

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
MAY 22, 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:	Michael Quinn	Diana Callahan
	Mike Coutu	Kristina Jones
	Bart Steele	Tim Singleton
	Wei Zhang	Miranda Vapicelli
	Paulette Nicolliello	David Conway
	Mike Tartamella	Justin Mosca
	Matt McCafferty	James Bennet
	Tim Parker	Judy Rizzli
	Brian Lau	Ross Rizzli

*Mr. Soliva called the meeting to order at approximately 7:10pm.*

**DRB 18-17M: Waban Street Parking Lot Fence – Town Project**

*Documents*

- Email from Michel Zehner to Jeanette Rebecchi RE: Waban PL Fence Plans, dated 4/26/2018
- Site Photographs

*Discussion:*

Mike Quinn, DPW Assistant Superintendent, gave an overview of the project.

Mr. Soliva enquired about the height of the proposed fence. Mr. Quinn responded that it will be four feet tall.

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

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

*Documents:*

- Memo to Design Review Board RE: Retaining Wall Design Review, prepared by Victor Panak, dated 5/17/2018
- Existing Structure Photographs, prepared by Patrick Ahearn Architect, dated 2/8/2018
- Landscape Plan Set, prepared by Sudbury Design Group, revised 3/13/2018
  - L 5.0 Landscape Material Sheet
  - L 6.0 Landscape Section A-A
- Architecture Plan Set, prepared by Patrick Ahearn Architect, dated 2/8/2018
  - A-1 West Elevation at Carisbrooke Road

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- A-2 Proposed South Elevation
- A-3 Proposed East Elevation
- A-4 Proposed North Elevation
- Civil Engineering Plan Set, prepared by MetroWest Engineering, Inc., revised 4/20/2018
  - 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

*Discussion:*

Mr. Panak gave an overview of the Large House Review process as it relates to retaining walls.

Ms. Carls enquired about the height of the retaining wall. Mike Coutu, Landscape Architect, stated that the highest portion of the half-circle wall is eight feet. Ms. Carls also wondered what is planned for the space behind the wall. Mr. Coutu replied that the wall is not seen by anyone except from the pond side of the property, and there will also be plantings in front of it.

Mr. Soliva enquired about fall protection. Mr. Coutu replied that there will be a hedge with a wire fence embedded.

Ms. Dinsmoor enquired about the materials used. Mr. Coutu stated that the wall will be made of pre-engineered Allan blocks.

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

**LHR 18-09: 16 Hampshire Road – Large House Review**

*Documents:*

- Large House Review Application Form, received April 9, 2018
- TLAG Affidavit, dated March 19, 2018
- Statement of Intent
- Existing Site Photographs
- Architectural Plan Set, prepared by LDC
  - X-1 – Existing elevations and floor plans
  - Neighborhood Delineation
  - A-6 Proposed Front Elevation and Proposed Rear Elevation
  - A-7 Proposed North (Side) Elevation and Proposed South (Side) Elevation
  - A-1 Proposed First Floor Plan
  - A-2 Proposed Second Floor Plan
  - A-3 Proposed Attic Floor Plan

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- A-4 Proposed Roof Plan
- A-5 Proposed Basement Plan
- Landscape Plan Set, prepared by MDLA, dated March 26, 2018
  - L1 – Landscape, Materials, Layout, & Grading Plan
  - L2 – Planting Plan
  - L3 – Site Details
- Existing Condition and Erosion and Sedimentation plan, prepared by Cheung Tsang, dated April 3, 2018
- Existing Conditions Plot Plan, prepared by Scott M. Cerrato, dated September 14, 2017
- A-2.01 - Proposed Lighting Site Plan, prepared by LDC, dated April 6, 2018
- Proposed Plot Plan, prepared by Scott M. Cerrato, dated November 17, 2017

*Discussion:*

Mr. Panak gave a brief overview of the Large House Review project. The project already went to the Historical Commission for review. Mr. Soliva enquired if anything of note resulted from that process. Mr. Panak responded that he was not aware of any particular concerns.

