

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
AUGUST 15, 2018; 6:30PM  
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Jose Soliva, Chair; Rob Skolnick, Vice-Chair;  
Sheila Dinsmoor; Juann Khoory; Amir Kripper; Iris Lin

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

Also Present: Mike Coutu  
Catherine Johnson  
Ayla Lari  
Amir Khan  
David Himmelberger  
David Stern  
Jennifer Helzberg  
Richard DeBenedictis  
Dan Formoso  
Ted Davenport  
Annie Duong  
Astrid Motsenigos

*Mr. Soliva called the meeting to order at approximately 6:32pm.*

**Public Comment**

Catherine Johnson, Planning Board Chair, expressed her appreciation regarding Iris Lin and Juann Khoory volunteering to serve on the Design Review Board as alternate members.

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

*Discussion:*

Mr. Panak informed the Board that the application is currently being reviewed by the Wetlands Commission.

*Ms. Dinsmoor made a motion to continue discussion of the project to the next meeting on September 12, 2018. Mr. Skolnick seconded the motion. The motion passed unanimously (5-0).*

**LHR 18-14: 38 Maugus Avenue – Large House Review**

*Documents:*

- Staff Report
- TLAG Affidavit
- Architectural Plan Set, prepared by Stern McCafferty, dated 7/12/18
  - Cover Sheet
  - Project Narrative
  - A0.0 Neighborhood Existing Conditions
  - A0.1 Neighborhood Existing Conditions
  - A0.2 Existing Site Conditions

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- A0.3 Neighborhood Delineations Plan
- A0.4 Existing Floor Plans
- A0.5 Existing Elevations
- A0.6 TLAG Calculation
- A0.7 Rendered Perspectives
- A0.8 Rendered Elevations
- A1.0 Basement Plan
- A1.1 First Floor Plan
- A1.2 Second Floor Plan
- A1.3 Roof Plan
- A1.4 Pool House Plan
- A3.1 South & West Elevations
- A3.2 North & West Elevations
- A3.3 Pool House Elevations
- Landscape Plan Set, prepared by Sudbury Design Group, dated 7/12/2018
  - L1.0 Mater Plan
  - L1.1 Mater Plan – 10 Scale
  - L2.0 Tree Removal
  - L3.0 Planting Plan
  - L4.0 Lighting Plan
  - L4.1 Photometric Plan
  - L4.2 Landscape Lighting Specifications
  - L4.3 Architectural Lighting Specifications
  - L5.0 Landscape Materials Board
  - L6.0 Landscape Sections
- Engineering Plan Set, prepared by Metrowest Engineering, dated 7/12/2018
  - C1 Existing Conditions Site Plan
  - C2 Erosion & Sediment Control Plan
  - C3 Proposed Layout Plan
  - C4 Proposed Grading Plan
  - C5 Proposed Site Plan
  - C6 Proposed Details Plan
  - C7 Proposed Details Plan

*Discussion:*

Mr. Panak gave a brief overview of the project.

Mr. Soliva called attention to the staff report, which expressed concerns regarding the landscape lighting along the front of the house.

David Stern, architect, gave a presentation expanding upon the site context and architecture.

Mr. Kripper enquired about the location of the property within the cul-de-sac. Mr. Stern replied that it is approximately 1/3 of the way down the street from the entrance to the cul-de-sac.

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Mr. Soliva expressed appreciation for the side garage entry, and that all the additions are smaller in volume in comparison to the original house. The stone and cedar cladding also knits the two together nicely.

Ms. Dinsmoor enquired about the color of the original home. Mr. Stern replied that they are painting the red brick white. Ms. Dinsmoor commented that the color choice creates a harmony between the original and new portions of the house.

Ms. Khoory enquired about the height of the volume over the garage. Mr. Stern replied that it is 23'.

Mr. Soliva enquired if the dormer over the east elevation is new. Mr. Stern replied that there is an existing dormer, but they are replacing it with a dormer that matches the pitch of the front dormer.

