

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
APRIL 11, 2018; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Ingrid Carls, Sheila Dinsmoor and Jose Soliva

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

Also Present: Mark Heavner
Kathy Kelley
Daniel Reynolds
Josh Kipper
Emory Patterson
Jason Lavoie
Jan Gleysteen
Paul Beaulieu
Brenden Giblin

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

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

Documents:

- Staff Report, dated 4/11/2018
- Architectural Elevations, dated 12/14/2017
- Architectural Elevations, dated 1/30/2018
- Architectural Elevations, dated 2/15/2018
- Architectural Elevations, dated 3/20/2018
- Architectural Elevations, dated 4/1/2018
- Roof Plan, dated 4/10/2018

Discussion:

Mark Heavner, Applicant, gave an overview of changes to the architectural elevations. Mr. Heavner discussed the issues he's had with how this approval process has unfolded, and stated that he does not actually like the revised plans he's been submitting. Mr. Soliva stated that Mr. Heavner has taken some of the Board's advice too literally, and that his plans lack cohesive design ideas. Mr. Heavner commented that perhaps he should just build something underneath the TLAG threshold, and is considering withdrawing his application.

After a brief discussion, Mr. Soliva moved to continue review of the project to their meeting on April 25, 2018. Ms. Dinsmoor seconded the motion. The motion passed unanimously (3-0).

LHR18-07: 20 Old Farm Road - Large House Review

Documents:

- Large House Review Application, dated March 9, 2018
- Large House Review TLAG Affidavit, dated March 14, 2018
- Large House Review Narrative, prepared by Daniel H Reynolds, dated March 15, 2018

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- Arborist Report, prepared by Kray A. Small, dated March 25, 2018
- Stormwater Report (Summary), prepared by The Jillson Company, Inc., dated March 14, 2018
- Sample Photographs
- Project Plans:
 - Title Sheet, dated March 14, 2018
 - Section 1: Site Identification, prepared by Daniel H Reynolds Design Collaborative LLC:
 - i. AS-1 Site Identification, dated March 15, 2018
 - ii. AS-02 Neighborhood Delineation Plan, dated March 15, 2018
 - iii. AS-03 Neighborhood Delineation Photos, dated March 15, 2018
 - Section 2: Civil Engineering, prepared by The Jillson Company, Inc.:
 - i. C-1 Existing Conditions Plan, dated March 14, 2018
 - ii. C-2 Compiled Existing Conditions Plan, dated March 14, 2018
 - iii. C-3 Plot Plan, dated March 14, 2018
 - iv. C-4 Site Development Plan, dated March 14, 2018
 - v. C-5 Detail Sheet, dated March 14, 2018
 - vi. C-6 Construction Management Plan, dated March 14, 2018
 - Section 3: Architecture, prepared by Ed Zielinski, AIA:
 - i. A000 Sub-Basement Floor Plan, dated March 15, 2018
 - ii. A100 Basement Floor Plan, dated March 15, 2018
 - iii. A110 First Floor Plan, dated March 15, 2018
 - iv. A120 Second Floor Plan, dated March 15, 2018
 - v. A130 Attic Floor Plan, dated March 15, 2018
 - vi. A140 Roof Plan, dated March 15, 2018, revised April 10, 2018
 - vii. A201 Exterior Elevations Front (East), dated March 14, 2018, revised April 10, 2018
 - viii. A202 Exterior Elevations Right (North), dated March 14, 2018, revised April 10, 2018
 - ix. A203 Exterior Elevations Rear (West), dated March 14, 2018, revised April 10, 2018
 - x. A204 Exterior Elevations Left (South), dated March 14, 2018, revised April 10, 2018
 - Section 4: Landscape Architecture, prepared by ML Curadossi:
 - i. L1.0 Landscape Plan, dated February 20, 2018 and revised April 3, 2018
 - ii. L2.0 Planting Plan, dated March 8, 2018 and revised April 3, 2018
 - iii. L3.0 Tree Removal Plan, dated February 20, 2018 and revised April 3, 2018
 - iv. L4.0 Landscape Lighting, dated March 16, 2018
 - v. L4.1 Landscape Lighting, dated March 16, 2018
 - vi. L4.2 Photometric Plan, dated March 14, 2018
 - vii. L5.0 Landscape Materials, dated March 14, 2018

Discussion:

Victor Panak, Senior Planner, and Daniel Reynolds, architect, gave overviews of the project.

Mr. Soliva asked if the Applicants could break the roofline to reduce the mass of the house. Mr. Reynolds replied that he wanted to achieve a classic and simple look for the design of the house. Mr.

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Soliva noted that the house features all clapboard siding, and commented that perhaps a change in materials would be warranted.

Ms. Carls enquired if the lot was hilly. Mr. Reynolds responded that yes, the house is sited in the same location as the current house.

Ms. Dinsmoor enquired if they had spoken to the neighbors and wondered what they thought of the project. Emory Patterson, President of Stonehenge Developments, responded that they had met with the owners of 24 Road Ravine, and they were pleased with the project.