Wei Zhang, owner, gave an overview of the Demo Review process he went through with the Historical Commission. The Commission accepted the waiver plans presented at tonight's meeting, and had not issued major conditions. However, they did request smaller dormers and additional shutters.

Mr. Zhang discussed the context the house in comparison with the existing neighborhood.

Mr. Panak enquired about the height of the retaining walls proposed. Mr. Zhang replied that none of the retaining walls are over four feet within 20 feet of the property line, but some may be seven feet within the interior of the property.

Ms. Soliva wondered about the tree removal required. Mr. Zhang replied that they are building within the existing footprint of the demolished house, so not many trees will need to be removed.

Mr. Soliva requested more detail regarding the retaining walls, including elevations and proposed landscaping.

Mr. Soliva enquired about the exterior lighting. Mr. Zhang stated that only four lights are proposed. Mr. Panak added that this quantity does not trigger the need for a photometric plan.

Brian Lau, architect, gave an overview of the architectural plans.

Ms. Dinsmoor wondered about the height of the proposed roof compared to the existing house. Mr. Zhang stated that the proposed height will be lower than the neighbor's roofline; he did not know the height of the existing house.

Mr. Soliva discussed the home's proposed eave line with the Board. Ms. Carls thought that the ridge line break was enough, though she wondered about the height of the proposed building. Mr. Soliva stated that is 33 feet high.

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Mr. Soliva enquired about the proposed materials. Mr. Lau responded that the roof will be charcoal architectural shingles, the siding will be light gray fiber cement boards with black shutters, and typical white gutters and shutters.

Ms. Carls commented that the planting beds along the driveway are too narrow to allow for any meaningful screening. Mr. Soliva wondered if the Applicants could remove the retaining wall and just use landscaping. Mr. Zhang replied that they can add plantings to this section.

Ms. Dinsmoor asked if the abutters have seen the proposed plans. Mr. Zhang responded that yes, they came to the Historical Commission hearings.

*Mr. Soliva made a motion to continue discussion of the project to the next meeting on June 13, 2018, and summarized the Board's comments:*

- *Additional information is needed on the retaining walls greater than seven feet in height.*
- *Implement additional landscape treatments along the driveway, perhaps in lieu of the proposed retaining wall.*

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

**LHR 18-10: 15 Sumner Road – Large House Review**

*Documents:*

- Large House Review Application, dated April 10, 2018;
- Cover Letter, prepared by Michael Tartamella, AIA, dated April 12, 2018;
- Letter from Brian Nelson, MetroWest Engineering, Inc., dated April 9, 2018;
- Project Plans, prepared by Patrick Ahearn Architect:
  - Cover Sheet, dated March 29, 2018, and revised April 12, 2018
  - Section I: Site Identification and Documentation, dated March 29, 2018, revised April 12, 2018:
    - Site Identification
    - Neighborhood Delineation Plan
    - Neighborhood Delineation Photographs
    - Existing Site Plan
    - Existing Site Photos
    - Existing House Photos
    - Existing Lower Level Floor Plan
    - Existing First Floor Plan
    - Existing Second Floor Plan
    - Existing Third Floor Plan
    - Existing Front Elevation
    - Existing Right Side Elevation
    - Existing Rear Elevation
    - Existing Left Side Elevation
  - Section II: Architecture, dated April 12, 2018
    - Proposed Front Elevation

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- Proposed Right Side Elevation
- Proposed Rear Elevation
- Proposed Left Side Elevation
- Proposed Lower Floor Plan
- Proposed First Floor Plan
- Proposed Second Floor Plan
- Proposed Third Floor Plan
- TLAG Calculations

*Discussion:*

Mr. Panak gave a brief overview of the Large House Review project, noting that this project is only a second story addition. Mike Tartamella, architect, added that they had obtained waivers from the Planning Board since they were working within the existing footprint of the building.