Ms. Lin wondered why they're employing vertical siding in comparison the horizontal stone base. Mr. Stern replied that is aesthetic preference. Mr. Soliva added that changing the orientation also breaks up the massing of the façade.

Mike Coutu, landscape architect, presented the landscape plans.

Mr. Soliva enquired if there are any A/C units. Mr. Coutu replied that there are, but they are well screened, adding that the pool equipment is housed in the basement.

Ms. Khoory requested more information about the pool fence. Mr. Coutu described how the fence wraps most of the way around the property.

Ms. Dinsmoor enquired about the paving material around the pool. Mr. Coutu stated that the only porous material is used in the driveway parking areas, adding that they have met the LHR drainage requirements and were approved by the Engineering Department.

Mr. Coutu stated that they have met with about 20 neighbors, and the project has been well received. They have also met with the direct abutter individually.

Ms. Lin stated that in some cases they are regrading within the critical root zone. Mr. Coutu replied that they will have an arborist on site to ensure that the trees are not damaged. Ms. Lin added that the retaining wall footings are close to the critical root zone. Mr. Coutu replied that the arborist will supervise the construction of the wall, and that they can't move it closer to the street since they need space for snow removal.

Ms. Lin commented that a tree protection plan is not shown for the neighbor's tree. Mr. Coutu replied that they will amend the plans.

Ms. Lin requested that the applicants consider moving the pathway to the pool to avoid the critical root zone.

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Ms. Lin requested that they consider diversify their hemlock screen and include species with a variety of heights.

Mr. Coutu presented the lighting plan. The path lights in the front planting beds are for the owners' children who cut across the lawn.

Ms. Khoory enquired how they will protect the house from downhill run off. Mr. Coutu replied that they will install extensive drainage and recharge systems below the tennis courts. There are two infiltration areas.

*After a brief discussion, Mr. Skolnick moved to recommend approval of the project as presented. Mr. Kripper seconded the motion. The motion passed unanimously (5-0).*

**DRB 18-3M: 38 Maugus Avenue – Retaining Wall**

*Documents:*

- Application for Design Review: Retaining Walls, received 8/8/2018
- Plan Set, prepared by Stern McCafferty, dated 8/8/2018
  - 1.0 – Cover Sheet Descriptions
  - 2.0 – Existing Conditions Photos
  - 3.0 – Existing Site Plan
  - 4.0 – Proposed Site Plan
  - 5.0 – Wall Elevation and Plan

*Discussion:*

Mr. Skolnick confirmed with David Stern, architect, that the retaining wall near the garage is the only one being reviewed under the Bylaw.

Mr. Stern commented that the highest portion of wall is further than 10' from the property line.

Mr. Kripper enquired if they had exhausted all other options. Mike Coutu, landscape architect, replied that the neighbor located uphill from the property is supportive of the project. The sunken garage/driveway area also shields them from noise and light intrusion.

*After a brief discussion Mr. Skolnick moved to recommend approval of the retaining wall as presented. Ms. Khoory seconded the motion. The motion passed unanimously (5-0).*

**LHR18-15 54 Windemere Road – Large House Review**

*Documents:*

- 3D model
- Staff Report
- Cover Letter, prepared by David Himmelberger, dated 7/9/2018
- Large House Review Application
- TLAG Affidavit

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- Statement of Intent
- Neighborhood Delineation Plan
- Photographs of Existing Site
- Stormwater Report & Drainage Calculations, prepared by Cheung Tsang, PE, dated 6/26/2018
- Engineering Plan Set, prepared by Cheung Tsang, PE, dated 6/25/2018
  - Existing Condition Erosion & Sedimentation
  - Grading & Drainage
  - Existing Condition
  - Erosion & Sedimentation
- Grading & Drainage, prepared by Cheung Tsang, PE, dated 6/26/2018
- Plot Plan
- Architectural Plan Set, prepared by Miller Design, LLC, revised 7/6/2018
  - A1 Cover Sheet
  - A2 Existing Basement Floor Plan
  - A3 Existing First Floor Plan
  - A4 Existing Second Floor Plan
  - A5 Existing Attic Floor Plan
  - A6 Existing Elevations
  - A7 New Basement Floor Plan
  - A8 New First Floor Plan
  - A9 New Second Floor Plan
  - A10 New Attic Floor Plan
  - A11 New Roof Plan
  - A12 New Elevations
  - A12 New Elevations
- Landscape Plan, prepared by Elizabeth Gourley Design, LLC., dated 7/9/2018
- Construction Management Plan, prepared by Amir Khan