Ms. Carls commented that the house is sited close to 30 Old Farm Road. Mr. Soliva concurred, and added that the driveway abuts the neighbor's yard. Mr. Patterson replied that 30 Old Farm Road has a dense, wooded area shielding the house from the proposed driveway. Jason Lavoie, civil engineer, added that arborvitae will be planted in the narrow strip between the driveway and property line.

Mr. Lavoie presented the tree replacement.

Mr. Soliva commented that many of the neighboring homes dormer the second floor to bring down the volume. Mr. Reynolds replied that there are also many colonial type homes in the neighborhood, and he wanted to keep clean lines. Mr. Soliva added that he can see that Mr. Reynolds tried to add elements along the façade to break up the wall.

Mr. Lavoie and Mr. Reynolds presented the photometric analysis and lighting plan.

The Board discussed the windows presented in the sample photos, and commented that this particular window type works well with the scale of the home.

After a brief discussion, Ms. Carls moved to approve the project contingent upon:

- *The lot coverage being less than 15%.*
- *Implementation of the window type presented. The design intent of the narrow, twin-framed, iron windows compliments the scale of the home.*

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

LHR18-08: 95 Albion Avenue - Large House Review

Documents:

- Large House Review Application, dated March 15, 2018
- Statement of Intent, prepared by Jan Gleysteen, dated March 15, 2018
- Large House Review TLAG Affidavit, dated March 15, 2018
- Renderings, prepared by Jan Gleysteen Architects Inc.
- Architectural Plans, prepared by Jan Gleysteen Architects Inc., dated March 15, 2018
 - A-2 Exterior Elevations
 - A-3 Exterior Elevations
 - A-4 Basement Plan
 - A-5 First Floor Plan

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- A-6 Second Floor Plan
- A-7 Attic Floor Plan
- La1.0 Landscape Plan, prepared by Paradigm Landscape, dated March 14, 2018
- La2.0 Tree Protection, prepared by Paradigm Landscape, dated March 14, 2018
- La3.0 Notes, prepared by Paradigm Landscape, dated March 14, 2018
- Light specifications
- Existing Conditions Plan of Land, prepared by Field Resources, Inc., dated March 19, 2018, and revised April 11, 2018
- Neighborhood Delineation Plan, prepared by Field Resources, Inc., dated March 14, 2018, and revised April 11, 2018
- Site Plan Showing Zoning Compliance, prepared by Field Resources, Inc., dated March 14, 2018
- Basement TLAG Exemption Plan, prepared by Field Resources, Inc., dated March 14, 2018
- Allowable Height Plan Showing Grade Plane Calculations, prepared by Field Resources, Inc., dated March 14, 2018
- Site Plan Showing Proposed Lighting, prepared by Field Resources, Inc., dated March 19, 2018
- Exterior Elevations Showing Propose Lighting, prepared by Jan Gleysteen Architects Inc., dated April 11, 2018
- Photometric Detail Plan, prepared by Field Resources, Inc. and RLLD, LP, dated March 27, 2018

Discussion:

Mr. Panak gave an overview of the project.

Yan Gleysteen, architect, presented the lighting plan for the project. Ms. Carls commented that there is too much lighting proposed. Mr. Soliva added that the elevated floodlights cast a big cone of light, and suggested replacing the flood lighting near the patio with task lighting. Mr. Gleysteen discussed that the homeowners requested floodlighting for safety reasons. After a lengthy discussion, Mr. Gleysteen agreed to keep only the floodlights illuminating the garage and the sloped area of the backyard.

Mr. Soliva and Mr. Gleysteen discussed the unusual vertical clapboard. Mr. Soliva suggested reducing the width, which will contrast better with the horizontal clapboard.

After a brief discussion, Ms. Dinsmoor moved to approve the project subject to the following conditions:

- *The proposed lighting plan be revised as follows:*
 - *Quantity of flood lights be reduced from 8 to 3. The 3 remaining flood lights shall be located with 2 at the garage and one on the northeast corner of the structure*
 - *Quantity of recessed downlights be reduced from 10 to 2 with one located at the main entrance and the other located at the mudroom entrance*
 - *The lumens of the sconce lights be reduced from 1320 to 930*
 - *Task lighting (such as step lights) be added to the patio area*
- *The vertical shiplap siding be reduced in width from 8.5 inches to 5.5 inches*

Mr. Soliva seconded the motion. The motion passed 3-0.