Mr. Soliva and Mr. Tartamella had a discussion regarding the shutters added to the second floor dormers.

Ms. Carls enquired if there was any additional lighting. Mr. Tartamella replied that they are not including additional lighting.

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

**DRB 18-20S: Park 9 – Special Permit Signage**

*Documents:*

- Staff Report, prepared by Jeanette Rebecchi, dated 5/9/2018
- Cover Letter, prepared by ViewPoint Sign and Awning, dated 5/7/2018
- Site Plan
- Sign Permit Application, received 5/8/2018
- Site Photographs
- 96 Worcester Street Directory Sign Rendering, prepared by ViewPoint Sign and Awning, revised 3/28/2018
- 110 Worcester Street Directory Sign Rendering, prepared by ViewPoint Sign and Awning, revised 3/28/2018
- 100 Worcester Street Directory Sign Rendering, prepared by ViewPoint Sign and Awning, revised 3/28/2018
- Curved Wall #2 Sign Rendering, prepared by ViewPoint Sign and Awning, revised 4/12/2018
- Curved Wall #1 Sign Rendering, prepared by ViewPoint Sign and Awning, revised 4/12/2018
- 112 Worcester Street Directory Sign Rendering, prepared by ViewPoint Sign and Awning, revised 3/28/2018

*Discussion:*

Jeanette Rebecchi gave an overview of the special permit signage request.

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Paulette Nicolliello, property manager, gave an overview of the rebranding project.

Mr. Soliva enquired about the lighting of the curved wall signs. Bart Steele from ViewPoint Sign and Awning provided further details. Ms. Nicolliello added that the wall has existing up-lit landscape lighting.

The Board had a lengthy discussion regarding the size of the tenant signage on the curved walls in comparison to the Park 9 signage on top of the wall. Ms. Carls stated that she would like to see the "Park 9" on top the wall increase in size. The Applicants stated that they were trying to have the total area of the wall sign stay within the dimensional requirements specified in the bylaws. Ms. Rebecchi added that if they increased the size, this would require additional waivers from the ZBA.

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

**DRB 18-21S: Belclare Retail Special Permit Signage**

*Documents:*

- Staff Report
- Cover Letter
- Sign Permit Application
- Awning Concept – Washington Street, prepared by Viewpoint Sign & Awning, revised 5/1/2018
- Awning Concept – Grove Street, prepared by Viewpoint Sign & Awning, revised 5/1/2018
- Building Directory, prepared by Viewpoint Sign & Awning, revised 5/1/2018
- Site Plan, prepared by Viewpoint Sign & Awning, revised 5/1/2018

*Discussion:*

Jeanette Rebecchi gave an overview of the special permit request.

Ms. Dinsmoor wondered how this request impacts existing tenants who already installed signage. Ms. Rebecchi replied that the new standards create a size ceiling, and that Agnes Vision, for example, already complies with the Zoning Bylaws. If the tenant wanted to come back with a larger valance sign they could do so.

Mr. Soliva stated he always is in favor of creating design criteria for multi-tenant buildings. The Board had a lengthy discussion regarding the valance signage dimensional proposal. Ms. Rebecchi enquired about the shortest awning length, which Bart Steele from ViewPoint Sign and Awning could not recall. Mr. Soliva recommended that the height of the text be the same. Mr. Steele stated that they were recommending 6.5-inch letter height. Mr. Soliva expressed concerns about the setting a percentage standard since theoretically this could create a very long valance sign. Mr. Steele replied that they studied all the valances and the longest awning sign would be seven feet.

Mr. Steele gave an overview of the proposed standing sign. Ms. Dinsmoor and Ms. Carls suggested locating the sign to the right of the entrance. Ms. Dinsmoor stated that the orientation parallel to the

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wall is fine, but moving it to the other location will help visibility since it won't be right behind the retaining wall.

