

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
MARCH 28, 2018; 7:00 PM  
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Sheila Dinsmoor, Amir Kripper and Jose Soliva

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

Also Present: Mark Heavner  
Kathy Kelley  
Yvonne Pham  
Matt Guigli  
Shannon Mclean  
Rami el Samahy  
Brett Pierson  
Philipp Maué  
David Gamble

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

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

*Documents:*

- Staff Report, dated 3/28/2018
- Stormwater Report, prepared by Merrikin Engineering, LLP, dated 3/19/2018
- Lighting Cut Sheets
- Unilock Concord Wall Cut Sheet
- Existing Condition Plan, prepared by Merrikin Engineering, LLP, revised 3/20/2018
- Proposed Site Plan, prepared by Merrikin Engineering, LLP, revised 3/20/2018
- Proposed Landscape Plan, prepared by Merrikin Engineering, LLP, revised 3/20/2018
- Architectural Elevations, dated 12/14/2017
- Architectural Elevations, dated 1/30/2018
- Architectural Elevations, dated 2/15/2018
- Architectural Elevations, dated 3/20/2018
- Floor Plans, dated 3/20/2018

*Discussion:*

Victor Panak, Senior Planner, and Mark Heavner, Applicant, gave an overview of changes to the architectural elevations over time.

Mr. Soliva enquired if Mr. Heavner had studied how he could make changes to the side elevations. Mr. Heavner replied that he attempted to, but nothing looked right. Mr. Soliva and Mr. Heavner discussed adding gable ends to the roof.

Mr. Soliva asked generally about the average height of the neighborhood. Mr. Panak commented that most of the homes are 1.5 stories.

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Mr. Kripper and Ms. Dinsmoor discussed cladding materials, and recommended continuing the board and batten around both the top and bottom portions of the garage. Mr. Kripper recommended treating materials volumetrically.

Mr. Heavner presented the revised landscape and lighting plans. He commented that he retained the flood light on the lake side of the house. Mr. Soliva recommended installing task lighting on the porch, utilizing a hooded spotlight, and ground and railing lights on the patio.

Mr. Soliva commented that the lighting and landscaping plans were acceptable, but the scale of the building needs to be reduced, especially on the side elevations. Mr. Heavner commented that he could add the gable ends, but it will make the sides appear taller and bigger. Mr. Soliva replied that the continuous cornice currently coming across just emphasizes the scale of the wall.

*After some discussion, Mr. Kripper moved to continue review of the project to their meeting on April 11, 2018, and requested that the applicant make further revisions to the architectural design. Below is a summary of the Board's comments:*

- *When introducing a material change, the change should be applied to the full volume rather than just one façade*
- *Reduce canyon-wall effect on rear façade*
- *Lower eave height of left gable to match the garage gable's eave height*
- *Reduce the luminosity of the rear-side building-mounted light and add a low-strength task light to illuminate the patio*

*Mr. Soliva seconded the motion. The motion passed unanimously (3-0).*

### **LHR18-06: 55 Pilgrim Road- Large House Review**

#### *Documents:*

- Tree Protection and Preservation Plan, prepared by Verne T. Porter, dated 08/10/2017
- Architectural Elevations A, prepared by Paul Apkarian Architects, Inc., prepared 4/27/2018
- Architectural Elevations B, prepared by Paul Apkarian Architects, Inc., prepared 4/27/2018

#### *Discussion:*

Mr. Panak gave an overview of the Board's concern based on the last meeting.

Matthew Guigli, developer, presented two new architectural elevations options, which employed different cladding materials. Mr. Soliva commented that he is not a fan of the option featuring stone. Mr. Guigli commented that he prefers the white board and batten, which would contrast nicely with the gray siding. Mr. Kripper agreed that he should eliminate the stonework in the front, and improve the garage side with board and batten siding.

Mr. Soliva and Mr. Guigli discussed the possibility of breaking up the garage eave line.

Mr. Guigli presented an overview of the landscape plan changes. Ms. Dinsmoor suggested adding flowering trees since the lot has been cleared. Additional trees would help break up the mass of the building, which is important since the house is located on a corner lot.

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*After some discussion, Mr. Kripper moved to approve the project with recommendations as follows:*

- *Remove stone from front façade*
- *Lower the eave line above the garage*
- *Include flowering trees for screening where possible*

*Mr. Soliva seconded the motion. The motion passed unanimously (3-0).*

**DRB 18-15S: Marcus, 181 Linden Street – Signage**

*Documents:*

- Staff Report
- Sign Permit Application
- Sign Plan, prepared by Divine Signs, dated 2/9/2018

*Discussion:*

Jeanette Rebecchi, planner, gave an overview of the signage application, and notified the Board of the presence of non-conforming window decals.

