

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 21, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Bob Broder, Sheila Dinsmoor, Ingrid Carls, Amir Kripper, Rob Skolnick
Staff: Jeanette Rebecchi, Planner; Victor Panak, Senior Planner
Also Present: Steve Gagosian
Ryan Foster
Steve Kirby
Bill Foley
Chris Elliot
Agnes Hui
Marc Sides
John Scribner
Andrew Corrollo
Agnes Hui
Mark Gluesing
Larry Shind
Jack Thomas
Jan Gleysteen
Jack Dawley
Mark Wagner

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

DRB 18-08M Town Hall Envelope Restoration – 525 Washington Street: Minor Construction

Documents:

- Staff Report
- Minor Construction Application
- Project Description, prepared by McGinley Kalsow & Associates, dated 1/26/2018
- Architectural Plans, prepared by McGinley Kalsow & Associates, dated 1/26/2018

Discussion:

Steve Kirby, Vertex Project Manager, gave an overview of the history and current status of the project.

Ryan Foster, McGinley Kalsow & Associates Project Manager, provided an overview of the restoration work, and described the design changes that will take place in particular areas of the building.

Mr. Kripper enquired about the condition of the roof under the existing three courses of shingles. Mr. Foster responded that it is in good condition.

Mr. Kripper requested a more detailed overview of the Town Hall addition to the original library.

Mr. Broder joined the meeting at 7:11pm.

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 21, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

Ms. Carls enquired if they were replacing the window at the old library door with another window. Mr. Foster responded affirmatively, since there is currently an office behind there.

Ms. Carls enquired if the original panels on the west entrance door will remain. Mr. Foster responded that they will.

After a brief discussion, Mr. Skolnick moved to recommend approval of the project as presented. Ms. Carls seconded the motion. The motion passed unanimously (5-0).

DRB 18-07S: Tenacre Country Day School, 78 Benvenue Street – Special Permit Signage

Documents:

- Staff Report, dated 1/19/2018
- Sign Permit Application
- Sign Plans – Version 1, Sheets 1-14, prepared by Sign Design, undated
- Architectural Site Plan, prepared by Dario Designs, dated 1/22/2018

Discussion:

Bill Foley, Tenacre Country Day School Board Member, gave an overview of the proposed sign package.

Mr. Broder enquired if the type face was all Times New Roman font. Mr. Foley replied affirmatively.

After a brief discussion, Ms. Dinsmoor moved to recommend approval of the signage as presented. Mr. Skolnick seconded the motion. The motion passed unanimously (5-0).

DRB 18-09S: Agnes Vision of Wellesley, 582 Washington Street – Sign Permit

Documents:

- Staff Report
- Sign Permit Application
- Sign Renderings 2 & 3, prepared by Crosby Design Inc, undated
- Color swatches
- Site Photograph

Discussion:

Agnes Hui, business owner, presented the sign application.

Ms. Dinsmoor stated that she liked the font on the window decal and would prefer that it was used on the awning valance as well. Ms. Hui stated that it wouldn't fit on the valance due to the font size limitations. Mr. Skolnick added that the font on the valance is consistent with the font on the bottom window decal.

After a brief discussion, Mr. Skolnick moved to recommend approval of the signage as presented. Mr. Broder seconded the motion. The motion passed unanimously (5-0).

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 21, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

DRB 18-10M: Bank of America, 342 Washington Street – Minor Construction

Documents:

- Staff Report
- Minor Construction Application
- Description of Proposed Changes, prepared by Gensler, dated 2/9/2018
- Focused Hazard Analysis Report, prepared by Peak Fall Protection, dated 6/7/2017
- Plan Set, prepared by Gensler, dated 2/9/2018

Discussion:

Marc Sides, Gensler Project Manager, gave an overview of the project.

Mr. Broder and Mr. Sides had a discussion about how the roof will be accessed. Mr. Broder had concerns about tradesmen climbing up the hatch ladder with a tool box. Mr. Sides stated that it was fairly typical, but can investigate further to ensure it meets OSHA compliance.

Mr. Amir enquired if the HVAC system is on the flat part of the roof. Mr. Sides confirmed it was.

Mr. Skolnick asked if the railing will be painted the same color of the roof. Mr. Sides answered affirmatively.

Ms. Carls wondered if the railings for the roof and hatch will be the same height. Mr. Sides responded that they will be same height.

Mr. Kripper enquired if the railing could be set back further from the edge of the roof. Mr. Sides stated that the sample railing system shown did not reflect the actual placement. The roof plan shows that the railing will be set back a couple of feet.

Ms. Carls and Mr. Sides discussed the differences between the new and old front door system.

