional fee. The Board had a discussion with the Applicant regarding the location and height of the retaining walls, and if they were visible from the roadway.

Ms. Carls wondered what the rear staircase leading down to the lower lawn area was for. Mr. Brooks responded that if someone came out from the rear of the building, this would be a way out to the upper parking lot. Ms. Dinsmoor commented that perhaps a picnic table could be added in the lower lawn area for staff.

Mr. Brooks noted that only one of the retaining walls will be in excess of four feet.

Ms. Carls asked if the Applicants had spoken to the neighbors. Mr. Brooks replied that the required notices were sent.

Mr. Soliva approved of moving the condenser to the rear of the property. Mr. Gyuris noted that the A/C units are not visible to the abutting neighbors.

Mr. Brooks reviewed the landscape plans. The existing trees will remain, but extensive plantings are not proposed since the site is wooded and there is minimal space for actual landscaping. Ms. Carls

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wondered if the frontage along the street could be planted to enhance the curb appeal. Mr. Brooks responded that they are unable to since this portion of the property is in the Town right-of-way.

Mr. Soliva wondered if landscaping was required for the parking lot. Mr. Brooks responded that since the parking lot has less than 15 spaces, they are exempt from this requirement. From a visual perspective most of the open space is located in the rear of the property, which no one will see due to the change in grade. Ms. Rebecchi suggested the Board make recommendations for improving the landscaping found around the parking lot and main entrance since this portion of the lot would be visible to the general public.

Ms. Dinsmoor commented that the planting bed shown on the rendering is not shown in the landscape plans. The Board requested that this be formalized on revised site plans.

Mr. Soliva enquired about a lighting plan. Ms. Rebecchi responded that a photometric analysis is not required, however exterior lighting should be shown on the site plan.

Ms. Carls asked if the lighting will be turned off after hours. Mr. Brooks responded that some sort of lighting will be required for safety and liability reasons.

Ms. Dinsmoor requested that since they are continuing this application anyways, she would like to see more information on the proposed light poles.

After a lengthy discussion, Ms. Dinsmoor moved to continue the application to the meeting on February 7, 2018 to allow the Applicant time to address outstanding issues related to lighting, the 8' retaining wall, and landscaping. Ms. Carls seconded the motion. The motion passed unanimously (3-0).

LHR17-11: 5 Fells Circle – Large House Review

- Staff Report, updated 1/24/2018
- Landscape Plan, prepared by Hopkinton Stone & Garden, revised 1/15/2018
- Architectural Elevations, prepared by Shane Structures, dated 11/2017, revised 1/16/2018

Discussion:

Larry Shind, attorney, gave an overview of the changes made to the architectural and landscape plans. Mr. Soliva commented that the architectural plans look much better.

Ms. Dinsmoor enquired why the two trees were removed, and if any replacements are planned. David Zaltas, developer, responded that they were identified as hazard trees. Victor Panak, Senior Planner, added that Large House Review projects are exempt from the tree bylaw. Mr. Zaltas added that the neighbors are glad the trees will be removed and not replaced since they would prefer more sun in their yard. Overall, the abutters are happy with the proposed landscape. Ms. Carls commented that she is pleased that Mr. Zaltas checked with the neighbors.

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After a brief discussion, Ms. Carls moved to recommend approval of the revised plans as presented. Ms. Dinsmoor seconded the motion. The motion passed unanimously (3-0).

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

Documents:

- Staff Report, revised 1/24/2018
- Site Plan, prepared by ML Curadossi, dated 1/17/2018, revised 1/22/2018
- Architectural Plan Set, prepared by JC Architect, dated 04/1/2017, revised 1/16/2018
 - A-4: Proposed Attic & Roof Plan
 - A-5: Proposed Front/Left Elevations
 - A-6: Proposed Rear/Right Elevations

Discussion:

Jim Chen and Lijun Cui gave an overview of the changes made to the Large House project submission.