*Discussion:*

Mr. Panak gave a brief overview of the project, noting that there is not enough screening between the addition and the neighboring property.

David Himmelberger, attorney, gave an overview of the project and presented a 3D model of the home to the Board.

Mr. Soliva enquired if the garage roof is lower than the mass of the main roof. Mr. Himmelberger stated that it technically is lower, adding that it is also setback from the main house.

Ms. Dinsmoor enquired if any of the trees along Route 9 will remain. Mr. Himmelberger stated that they are moving the fence back and planting arborvitae.

Mr. Soliva stated that the left side elevation is lacking windows. Ms. Khoory agreed, adding that the former house had more windows in some cases.

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Ms. Lin requested that the Applicants break up the row of arborvitae. Ms. Lari stated that due to a family member's allergies, they are limited to what they could use. Mr. Himmelberger added that continuing the arborvitae screen helps shield the house from Route 9. Ms. Lin recommended removing the last five arborvitaes and planting shade tolerant species like rhododendron instead.

Mr. Soliva requested that the Applicants carry the shutters around the sides of the house. Mr. Himmelberger agreed to this request.

Ms. Khoory requested that they add an additional window to the garage, which would line up with the second floor window. Ms. Lari agreed to this request.

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

- *Add shutters to the sides and rear of the house as feasible.*
- *Add a window to the side of the garage below the second floor window.*
- *Remove the last five arborvitaes, and plant shade tolerant species like rhododendron instead.*

*Ms. Khoory seconded the motion. The motion passed unanimously (5-0).*

**DRB18-34M: 372 Washington Street – Antenna Design Review**

*Documents:*

- Staff Report
- Cover Letter, prepared by Tower Resource Management, dated 6/21/2018
- Application for Design Review
- Existing Conditions Photographs
- Photographic Renderings
- Site Map
- Plan Set, prepared by Chappell Engineering Associates, revised 6/8/2018
  - T-1 Title Sheet
  - SP-1 Outline Specifications
  - SP-2 Outline Specifications
  - SP-3 Outline Specifications
  - A-1 Roof & Equipment Plan
  - A-2 Elevation
  - A-3 Antenna Plans
  - A-4 RF Data Sheet
  - A-5 RAN Wiring Diagrams
  - A-6 Equipment Details
  - A-7 Equipment Details
  - S-1 Structural Details
  - E-1 One-Line Diagram & PPC Details
  - E-2 Grounding Details & Notes

*Discussion:*

Dan Formoso from Tower Resource Management presented the application on behalf of Sprint Nextel.

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Mr. Kripper wondered why they couldn't locate all the antennas in the rear. Mr. Formoso explained that they need to stagger the antennas to ensure that there is no signal interference.

The Board had a lengthy discussion regarding the ground-level equipment fencing. Mr. Skolnick and Ms. Dinsmoor did not like the look of faux brick paneling. Mr. Soliva stated that the faux brick creates a visible mass extending from the building. Ms. Khoory suggested the use of green wooden panels.

Ms. Rebecchi enquired about replacement landscaping, since the application proposed hemlock trees. Mr. Formoso stated that they will try to preserve the existing yew bushes, but will replace any landscaping damaged during construction.

Mr. Soliva enquired if they could screen the rooftop equipment. Mr. Formoso replied that the antennas have to be close to the roof edge.

