

WELLESLEY HISTORIC DISTRICT COMMISSION
CALLED MEETING & PUBLIC HEARING
AUGUST 7, 2018, 6:45 PM
GREAT HALL - WELLESLEY TOWN HALL

Members Present: Lisa Abeles, David Smith, Emily Maitin, Amy Griffin, Eric Cohen, Edwina
McCarthy
Staff: Claudia Zarazua, Planner
Others: Catherine Cerio, Jeffrey Cerio, Elizabeth DeSombre, Peter Benton, James Egan,
Daniel Bernstein and Ellen Watts, Tad Heuer, Laurie McLaren, Patrick McMahon

David Smith called the meeting to order at 7:05 pm.

Meeting Minutes

Documents:

1. *Minutes from 7/10/18 HDC Meeting,*

This item was taken out of order.

Mrs. Abeles made a motion to approve the meeting minutes from the July meeting with minor revisions. Ms. Griffin seconded the motion. The motion passed unanimously.

HDC 18-02 19 Abbott Street Catherine & Jeffrey Cerio Certificate of Appropriateness

Documents:

1. *Application materials*

James Egan, Land Associates, presented the scope of the proposed work on the side and rear patio and revisions to the original application materials. Mr. Smith inquired about the existing conditions for parking versus the proposed parking layout. Ms. Abeles inquired about the proposed gate with access to the rear property and the changes in grade from street level to rear yard. Mr. Smith inquired about the proposed fencing. Catherine and Jeffrey Cerio clarified existing conditions of the driveway and the limitations to their design due to the existence of a light post. Ms. Griffin inquired about the proposed fence and its appropriateness with abutting fences.

Ellen Watts and Daniel Bernstein, immediate abutters, expressed concern about the proposed fence between their property and 19 Abbott and suggest more planting to break up the visual continuity of cars.

Ms. Abeles expressed concern about the proposed grading and its impact to the existing Norway Maple. Mr. Smith inquired about the proposed dimensions for the driveway.

Tad Heuer, from 17 Abbott, expressed support for the proposed scope of work and also encouraged the applicants to consider more planting as a buffer between 19 Abbott and 25 Weston. Mr. Heuer suggested the applicants contact MLP for the removal of the light post. Ms. Abeles inquired if the removal of the light post had support and attendees responded positively.

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Ms. Abeles expressed support for the proposed design but wants the boundary between 19 Abbot and 25 Weston to be addressed with planters.

Laurie McLaren, from 18 Abbott, expressed support for the proposed scope of work and also encouraged a planting buffer.

Mr. Smith made a motion to grant a Certificate of Appropriateness for 19 Abbott Street subject to the conditions:

- 1. Applicant will request that the Town of Wellesley remove the existing light post near the driveway. If the Town of Wellesley removes the light post within 45 days of August 7, 2018, the Applicant should allow for an 18" planting buffer between 19 Abbott Street and 25 Weston Road.***
- 2. If the light post is not removed by the Town of Wellesley within 45 days of August 7, 2018, the Applicant should comply with the plans submitted and approved on August 7, 2018.***

Mrs. Griffin seconded the motion. The motion passed 5-1.

HDC 18-03 22 Cottage Street Patrick & Christine McMahon Certificate of Appropriateness

Documents:

- 1. Application materials*

Patrick McMahon, the applicant and resident of 22 Cottage Street, presented the scope of the proposed work to install an exterior set of stairs on an existing deck. Ms. Abeles noted that photos of the property show a low wall that was not approved by the Commission and asked the applicant to come back for approval. Ms. Abeles asked for drawings showing more details about the proposed railing and staircase.

Ms. Abeles made a motion to continue the hearing to August 28, 2018. Mr. Cohen seconded the motion. The motion passed 6-0.

HDC 18-03 32 Weston Road Elizabeth R. DeSombre Certificate of Non-Applicability

Documents:

- 1. Application materials*

The applicant, Beth DeSombre, presented the proposed project to the Commission. The project consists of replacing the front door and three patio doors. Mr. Cohen inquired about the damage to the doorframe and door itself. Ms. Maitin expressed concern with installing a fiberglass doors.

There were no comments from the public at the hearing.

Ms. McCarthy made a motion to grant a Certificate of Non-Applicability to reconstruct the wooden doorframe of the front entrance of the dwelling on 32 Weston Road. Mr. Cohen seconded the motion. The motion passed 6-0.

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Vote to recommend Joyce Wadlington for appointment

Mr. Smith made a motion to recommend Joyce Wadlington to the Board of Selectmen for appointment. Ms. Abeles seconded the motion. The motion passed 4-1.

Historic Preservation Design Guidelines - Update

Staff provided a brief update on the Design Guidelines and reminded the Commission about the upcoming presentation by Peter Benton on draft chapters. Ms. Maitin suggested that Mr. Benton engage with members of the Historical Commission.

The meeting was adjourned at 8:10 pm.

Minutes Approved: 12/4/18

Respectfully submitted by:
Claudia Zarazua
Planner