*After a brief discussion, Mr. Soliva moved to recommend approval of the sign with the following conditions:*

- *All existing, non-compliant window signs shall be removed.*

*Mr. Kripper seconded the motion. The motion passed unanimously (3-0).*

**DRB 18-16S: Le Vernis Nail Salon, 574 Washington Street – Signage**

*Documents:*

- Staff Report
- Sign Permit Application
- Sign Plan, prepared by Cambridge Repo Graphics, dated 2/9/2018

*Discussion:*

Ms. Rebecchi gave an overview of the signage application and commented that she preferred if the applicant would continue the window decal signage across to the left-side window. The Board concurred. Yvonne Pham, business owner, agreed that she can make the changes. Ms. Rebecchi clarified that Ms. Pham can use the wording of her choice as long as the window decal went across the bottom of both windows.

*After a brief discussion, Mr. Soliva moved to recommend approval of the signage with the following conditions:*

- *Continue the window decal signage across the left-side window.*

*Mr. Kripper seconded the motion. The motion passed unanimously (3-0).*

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

*Ms. Rebecchi informed the Board that the Applicant has requested a continuance to the April 25, 2018 meeting.*

**Interview & Consider Selection of Consultant for the Request for Proposals:**

**“Consultant Services for Development of Design Guidelines”**

*Consultants from Gamble Associates and OverUnder were interviewed by the Board following a brief presentation. Ms. Rebecchi noted that both firms came with glowing references. Mr. Soliva made a motion to select Gamble Associates due to their excellent presentation and extensive experience. Mr. Kripper seconded the motion. The motion passed (3-0). Ms. Rebecchi opened the price proposals, and both consultants bid \$20,000.*

**Discuss Upcoming ZBA Hearing Addressing Delanson Circle 40B & 148 Weston Road**

Mr. Soliva submitted a disclosure agreement indicating that he is working with the 148 Weston Road development team’s legal counsel on another project through his employer.

Mr. Rebecchi updated the Board that both the 148 Weston Road and Delanson Circle ZBA hearings are being continued to possibly September while the developer considers their options regarding the Tailby Lot RFP.

**Review and Comment on Wellesley Park, 148 Weston Road 40B Project**

*Documents:*

- Staff Report
- Checklist of Design Options for Integration into Existing Development Patterns
- Application for Comprehensive Permit
- Request for Findings of Fact
- Development Team
- Project Data Summary
- Wellesley Park Proposed Waiver List
- Official Development Prospectus, dated February, 2018
- MassHousing Comprehensive Permit Site Approval Application/Rental
- Project Narrative
- Letter to MassHousing from the Town of Wellesley Board of Selectmen RE: Site Eligibility Response, dated 11/27/2017
- Letter to Wellesley Park, LLC. from MassHousing RE: Project Eligibly/Site Approval Letter, dated 1/2/2018
- Architectural Plan Set, prepared by EMBARC, dated 2/15/2017
  - A01 - Site Context
  - A02 - Site Context
  - A03 - Proposed Site Plan
  - A04 – Parking & Ground Floor Plan

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- A05 – Second & Penthouse Floor Plan
- A06 – Building Elevations
- A07 – Building Elevations
- A08 – Street Perspective
- A09 – Spring & Fall Shadow Study
- A10 – Summer Shadow Study
- A11 – Winter Shadow Study
- L01 – Concept Landscape Plan
- Landscape Plan Set, prepared by MEG McKenzie Engineering Group, dated 2/15/2018
  - A12 – Existing Conditions Plan
  - Ex-1 – Existing Conditions Plan
  - C-1 Site Development Plan
  - C-2 Grading & Drainage Plan
  - C-3 Utilities Site Plan
  - C-4 Construction Details
  - C-5 Construction Details
- Cultec Recharger 330XLHD Heavy Duty Plan View, prepared by Cultec Inc., dated 02/2016

*Discussion:*

Ms. Rebecchi stated that she recycled much of her staff report for Delanson Circle as the projects are very similar. Mr. Soliva concurred, stating that the building height is too tall. He further stated that the developer could utilize the presence of the enlarged building footprint (the underground garage extends well past the above-ground portion) to break up the mass of the main building.

Mr. Kripper stated that his concerns revolve around the location and its adjacency to the abutters. At least the Delanson project is close to the MBTA station.

Ms. Dinsmoor commented that the Town does not know what will happen to the North 40, and placing the building so close to the lot line will impact future possibilities.

Mr. Soliva recommended creating a 3D model to get a better sense of the scale in the context of the neighborhood.

Ms. Dinsmoor stated that this project is a classic example of “what not to do”. It’s a massive building in the middle of a neighborhood.

Mr. Soliva stated the setback from the street is fine, but there are too many stories. The amenities building will not actually screen the building behind it.

Ms. Dinsmoor expressed concerns about emergency vehicle access.

Mr. Soliva stated that the Applicants need to reduce the number of units and height to break down the mass of the building.

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*Mr. Soliva adjourned the meeting at approximately 9:10PM.*

Respectfully submitted by:  
Jeanette Rebecchi  
Wellesley Planning Department