Ms. Carls discussed the colors of the standing sign, and wondered if using white was a consideration. Mr. Steele stated that white disappears into the background, and they wanted to go for an architectural metal look. Ms. Dinsmoor added that the wrought iron balcony railings add some consistency.

*After some discussion, Ms. Dinsmoor moved to recommend approval of the signage with the condition that the location of the standing sign be moved to the planting bed to the right of the entrance as shown in the attached plans. Ms. Carls seconded the motion. The motion passed unanimously (3-0).*

**DRB 18-22S: 159B Linden Street - FLX Training Signage**

*Documents:*

- Staff Report
- Sign Permit Application
- Sign Renderings, prepared by Fast Signs
- Site Photos

*Discussion:*

Jeanette Rebecchi gave an overview of the project.

Tim Parker from FastSigns provided further detail on the proposed signage and their attempts to fit the square logo into a rectangular wall sign. Mr. Parker presented a third draft of the signage to the Board.

Mr. Soliva stated that he would prefer to see the sign line up with the gray paint. The Board concluded that the bottom of the "FLX" should rest on the top of the gray paint where the gray and white paint meet, and approved the 20" by 36" sign presented at the meeting.

*After some discussion, Ms. Carls moved to recommend approval of the revised signage presented at the meeting. Ms. Dinsmoor seconded the motion. The motion passed unanimously (3-0).*

**DRB 18-23S: 30 Church Street - Clementine Signage**

*Documents:*

- Staff Report
- Sign Permit Application
- Site Photos
- Rear Entrance Sign, prepared by Signs by Intelligent Upgrades, dated March, 2018
- Front Entrance Sign, prepared by Signs by Intelligent Upgrades, dated March, 2018

*Discussion:*

Jeanette Rebecchi gave an overview of the project.

Judy Rizzli and Ross Rizzli, business owners, described the signage for their new store.

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Mr. Soliva enquired if there was lighting. Ms. Rizzli replied that there is no lighting proposed.

Ms. Carls enquired about the color of the sign frame. Ms. Rizzli replied that it will be gold.

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

**Preliminary Presentation: Wellesley College Landscape Plan**

*Discussion:*

Justin Mosca gave an overview of the multi-project Science Center renovation, and where it currently stands in the permitting process.

James Bennet, landscape architect from Michael Van Valkenburgh Associates, presented a conceptual landscaped plan that connects all three Science Center renovation projects together. Mr. Mosca added that the plantings proposed in the 100-foot wetland buffer zone have already been vetted through the Wetland Committee.

Mr. Soliva expressed appreciation of the effort to incorporate ecology and native plants. He wondered if renderings could be developed to understand the context and changes in elevations. Mr. Bennet responded that the project is not quite ready for renderings yet. Overall, Mr. Soliva stated that the strategy and concept is quite nice.

Ms. Carls commented that she thought the concept was interesting and liked that they tied in the scientific aspects to how they arranged different ecological zones.

Ms. Rebecchi enquired when they will be submitting a design review application. Mr. Mosca replied that he believes they will be ready for early September.

**LHR: 20 Old Farm Road**

Ms. Rebecchi stated that the Applicant has lowered the height of the proposed retaining walls and no longer needs design review for this aspect of the project.

**Review and Approve Memo to ZBA Re: 135 Great Plain Avenue**

Ms. Rebecchi reviewed the revised memo to the Zoning Board of Appeals containing the Board's comments on the 40B project.

Ms. Dinsmoor recused herself from discussion as she is a direct abutter.

*After a brief discussion, Ms. Carls moved to recommend submitting the revised memo to the Zoning Board of Appeals. Mr. Soliva seconded the motion. The motion passed unanimously (2-0).*



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**General Business Discussion**

The Board did not discuss this item and no action was taken.

**Review Minutes**

The Board did not discuss this item and no action was taken.

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

Respectfully submitted by:  
Jeanette Rebecchi  
Wellesley Planning Department