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Review and Comment on 135 Great Plain Avenue 40B Project

Documents:

- Staff Report
- Letter to MassHousing from the Town of Wellesley Board of Selectmen RE: Site Eligibility Response, dated 11/13/2017
- Introductory Letter to Zoning Board of Appeals, from John Dawley, President and CEO of Northland Residential, dated 3/9/2018
- Fieldstone Way Development Team
- Project Description
- Official Development Prospectus, dated 3/7/2018
- Letter to 135 Great Plain Avenue, from MassHousing RE: Project Eligibly/Site Approval, dated 2/7/2018
- Preliminary List of Project Waivers, dated 3/8/2018
- Existing Conditions Plan, prepared by VHB, dated 1/5/2018
- Site Plan Set, prepared by VHB, dated 2/16/2018
 - C-1 Legend and General Notes
 - C-2 Layout and Materials Plan
 - C-2 Grading & Drainage Plan
 - C-3 Utilities Site Plan
 - C-4 Erosion and Sediment Control Plan
 - C-6.1- C-6.3 Site Details
 - Existing Conditions Plan
 - L-1.0 Landscape Site Plan
 - L-2.0 Street Tree and Buffer Planting Plan
 - L-2.1 Street Tree and Buffer Planting Plan
 - L-3.0 Entry Landscape Plan
 - L-4.0 Typical Landscape Plan – Townhouses
 - L-4.1 Typical Landscape Plan – Duplexes 1-3
 - L-4.2 Typical Landscape Plan – Duplexes 4-10
 - L-5.0 Site Details
- Concept Site and Architecture Plan Set, prepared by Union Studio, dated 2/15/2018
 - A-2 Illustrative Site Plan
 - A-3 Perspective View of Overall Community
 - A-4 Perspective View of Central Green
 - A-5 Tier 1 Townhouse Types: Typical Elevations
 - A-6 Tier 1 Townhouse Types: Building Plans
 - A-7 Tier 1 Townhouse Types: Type A Floor Plans
 - A-8 Tier 1 Townhouse Types: Type B Floor Plans
 - A-9 Tier 1 Townhouse Types: Type C Floor Plans'
 - A-10 Tier 1 Townhouse Types: Typical Building Section
 - A-11 Tier 2 Duplex A-A: Elevations

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- A-12 Tier 2 Duplex A-A: Floor Plans
- A-13 Tier 2 Duplex A-A: Building Sections
- A-14 Tier 3 Duplex Types: Typical Elevations
- A-15 Tier 3 Duplex Types: Type B-B Floor Plans
- A-16 Tier 3 Duplex Types: Type C-C Floor Plans
- A-17 Tier 3 Duplex Types: Typical Building Section
- A-18 Typical Wall Section

Discussion:

The Board discussed their initial first impressions of the project, and stated appreciation for the village concept.

A discussion ensued regarding the triplex units. Ms. Dinsmoor commented that they are sited too close to the right of way, and not in alignment with the neighboring single family homes. Mr. Soliva and Ms. Dinsmoor discussed the need for more variability of forms at the street; the triplexes are all identical. Ms. Dinsmoor expressed appreciation that the garages are not facing the street. However, the developer should distribute these least expensive units throughout the development.

Mr. Soliva commented that this type of 40B is more appropriate for the Town compared to the others they've seen proposed recently. However, there should be more amenities, which reveals issues of density and variety. The units are very regimental. The types of units should be dispersed throughout the development.

Ms. Dinsmoor commented that the location of the site is not walkable. Additionally, the triplex units are sited too close to the right of way. This may interfere with any potential widening changes to Great Plain Avenue.

Ms. Carls enquired about the actual density. Ms. Rebecchi replied that is 4.59 units per building acre. Mr. Soliva stated that if you reduced the number of units by one or two, this would allow more green space and amenities.

Mr. Soliva stated that the Applicants should reexamine the placement of the duplexes' garages. The architecture should emphasize the doorway entry rather than the garage.

Ms. Carls suggested created a 3D model. Mr. Soliva added that perhaps they could simply add the surrounding features to the renderings to better understand the neighborhood context.

The Board discussed the placement of the triplex garages. Mr. Soliva recommended bringing in some of the garages closer to the building to allow more outdoor space, and add more variety of architectural forms.

Ms. Dinsmoor stated her concerns about the design of the triplexes facing the street, and suggested varying the roofline to reduce the mass. Ms. Carls also suggested varying the materials, which could include utilizing vertical siding.

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Mr. Soliva mentioned his concerns about the maneuverability of the alleyway parking between the two rows of triplex buildings.

Ms. Carls suggested reducing the number of units to create a better site arrangement. Adding, that perhaps 40 units would be better. Mr. Soliva replied that if the developer can't reduce the number of units, alternatively, they could build the same quantity of smaller, unique units.

Ms. Carls stated she would like to see more communal open space. Especially since there likely would be children in the development.

Ms. Rebecchi stated that she will send out a draft memo to the Board summarizing their comments. Once finalized, the memo will be sent to the ZBA.

Staff Update

Ms. Rebecchi gave an update on the following projects as described below.

The Delanson Circle and Weston Road 40B projects have been continued to March, 2019.

Gamble Associates would like to meet with the Board at the next meeting to hold a kick-off meeting for the Design Guidelines project. The Board discussed meeting at 6:30PM that evening to allow more time to meet.

Michael Zehner will be sending out a joint member vacancy notice shortly. There are now vacancies on the Planning Board and Historical Commissions in addition to the DRB.

Review Minutes from 2/21/2018 Design Review Board Meeting

Ms. Carls moved to accept the minutes from the meeting on 2/21/2018. Ms. Dinsmoor seconded the motion. The motion passed (2 -1 Abstain).

Mr. Soliva adjourned the meeting at approximately 9:30PM.

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department