

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 14, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Ingrid Carls, Sheila Dinsmoor, Amir Kripper and Jose Soliva

Staff: Jeanette Rebecchi, Planner; Victor Panak, Senior Planner;
Michael Zehner, Planning Director

Also Present: Mark Heavner
Mike Coutu
Patrick Ahearn
Mike Tartamella
Paul Apkarian
Kathy Kelley
Carol Fournier

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

LHR 18-03: 21 Carisbrooke Road: Large House Review

Documents:

- Staff Report;
- Cover Letter from Patrick Ahearn, FAIA, dated February 8, 2018;
- Town of Wellesley Planning Board Large House Review Application, dated February 5, 2018;
- TLAG Affidavit, dated February 5, 2018;
- Arborist letter, prepared by Andrew Balon of Bartlett Tree Experts, dated January 17, 2018;
- Project Plans, dated February 8, 2018:
 - Section I: Site Identification and Documentation, prepared by Patrick Ahearn Architect
 - S-1 Site Identification
 - S-2 Neighborhood Delineation Plan
 - S-3 Neighborhood Delineation Photographs
 - S-4 Existing Structure Photographs
 - S-5 Existing Floor Plans
 - S-6 Existing Elevations
 - Section II: Civil Engineering, prepared by MetroWest Engineering, Inc.
 - C-1 Existing Conditions Site Plan
 - C-2 Erosion and Sediment Control Plan
 - C-3 Proposed Layout Plan
 - C-4 Proposed Grading Plan
 - C-5 Proposed Site Plan
 - C-6 Proposed Details Plan
 - C-7 Proposed Details Plan
 - Section III: Architecture, prepared by Patrick Ahearn Architect
 - A-1 West Elevation at Carisbrooke Road
 - A-2 Proposed South Elevation
 - A-3 Proposed East Elevation
 - A-4 Proposed North Elevation

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- A-5 Elevation Study at Carisbrooke Road
- A-6 First Floor Plan
- A-7 Second Floor Plan
- A-8 Lower Floor Plan
- A-9 TLAG Calculations and Diagrams
- Section IV: Landscape Architecture, prepared by Sudbury Design Group, revised March 13, 2018
 - L 1.0 Master Landscape Plan
 - L 2.0 Tree Removal and Protection Plan
 - L 3.0 Planting Plan
 - L 4.0 Lighting Plan
 - L 4.1 Photometric Plan
 - L 4.2 Lighting Spec Sheet
 - L 5.0 Landscape Material Sheet
 - L 6.0 Landscape Section A-A
 - L 6.1 Landscape Sections B-B and C-C

Discussion:

Mike Tartamella, architect, gave an overview of the large house project.

Mike Coutu, landscape architect, presented the landscape plans for the project.

Mr. Soliva, requested the applicants present the lighting plans for the house, and asked for clarification regarding how many fixtures were being proposed. Victor Panak, Senior Planner, commented that the Board should be most concerned about any unshielded lights and how that effects the neighbors. Ms. Carls enquired if the LED lights will be on all night. Mike Coutu responded that they will be on a timer.

Mr. Tartomella reviewed the architecture plans and how the applicants addressed concerns about massing. The New England-style materials chosen for the project blend the new house in with the existing neighborhood.

Mr. Soliva commented that the barn-board perhaps adds too much variety in materials. Mr. Tartomella replied that they were attempting to have that section of the home evoke a sense of history.

Mr. Coutu provided an overview of the drainage plans.

Mr. Kripper commented that he found the barn-board a little strange, but overall likes the proportions of the house.

Ms. Carls commented that the water retention system was laudable.

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

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LHR 18-04: 16 Bayview Road – Large House Review

Documents:

- Staff Report
- Large House Review Application
- Statement of Intent
- Site Photos
- Neighborhood Delineation Plan
- Existing Conditions Plan, prepared by Colonial Engineering, LLC, revised 2/05/2018
- Proposed Site Conditions Plan, by Colonial Engineering, LLC, revised 2/05/2018
- Landscape Plan, prepared by Colonial Engineering, LLC, revised 2/20/2018
- Lighting Cut Sheets
- Architectural Plan Set, dated 2/15/2018

Discussion:

Mark Heavner, applicant, gave an overview of the Large House project.