*Following a lengthy discussion Mr. Skolnick moved to recommend approval of the project with the following conditions regarding the ground-level equipment:*

- *Utilize wooden fencing painted a natural green color, in lieu of the proposed faux brick paneling.*
- *If any landscaping is destroyed during the installation, replace with appropriate landscape screening such as hemlocks.*

*Ms. Dinsmoor seconded the motion. The motion passed unanimously (5-0).*

**DRB18-35M: 93 Worcester Street – Design Review Minor Construction**

*Documents:*

- Staff Report
- Application for Design Review
- Project Narrative, prepared by Elkus Manfredi Architects, dated 7/31/2018
- Plan Set, prepared by Elkus Manfredi Architects, dated 7/31/2018
  - Product Spec Sheet
  - Site Plan
  - Existing & Proposed Conditions Photographs
  - CAD Drawings

*Discussion:*

Ms. Rebecchi gave a brief overview of the project.

Ted Davenport from Suffolk Construction presented the project to the Board.

Mr. Soliva and Ms. Khoory recused themselves from discussion due to their professional affiliation with Elkus Manfredi.

Mr. Kripper enquired if the louvers will be placed in only two windows. Mr. Davenport replied affirmatively.

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Ms. Dinsmoor stated that she would prefer to see black louvers rather than white.

*Following a brief discussion Mr. Skolnick moved to recommend approval of the project as presented. Mr. Kripper seconded the motion. The motion passed (4-0) with Mr. Soliva and Ms. Khoory abstaining.*

**DRB18-36S: 586 Washington Street, Cou Cou – Design Review Signage**

*Documents:*

- Staff Report
- Sign Permit Application
- Awning Graphics, prepared by ViewPoint Sign & Awning, revised 8/10/2018

*Discussion:*

Ms. Rebecchi gave an overview of the application, noting her concern regarding the size of the font for the awning tagline “For All Things Little”.

Ms. Dinsmoor commented that the neighboring business, Agnes Vision, has a smaller font size. Astrid Motsenigos, business owner, replied that Agnes Vision will be getting a new awning sign that follows the standards laid out in the Special Permit.

Mr. Skolnick commented that he understands using a tagline, but suggested using a smaller, italicized font to distinguish it from the store name. Ms. Motsenigos agreed with this suggestion, and added that she might put quotes around the tagline. Mr. Skolnick thought that would be fine and recommended removing the dot between the two. Ms. Rebecchi reminded the Applicant that special permit requires the sign to be less than seven feet.

Ms. Khoory commented that the tagline is centered, rather than in line with “Cou Cou”, which minimizes the actual store name. Ms. Motsenigos agreed that lining it up would look better.

*The Design Review Board reviewed the project at their meeting on August 15, 2018. Following a brief discussion Ms. Dinsmoor moved to recommend approval of the signage with the following conditions:*

- *Utilize a smaller, italicized font for the tagline “For All Things Little”.*
- *Align the bottom of the tagline with the bottom of “Cou Cou”.*

*Mr. Skolnick seconded the motion. The motion passed unanimously (5-0).*

**DRB18-37S: 161 Linden Street, Code Ninja – Design Review Signage**

*Documents:*

- Staff Report
- Sign Permit Application
- Sign Rendering, prepared by Signation Sign Group, dated 5/30/2018

*Discussion:*

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Annie Duong, representative from Code Ninja, presented the application.

Ms. Khoory commented that the sign does not look centered over the archway in the rendering. Ms. Duong commented that it's likely a graphical error.

Mr. Soliva commented that they should ensure that the lighting is not too high so as to cover the window, and is placed appropriately to adequately illuminate the sign. Ms. Duong agreed to confirm this.

Ms. Lin enquired if the blue sign color matches to the blue on the entrance. Ms. Duong replied that the blue they selected is more Sky Blue, and is part of their corporate branding.

Ms. Khoory enquired if they were using window signage as well. Ms. Rebecchi stated that the window signs shown in the rendering belong to the previous tenant.