Mr. Skolnick enquired about the location of the new walkway railing. Ms. Rebecchi responded that the staff report shows a screen shot of the area, which is accessed from Abbott Road.

Ms. Carls stated her preferences to change the current white arch on the front façade. Ms. Rebecchi stated that that portion of the façade is outside of the scope of work being proposed. Ms. Carls requested that future work consider addressing the color of the arch.

After a brief discussion, Mr. Skolnick moved to approve the project as presented. Mr. Kripper seconded the motion. The motion passed unanimously (5-0).

DRB 18-11M: Sherwin Williams Paints, 999 Worcester Street – Minor Construction

Documents:

- Staff Report
- Minor Construction Application
- Cover Letter, prepared by BKA Architects, dated 2/5/2018

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 21, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

- Plan Set, prepared by BKA Architects, dated 2/6/2018
- Revised Elevations Existing/Proposed, prepared by BKA Architects, dated 2/14/2018

Discussion:

John Scribner, representing Lisciotti Development, gave an overview of the application, and passed out a color swatch planned for the canopy.

Ms. Dinsmoor enquired about the signage shown on the plan set. Mr. Scribner stated that they will be applying for a sign permit separately sometime in September.

The Board had a lengthy discussion with Mr. Scribner about the location of the future sign. They stated concerns that due to the canopy arms, the sign might need to be higher up on the sign band and out of alignment with the neighboring TD Bank sign.

After a lengthy discussion, Mr. Skolnick moved to recommend approval of the project as presented. Mr. Kripper seconded the motion. The motion passed unanimously (5-0). The Board noted their preference to place the sign in alignment with the neighboring TD Bank sign.

DRB 18-12M: 165 Linden Street Façade Renovations – Minor Construction

Documents:

- Staff Report
- Minor Construction Application, received 2/14/2018
- Cover letter, dated 2/14/2018
- Elevations Plans, prepared by Harrison French & Associates, LTD, dated 11/9/2017
- Façade Renovation Plans, prepared by Harrison French & Associates, LTD, dated 12/27/2017

Discussion:

Mark Wagner from Federal Realty summarized the proposed alterations to the façade renovations.

Ms. Dinsmoor enquired if there would be outdoor seating. Mr. Wagner responded that they are not planning any since it would require a second door.

After some discussion, Mr. Kripper moved to recommend approval of the project as presented. Ms. Dinsmoor seconded the motion. The motion passed unanimously (5-0).

LHR:18-01 – 20 Mellon Road – Large House Review

Documents:

- Staff Report
- Large House Review Application, submitted January 11, 2018
- TLAG Affidavit, dated January 8, 2018
- Statement of Intent
- Neighborhood Delineation Plan
- Site Photographs

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 21, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

- Light Specifications
- Proposed House Plan, prepared by GLM Engineering Consultants, dated January 10, 2018
- Landscape Plan, prepared by Ryan DeWolfe of Hopkinton Stone, Gardens, Nursery
- Photometric Plan, prepared by RLLD, LP, dated February 14, 2018
- Architectural plans, prepared by Mark Gluesing Architect:
 - Basement Floor Plan, dated January 9, 2016
 - First Floor Plan, dated January 9, 2018
 - Second Floor and Attic Floor Plans, dated January 9, 2016
 - Front and Right Elevations, dated January 9, 2018
 - Rear and Left Elevations, dated January 9, 2016
 - TLAG Calculations Plan, dated January 8, 2018, and revised January 22, 2018

Discussion:

Larry Shind, attorney for the applicant, gave an overview of the Large House project submission.

Mark Gluesing, architect for the applicant, gave an overview of the architectural plans.

Mr. Kripper enquired about the space above the garage. Mr. Gluesing responded it will be the master closet dormer.

Mr. Kripper commented that the corner boards don't match the overall style of the farmhouse look. Mr. Gluesing responded that they match the pilasters, and that he was going for a more upscale look on the front façade.

Ms. Dinsmoor asked if they had met with the neighbors. Mr. Gluesing stated that they had not. Mr. Panak added that all abutters have been notified via the Planning Department.

Ms. Carls enquired about the landscaping planned for the rear. Jack Thomas, general contractor, responded they are planning to screen with arborvitae.

Mr. Skolnick enquired if they could relocate the AC condensers to the garage side. Mr. Thomas stated he had no objection.

Mr. Broder enquired about the rationale for featuring the shutters only on the front elevation, and asked if they could be removed. Mr. Kripper added that they don't match the window width. Mr. Gluesing stated that they will match the window width as appropriate, and added that the rest of the neighborhood has shutters.