Ms. Carls questioned why they were removing the 12” oak tree. Ms. Cui responded that it was too close to the existing 24” oak and the house. Victor Panak, senior planner, commented that it would be helpful to have the both the retained and removed trees on one plan.

After a brief discussion, Mr. Soliva moved to recommend approval of the revised plans as presented, and requested that the Applicants add the existing trees being retained, the size, and type on the revised landscape plans. Ms. Carls seconded the motion. The motion passed unanimously (3-0).

DRB18-06M: Wellesley Mazda, 965 Worcester Street – Minor Construction

Documents:

- Staff Report
- Minor Construction Application, received 1/12/2018
- Plan Set, prepared by BKA Architects, dated 1/11/2018
 - A-1 Existing Condition Images
 - A-2 Exterior Elevations
 - A-3 Architectural Site Plan
 - A-4 Aerial Perspective View 1
 - A-5 Aerial Perspective View 2
 - A-6 Perspective View 1
 - A-7 Perspective View 2

Discussion:

Joe Shaker, business owner, and Bruce Jaffin, builder, gave an overview of the proposed façade changes. The project is part of a corporate rebranding effort. The signage shown in the plan set will be submitted separately for review.

Mr. Shaker added that they are removing the canopy feature all together. Mr. Soliva and Ms. Carls had reservations about losing the canopy as a horizontal element. Mr. Soliva recommended adding some type of horizontal element to break up the façade. Mr. Shaker responded that’s why they went with the

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black and white panels. The Board had a discussion with the Applicants regarding the feasibility of adding more glass to the area underneath the Wellesley sign.

Ms. Rebecchi enquired if there was any new exterior lighting. Mr. Shaker responded that they are not adding new lighting.

Mr. Soliva wondered if a canopy or protected entrance would be needed for the front door. Mr. Shaker responded that customers just come right in, and it would not be needed. Ms. Carls stated that the door is very small for an entrance. Mr. Shaker replied that it is the same size. Ms. Carls added that without the canopy or double doors, the entrance is not very pronounced.

Mr. Soliva asked if there were any changes to the roof line or lighting concept on the façade. Mr. Shaker replied that there would not be any changes.

Mr. Soliva enquired if the HVAC system is exposed. Mr. Shaker replied that it is not visible.

After a brief discussion, Ms. Dinsmoor moved to recommend approval of the project with conditions, imposing the following design changes:

- *Add more glass windows to the black portion of the façade located beneath the “Wellesley” sign. Proportionally, this section should have more windows than wall.*

Ms. Carls seconded the motion. The motion passed unanimously (3-0).

DRB18-05M: Babson College, Horn Library – Major Construction

Discussion:

David Grissino, Babson College Director of Capital Projects & Planning gave an overview the project. A site for the College’s new Centennial Park has been chosen. This new park will receive the relocated flags and globe. Their Zoning Board of Appeals hearing is scheduled for March 1, 2018.

Edward Marshall, landscape architect, gave an overview of the landscape plans.

Mr. Marshall and Mr. Soliva had a discussion about the grading of the seating area in front of the main entrance. Mr. Marshall stated that since this area is not serving multiple buildings or entrances, it’s considered a walkway for ADA purposes.

Mr. Soliva and Ms. Carls had questions related to how the students are experiencing the walk upwards toward the rear portions of the library. Tony Hsiao, architect, responded that the wall has a large expanse of glass four to five feet up, and added that it is only 1.5 stories high at this point due to the grade change.

Ms. Carls enquired about the materials used. Mr. Grissino responded that they are using brick for the exterior.

Ms. Carls enquired about the mature height and caliper of the trees planned for the interior. Mr. Marshall responded that they will be planting 2” - 4” caliper Black Olive trees, which will reach 15’ - 18’ in height. He added that Elm hybrids are planned for the front terrace area.