Mr. Soliva requested Mr. Heavner explain how the design features chosen mitigated the scale of the project. Mr. Heavner replied that the majority of the design was dictated by the Historical Commission through the Demo Delay waiver process. Mr. Panak replied that the Historical Commission review was meant to produce a home that addressed the historic features of the neighborhood not the scale, which is part this Large House Review process.

Mr. Soliva commented that the project has a single roof line. The applicant needs to break down the roof form, and not have a continuous eave line. He also recommended using a variety of materials; using all clapboard makes it appear as one solid mass. Overall, the design of the home is focused on the front with few treatments on the sides or rear. Mr. Heavner replied that the Historical Commission requested a continuous eaveline and removal of a gable design over the garage.

Mr. Kripper commented that the Board can only comment on what we have in front of us. He recommended engaging a professional. Mr. Heavner replied that he will not engage an architect.

Michael Zehner commented that Mr. Heavner has been very responsive to the three meetings requested by the Historical Commission. The project being reviewed tonight was what the Historical Commission had granted a waiver for. The Planning Department could bring the project back for the Historical Commission to review again based on any changes resulting from the Large House Review process.

Mr. Soliva echoed Mr. Kripper's comments about engaging an architect to reconcile the suggestions made by the various Boards in way that meets historical requirements and appropriately addresses massing. Specifically, this would include lowering the gable ends, breaking down the roof, using different cladding materials on the garage bay, and lowering the garage gable. Mr. Soliva also requested a more detailed landscape plan.

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Ms. Carls asked about the height and materials used for the retaining wall. Mr. Heavner responded that it is four feet, and it will be constructed out of segmented concrete blocks. Mr. Soliva requested material cut sheets.

Mr. Heavner presented the lighting plan for the property. Mr. Soliva enquired if he could use other options in lieu of flood lights.

Mr. Kripper commented that the laundry room has a strange shape. Mr. Heavner stated that it was a product of the Historical Commission revisions.

After some discussion, Mr. Soliva moved to continue review of the project to their meeting on March 28, 2018, while requesting additional information and asking the applicant to make some changes to the architecture:

- *Break up the roof line*
- *Consider using different materials for different sections of the house to provide an added sense of segmentation*
- *Provide details on the retaining wall*
- *Propose additional plantings that adequately replace the trees that are being removed*
- *Replace the flood lights with different fixtures or propose directional shielding for the flood lights such that their glare will not be visible from abutting properties or the public way and the light is focused on the area of need*
- *Revisit the sides and rear elevations related to window placement and roof lines*

Ms. Carls seconded the motion. The motion passed unanimously (4-0).

LHR18-05: 87 Ivy Road – Large House Review

Victor Panak, Senior Planner, informed the Board that the Applicants have withdrawn Large House Review application for 87 Ivy Road.

LHR18-06: 55 Pilgrim Road- Large House Review

Documents:

- Staff Report
- Statement of Intent, dated March 2, 2018;
- Neighborhood Delineation Plan;
- Photographs of the Existing Site;
- Drainage Summary, prepared by Verne T. Porter JR., PLS, dated March 2, 2018;
- Rendering;
- Architectural Plans, prepared by Paul Apkarian Architects, Inc.:
 - A.1.0 Elevations, dated February 23, 2018
 - A.2.0 Floor Plans, dated February 23, 2018
 - A.2.1 Roof Plan Attic Plan, dated February 23, 2018
 - A.3.0 Sections, dated February 23, 2018
 - A.5.0 TLAG Calculations, dated February 23, 2018