*Following a brief discussion Ms. Khoory moved to recommend approval of the project with the following conditions.*

- *Center the wall sign over the storefront window arches, and locate at an appropriate distance from the gooseneck lighting to ensure proper illumination.*

*Mr. Skolnick seconded the motion. The motion passed unanimously (5-0).*

**DRB18-39M: 12-18 Washington Street – Minor Construction Design Review**

*Documents:*

- Staff Report
- Site Map
- Parking Detail Site Plan, prepared by Richard DeBenedictus, P.E., dated 8/2/2018
- Existing Site Photographs
- Application for Design Review

*Discussion:*

Ms. Rebecchi provided a brief overview, and requested the Applicant expand on the lighting, landscaping materials, and pedestrian circulation in their presentation.

Richard DeBenedictis, project engineer, gave a presentation of the project, noting that they are not changing the lighting.

Mr. Soliva enquired if there is enough existing lighting to illuminate the additional parking area. Mr. DeBenedictis stated that the light post in the public parking lot should be enough for safety purposes.

Mr. DeBenedictis stated that they've added landscaping in front of parking spaces 1 through 4 to meet the Bylaw requirements.

Mr. Kripper enquired if they were adding any handicapped spaces. Mr. DeBenedictis replied that they are not since they have them elsewhere in the existing parking lot.

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Mr. Soliva enquired if there was any screening of the utility sheds found on the neighboring property. Mr. DeBenedictis replied that the property owner will discuss installing a fence along the property line, but it would require the neighbor turning the sheds' entrances 90 degrees. This would not impact the plans for the walkway.

Ms. Khoory wondered there would be light intrusion from headlights into the building to the north of parking spaces 5 through 8. Mr. DeBenedictis replied that the Applicant also owns this building.

The Board had a lengthy discussion regarding the use of using wheel stops. Mr. Skolnick wondered if something more significant would be needed. Ms. Dinsmoor stated that the planting bed in front of the first few spaces helps. Mr. Soliva stated that there is 18' from spaces 5 through 8 to the neighboring building, which should be sufficient. Ms. Rebecchi clarified that the Bylaw only requires curbing or wheel stops.

Ms. Lin suggested expanding and creating more of triangular-shaped planting bed along the public parking lot side of the lot. Additionally, the Applicant should line up all the parking spaces and expand the planting bed across that portion of the lot. Mr. DeBenedictis discussed difficulties with creating a too tight turning radius. Ms. Dinsmoor commented that she agreed with Ms. Lin's suggestions. Ms. Rebecchi added that the planting bed along the building can't be narrowed since the spaces need to be at least five feet from the building.

Mr. DeBenedictis stated that they will be consulting a landscaper about plant selection. Likely species such as boxwoods and junipers will be selected. Ms. Rebecchi stated the Board can make a general recommendation to the Applicant about landscaping selection. Mr. Soliva commented that hardy and low-growing species would be appropriate.

Ms. Khoory called attention to parking space #5, which was located less than five feet from the building. She recommended extending the landscape buffer and moving spaces 5 through 8 back from the property line.

The Board had a lengthy discussion regarding the tentative fence. Mr. Soliva recommended that the fence should be installed along the property line, if the neighbor is amenable to turning the utility shed entrances. The fence should not be installed along the sidewalk interior to the parking lot.

*After a lengthy discussion, Ms. Lin moved to recommend approval of the project with the following conditions:*

- *Expand the triangular shaped planting bed to align with the corner of the property line.*
- *Align parking spaces 1 – 8.*
- *Utilize low and hardy plantings.*
- *Any future fencing is installed along the eastern property line, not along the western (interior) side the brick walkway.*

*Mr. Skolnick seconded the motion. The motion passed unanimously (5-0).*

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**Review Minutes from 7/19/2017, 6/13/2018, 6/27/2018**

*After a brief discussion, Mr. Skolnick moved to recommend approval of the minutes from the July 19, 2017, June 13, 2018, and June 27, 2018 meetings. Ms. Dinsmoor seconded the motion. The motion passed unanimously (5-0).*

*Mr. Soliva adjourned the meeting at approximately 8:45PM.*

Respectfully submitted by:  
Jeanette Rebecchi  
Wellesley Planning Department