

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JULY 18, 2018; 6:30PM
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Bob Broder, Ingrid Carls, Rob Skolnick and Jose Soliva

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

Also Present: Iris Yung-Ching Lin
Elena Stancheva
Dan Gordon
Peter Stephens
Sam Soderholm
Ken Soderholm
Paulette Nicolliello
Jim Duffey
Lauren Cronin

Mr. Soliva called the meeting to order at approximately 6:30pm.

Swearing in of New Design Review Board Members

Ms. Rebecchi reported that the Planning Board would like to informally interview the candidates and will make a decision about the appointments at their next meeting.

LHR 18-13: 37 Ravine Road – Large House Review

Documents:

- Staff Report
- Cover Letter
- Large House Review Application
- Statement of Intent
- General Tree Protection Measures, prepared by Tree Tech Inc.
- Lighting Spec Sheets
- Large House Review Submittal, prepared by Catalano Architects, Inc., dated 6/7/2018
 - Cover Sheet
 - 0.1 Neighborhood Delineation Plan
 - 0.2 Existing Neighborhood Photos
 - E.0 Existing Building Conditions
 - E.1 Existing Site Conditions
 - 1.0 Proposed Basement Floor Plan
 - 1.1 Proposed First Floor Plan
 - 1.2 Proposed Second Floor Plan
 - 1.3 Proposed Attic Plan
 - 1.4 Proposed Roof Plan
 - 2.1 North & South Elevations
 - 2.2 East & West Elevations
 - 2.3 North & South Color Elevations

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- 2.4 East & West Color Elevations
- Engineering Plan Set, prepared by Metrowest Engineering INC., dated 6/22/2018
 - C1 Existing Conditions Site Plan
 - C2 Demolition, Erosion & Sediment Control Plan
 - C3 Proposed Layout Plan
 - C4 Proposed Grading Plan
 - C5 Proposed Site Plan
 - C6 Proposed Stream Relocation Plan
 - C7 Proposed Stream & Drainage Profile
 - C8 Proposed Stream Section Plan
 - C9 Proposed Detail Plan
 - C10 Proposed Detail Plan
- Landscape Plan Set, prepared by Dan Gordon Landscape Architects, dated 5/24/2018
 - NOI-1 Site Plan Phase 1
 - NOI-2 Site Plan Phase 2
 - NOI-3 Site Plan Phase 3
 - NOI-4 Plant List & Details
 - NOI-5 Details
 - NOI-6 Photometric Plan

Discussion:

Mr. Panak introduced the project and expressed staff concerns regarding landscape screening and lighting.

Dan Gordon, landscape architect, gave an overview of the site plan and spoke extensively about the stream and drainage culvert in the rear of the property. The landscape plan is currently being reviewed by the Conservation Commission and DPW. The Applicants will come back again so the DRB can review the final plans.

Ms. Carls and Mr. Gordon discussed the drainage issues and reviewed the existing conditions site plan.

Mr. Gordon reviewed the landscape plan. The Board was informed that the the neighborhood has seen the proposal, and has shown a lot of support for the project.

Mr. Gordon reviewed the lighting plan. Mr. Panak enquired if the flood lights were for emergency purposes. Mr. Gordon replied affirmatively.

Elena Stancheva, architect, presented the architectural plans. Mr. Soliva stated concerns regarding the length of the curbside façade, which had been doubled and was now sprawling compared to the neighbors. Ms. Stancheva replied that for a house of this size, a square shape wouldn't let enough light into the center of the house. Mr. Gordon added that they've created a side entry garage and broken up the mass of the house with deep recesses. Mr. Soliva wondered if they could rotate the house several degrees. Mr. Soliva replied that the has no issues with the massing or height, only the linear mass along front. Mr. Gordon stated that the neighboring home is eight feet higher in elevation and all the

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homes in the neighborhood face the street, so he wouldn't want to rotate house. Mr. Soliva wondered if they could turn a wing of the house southward instead.

Mr. Soliva and Ms. Stancheva discussed the color pallet chosen for the house. Mr. Sam Soderholm, builder, stated that the bricks will be painted white, not gray as depicted in the plan copies. He added that the severe ground water issues are driving the placement of the house.

Ms. Carls stated that the side of the house is very close to the neighbor. Mr. Soliva enquired about the setback. Ms. Stancheva replied that it is 22 feet. Mr. Gordon added that they are planting 12 feet of evergreen plantings to provide screening on this side. Mr. Peter Stephens, landscape architect, stated that the neighbor approves of the plans.

Mr. Soliva enquired about the composition of the proposed retaining walls. Mr. Gordon stated that he will bring examples to the next meeting.

Mr. Skolnick enquired about the fencing around the pool. Mr. Stephens replied that it will a chain link fence with an evergreen hedge.

Ms. Carls asked if there were any lights proposed on the east side of the property? Ms. Stancheva replied they did not. Mr. Soliva wondered if they would consider using shielded lights. Ms. Stancheva replied that yes, they could.