Mr. Gluesing described the landscape plans.

Mr. Kripper recommended moving the front walkway to the center of the front lot.

Mr. Gluesing described the lighting plan.

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 21, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

Mr. Kripper suggested making the corner boards narrower to match the narrow width of the house. Mr. Thomas said they could break up the panels.

Ms. Carls asked if there were any sidewalks on Mellon Road. Mr. Thomas responded that there are none, which is why he would prefer to keep the front walk connected to the driveway.

After some discussion, Mr. Kripper moved to recommend approval of the project with the following recommendations:

- *Remove all shutters*
- *Move the A.C. Condensers to a location along the rear wall of the house*
- *Corner boards on the front façade should be made more simple in design by removing the paneling and reducing their width*

Ms. Carls seconded the motion. The motion passed unanimously (5-0).

LHR:18-02 – 638 Washington Street – Large House Review

Documents:

- Staff Report
- Large House Review Application, submitted January 10, 2018
- TLAG Affidavit, dated January 22, 2018
- Project Narrative, prepared by Wellesley NRC, LLC, dated January 10, 2018
- Neighborhood Delineation Plan, prepared by Ryan Associates, dated December 13, 2018
- Sv-1 Existing Conditions Plan of Land, Lots 4 & 5, prepared by VHB, dated December 14, 2017, and revised February 8, 2018
- C-1 Site Plan, prepared by VHB, dated December 14, 2017
- C-2 Utility Plan, prepared by VHB, dated December 14, 2017
- C-3 Site Details, prepared by VHB, dated December 14, 2017
- Architectural Plans, prepared by Jan Gleysteen Architects, dated December 11, 2017:
 - A-2 Elevations, revised January 15, 2018
 - A-3 Elevations, revised January 15, 2018
 - A-4 Basement Plan
 - A-5 First Floor Plan
 - A-6 Second Floor Plan
 - A-15 Building Sections
- Stormwater Memo, with attachments, prepared by VHB, dated December 14, 2017
- L-1.0 Landscape Plan, prepared by Ryan Associates, dated December 14, 2017, and revised February 12, 2018
- L-2.0 Landscape Plan, prepared by Ryan Associates, dated December 14, 2017, and revised February 12, 2018
- L-3.0 Existing Tree Plan, prepared by Ryan Associates, dated January 12, 2018, and revised February 12, 2018
- Light Specifications
- L1-1 Lighting Plan, prepared by VHB, dated December 14, 2017, and revised February 9, 2018
- Construction Management Plan

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 21, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

- Colored Elevations drawings and Materials Specifications

Discussion:

Jack Dawley, representing Northland Residential, gave an overview of the Large House Review project.

Jan Gleysteen, architect, gave an overview of the architectural plans. He commented that they had already worked with the Historic District Commission to incorporate various relevant historic elements, and reduce the roofline by three feet on the front elevation.

Ms. Carls enquired about the height of the neighbor's homes. Mr. Gleysteen commented that neighboring homes are higher.

Mr. Gleysteen gave an overview of the landscape plans.

Mr. Skolnick enquired about the number of exterior lights. Mr. Gleysteen stated that there were only five.

After a brief discussion, Mr. Skolnick moved to recommend approval of the project as presented. Ms. Carls seconded the motion. The motion passed unanimously (5-0).

DRB17-54M: 80 Walnut Street – Major Construction

Jeanette Rebecchi presented the applicant's request for a continuance to the meeting on March 14, 2018.

Mr. Kripper moved to continue the major construction application to regularly scheduled meeting on March 14, 2018. Mr. Skolnick seconded the motion. The motion passed unanimously (5-0).

Board Elections & Membership

Mr. Skolnick moved to promote Jose Soliva to regular member of the Design Review, and elect him to the position of Chair. Ms. Carls seconded the motion. The motion passed unanimously (5-0).

Mr. Skolnick wanted to formally recognize former Board member and Chair, Jonathan Law in the minutes. Mr. Skolnick stated what a great job Mr. Law did while serving on the Board, and how appreciated and thoughtful he was. He had tremendous capabilities as a landscape designer, and his opinions will be missed. Ms. Carls added that he was also very helpful to the applicants.

Review Minutes from 12/13/2017 and 1/10/2017 Design Review Board Meeting

Mr. Kripper moved to accept the minutes from the meeting on 12/13/2017. Ms. Dinsmoor seconded the motion. The motion passed unanimously (5-0).

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 21, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

Ms. Carls moved to accept the minutes from the meeting on 1/10/2018. Mr. Kripper seconded the motion. The motion passed unanimously (5-0).

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

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department