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Mr. Hsiao gave an overview of the lighting and the interior programming. Based on previous discussions with the Board, they are exploring adding a second door to the patio accessed from the sunken garden. Mr. Grissino added that they would like this middle portion of window to be a moveable wall, however there may be some Health Department concerns due to the food service nearby.

Ms. Carls enquired how snow will be removed from the sunken garden patio. Mr. Grissino replied that it will have to be shoveled by hand. Ms. Carls stated further concerns about snow being an issue along the exterior paths due to the elevation changes. Mr. Marshall responded that they have graded the paths to slope to the side, so the middle will dry faster.

Mr. Hsiao and Mr. Soliva had a lengthy discussion about the brick detailing planned for the exterior.

Ms. Carls enquired if the students were expected to sit on the floor of the sunken garden. Mr. Grissino responded that the College President wanted to bring nature indoors for the students, and that they are planning on installing very realistic artificial grass.

Mr. Soliva and Mr. Grissino had a discussion about the light wall planned for the new classroom space.

Ms. Carls commented that she hoped the College's next project will have solar panels. Mr. Grissino commented that they are planning a green roof for this project, and are in talks with a company to install solar panels on the athletic center roof.

After some discussion, Mr. Soliva moved to recommend approval of the project as presented. Ms. Dinsmoor seconded the motion. The motion passed unanimously (3-0).

40B – 1-8 Delanson Circle: Review Draft Memo to ZBA

Discussion:

Ms. Rebecchi commented that tonight's meeting is an additional chance for the Board to provide comments on the Delanson Circle project.

Kathleen Woodward, Planning Board member, reported that Planning Department staff are preparing a memo to the ZBA on behalf of the Planning Board with the Planning Board's comments on this project.

The Board reviewed the draft memo prepared by Ms. Rebecchi, and did not have any changes or additions.

The Board had a general discussion about who would qualify to live in the affordable units.

Ms. Dinsmoor wondered when the Town would reach the 10% affordable housing requirement. Ms. Woodward commented that the Town still needs approximately 350 more units to satisfy state 40B

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requirements. All the Delanson units will go towards the Town's affordable housing inventory since they are rentals.

Ms. Carls enquired about the status of the new Tailby Lot study. Ms. Woodward gave an update on the RFP, stating it should be released in early February. Ms. Rebecchi offered to send the Board a copy of Michael Zehner's email that reviewed the history of the numerous studies done on the Tailby Lot.

The Board discussed the general traffic problems that will likely be generated from the Delanson project, and the practicality of a self-serve parking machine.

Mr. Soliva wondered what is the tallest building in Wellesley. Ms. Woodward, commented that the Delanson applicants pointed to the Belclare a similar project. The Board was of the opinion that they are not comparable, as the Belclare is only four stories. Ms. Dinsmoor commented that some of the office buildings near the 80 Walnut Street project might be six stories. Mr. Soliva responded that it is hard to imagine a building of that size abutting a residential area. Ms. Carls commented that a building of this size would be more appropriate in an industrial area with access to the highway.

Mr. Soliva requested that Ms. Rebecchi confirm that the ZBA is aware that Hollis Street is a private way, and that the number of queuing cars will be unreasonable.

Ms. Rebecchi commented that the Town has retained a peer-review architect to provide comments on the project.

Ms. Rebecchi and Ms. Woodward discussed the Mass-Housing peer-review architect's comments on the project. Ms. Rebecchi stated that even their architect found the transition to the abutting residential properties inappropriate.

Review Minutes from 11/29/2017 Design Review Board Meeting

Documents:

- Draft Minutes from 11/29/2017 Design Review Board meeting

Discussion:

After a brief discussion, Ms. Dinsmoor moved to recommend approval of the minutes. Mr. Soliva seconded the motion. The motion passed (2-1), with Ms. Carls abstaining.

Ms. Dinsmoor adjourned the meeting at approximately 10:02PM

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department