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- A.5.1 Foundation Attic Plans TLAGS Lot Coverage, dated February 23, 2018
- A.6.0 Exterior Light Fixtures, dated February 23, 2018
- Lighting Plan, dated March 2, 2018;
- Photometric Plan, dated March 12, 2018;
- Existing Conditions Plan, prepared by Verne T. Porter Jr., PLS, dated June 23, 2017;
- Tree Protection & Preservation Plan, prepared by Verne T. Porter Jr., PLS, dated July 27, 2017;
- Proposed Conditions Site Plan, prepared by Verne T. Porter Jr., PLS, dated February 26, 2018;
- Landscape Plan, dated March 2, 2018;

Discussion:

Paul Apkarian, architect, gave an overview of the project.

Mr. Soliva commented on the height of the roof, and requested that it be reduced. He added that a change in materials might help, as well as using additional fenestration and articulation of the windows on the sides of the house.

Mr. Kripper agreed that more articulation is needed on the side elevations, and lowering the roofline to eight feet in height would be more appropriate. Ms. Carls concurred.

Mr. Panak commented that the landscaping should be more robust to provide better screening.

After some discussion, Mr. Soliva moved to continue review of the project to their meeting on March 28, 2018, while asking the applicant to make some changes to the architecture and landscaping as summarized below:

- *Reduce the height of the roof by removing attic space and/or changing the pitch of the roof*
- *Consider using different materials for different sections of the house to provide an added sense of segmentation*
- *Revisit window placement for more consistency*
- *Consider providing window boxes/paneling on all facades (not just the front)*
- *Consider lowering the second floor a little to further reduce the height and scale*
- *Provide more robust landscaping that better serves to screen the structure*

Ms. Carls seconded the motion. The motion passed unanimously (4-0).

DRB 18-13S: Age-Perfectly: Laser & Body Sculpt, 555 Washington Street – Signage

Documents:

- Staff Report
- Sign Permit Application
- Sign Plan, prepared by Fast Signs

Discussion:

Carol Fournier from Fast Signs, gave an overview of the sign application.

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

DRB 18-14S: Lash L'Amour, 576C Washington Street – Signage

Documents:

- Staff Report
- Sign Permit Application
- Sign Plan, prepared by Fast Signs, dated 2/8/2018

Discussion:

Carol Fournier from Fast Signs, gave an overview of the sign application.

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

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

Jeanette Rebecchi, Planner, informed the Board that the Applicant has requested a continuance to the March 28, 2018 meeting.

**Review Submissions & Consider Selection of Consultant for the Request for Proposals:
“Consultant Services for Development of Design Guidelines”**

The Board discussed the merits of two submissions. It was decided that Gamble Associates and OverUnder would be brought in for an interview at the next meeting. The Board requested Ms. Rebecchi check references ahead of time.

Discuss Upcoming Meeting Schedule

No changes were made to the meeting schedule. The Board would interview the two consultants for the Design Guidelines RFP at a regularly scheduled meeting.

Discuss Draft Unified Plan & Issue Comments

The Board discussed the draft Unified Plan and provided feedback to Michael Zehner.

Discuss Revised Delanson Circle Plans & Issue Comments

The Board discussed the revised Delanson Circle plans with Michael Zehner. It was determined that the changes made by the developer still did not address the overarching design flaws of the project. It was decided that the Board would select a DRB representative at the March 28th meeting to attend the next ZBA meeting addressing this project.

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Review Minutes from 1/24/2018 Design Review Board Meeting

Mr. Soliva moved to accept the minutes from the meeting on 1/24/2018. Ms. Carls seconded the motion. The motion passed unanimously (4-0).

General Business Discussion

Mr. Zehner discussed the importance of ensuring a quorum for scheduled meetings.

Mr. Zehner discussed the Large House Review process, and encouraged the Board members to reach out to Victor Panak if they feel anything is missing in advance of the meeting. The Board had a lengthy discussion about the landscape requirements.

Mr. Soliva adjourned the meeting at approximately 9:53PM.

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department