Ms. Carls discussed the height of the plantings along the east side of the property with Mr. Gordon.

Mr. Soliva stated that the size of the garage pad is large. Mr. Stephens replied that they need a minimum of 35' to accommodate a large car backing out of the closest garage bay. Mr. Soliva wondered if they could bring forward the garage to minimize the elongated massing of the house along the street edge. Ms. Stancheva replied that they tried pushing it back since they don't want to emphasize the garage.

Mr. Soliva made a motion to continue discussion of the project to the next meeting on August 15, 2018 and summarized the Board's comments:

- *Additional information is needed on retaining wall materials, and alternate, shielded lighting options.*
- *Present an updated landscape plan incorporating the Conservation Commission's comments.*

Mr. Skolnick seconded the motion. The motion passed unanimously (4-0).

DRB 18-31S: Exit Stairway - 112 Worcester Street – Minor Construction Review

Documents:

- Staff Report
- Minor Construction Application
- Description of Work, prepared by Fusion Design Consultants
- Plan Set, prepared by Fusion Design Consultants, dated 7/5/2018
 - New Stairwell Plan

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- Exterior Views

Discussion:

Paulette Nicolielo from Jones Lang Lasalle introduced the project.

Jim Duffey from Fusion Design Consultants presented the project to install an emergency stairway.

Mr. Soliva enquired if the stairway would be constantly lit. Ms. Nicolielo replied that the LED's will be 20% illuminated at all times unless the motion sensors are activated.

The Board had a lengthy discussion with the Applicants regarding the window glass.

Mr. Soliva enquired if there was any exterior lighting proposed. Ms. Nicolielo replied that they are not adding any new light fixtures.

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

DRB 18-33S: La Mia Moda, 590 Washington Street – Sign Permit Application

Documents:

- Staff Report
- Cover Letter from ViewPoint Sign & Awning, dated 7/6/2018
- Sign Permit Application, Option 1
- Plan Set Option 1, prepared by ViewPoint Sign & Awning, revised 7/11/2018
 - Awning Graphics
 - Window Graphics
 - Door Window Graphics
- Sign Permit Application, Option 2
- Plan Set Option 2, prepared by ViewPoint Sign & Awning, revised 7/11/2018
 - Awning Graphics
 - Window Graphics
 - Door Window Graphics

Discussion:

Lauren Cronin from ViewPoint Sign & Awning presented the sign permit application, noting that the Zoning Board of Appeals approved the Belclare's special permit sign standards at their meeting on July 12, 2018.

Mr. Soliva enquired if the tenant would be using both window bays. Ms. Cronin replied affirmatively. Mr. Soliva expressed some concerns about all the signage being concentrated in one area of the storefront. Ms. Rebecchi stated that while it would be attractive to have the window decals along the bottom portion of both window bays, this would likely exceed the area requirements.

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Ms. Carls expressed some concerns regarding the utilization of email addresses and social media accounts as signage. Ms. Rebecchi stated that the 1979 Design Guidelines discourages using telephone numbers, but have not be updated to reflect modern technologies and marketing techniques. Mr. Skolnick approved of having the social media accounts on the windows. After some discussion the Board agreed that the Applicant should reduce the social media logos and window decal lettering sizes.

Mr. Skolnick moved to recommend approval of the signage with the following recommendations concerning the window decals:

- *Reduce the Facebook and Twitter logos to no more than 3” in size.*
- *Reduce the lettering on the window to no more than 2” in size.*

Mr. Soliva seconded the motion. The motion passed unanimously (4-0).

DRB 18-32S: FATFACE, 26 Church Street – Sign Permit Application

Documents:

- Staff Report
- Sign Permit Application
- Minor Construction Application
- Plan Set, prepared by NELSON
 - Location Map
 - Exterior Elevation
 - Existing Store Front Photos
 - Storefront Design
 - Rear Elevation Design
 - Blade Sign Design
 - Proposed Wall Sign Design

Discussion:

Ms. Rebecchi presented the minor construction and sign permit applications on behalf of the Applicants, noting that they have removed the blade sign from consideration.

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

Design Guidelines – Review & Issue Comments on Draft Goals/Objectives

The Board briefly discussed the goals document prepared by Gamble Associates. No changes were suggested. Ms. Rebecchi informed the Board that the she has tentatively scheduled a Phase 1 presentation to the Board for September 5, 2018.

Discuss Status of 135 Great Plain Avenue 40B Project

Ms. Rebecchi distributed a copy of the presentation made by the Applicants to the ZBA on July 17, 2018. Michael Zehner, Planning Director, will be requesting comments from the Board on the revised plans in advance of the September ZBA hearing.

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Staff Update

Ms. Rebecchi had nothing to report.

Review Minutes from 5/22/2018

After a brief discussion, Mr. Soliva moved to recommend approval of the minutes from the May 22, 2018 meeting. Ms. Carls seconded the motion. The motion passed unanimously (4-0).

Mr. Soliva adjourned the meeting at approximately 8:50PM.

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department