

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
SEPTEMBER 12, 2018; 6:30PM
NATURAL RESOURCE COMMISSION OFFICE, WELLESLEY TOWN HALL

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

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

Also Present: Sam Soderholm
Dan Gordon
Peter Stephens
Andrew Weaver
Tom Catalano
John Wolfe
Joe Perdoni

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

Mr. Soliva designated Ms. Lin, Alternate Member, to fill in as a Regular Member of the DRB for tonight's meeting.

LHR18-13: 37 Ravine Road – Large House Review

Documents:

- Cover Letter RE: Large House Review 37 Ravine Road, prepared by Thomas Catalano, dated 9/5/2018
- Neighbors' Letters of Support
- Cover Letter RE: Additional/Revised materials for Notice of Intent for 37 Ravine Road, prepared by Peter Stephens, dated 8/23/2018
- Letter to Mr. Saraceno, prepared by MetroWest Engineering Inc., dated 8/23/2018
- Revised Engineering Plan Set, prepared by MetroWest Engineering Inc., dated 5/22/2018
 - Existing Conditions Site Plan
 - Demolition, Erosion & Sediment Control Plan
 - Proposed Layout Plan
 - Proposed Grading Plan
 - Proposed Site Plan
 - Proposed Stream Relocation Plan
 - Proposed Detail Plan
 - Proposed Detail Plan
 - Easement Plan of Land
- Revised 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
- Revised Landscape Plan Set, prepared by Dan Gordon Landscape Architects, dated 6/7/2018
 - NOI-5 Details
 - NOI-6 Photometric Plan

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- Revised Architectural Plan Set, prepared by Catalano Architects, Inc., dated 6/7/2018
 - 1.1 Proposed First Floor Plan
 - 1.2 Proposed Second Floor Plan
 - 2.1 North & South Elevations
 - 2.2 East & West Elevations
- Close Up Details & Examples, prepared by Catalano Architects, Inc., dated 8/23/2018

Discussion:

Mr. Panak gave an overview of the project status, noting that the Applicants received approval from the Wetlands Commission.

Peter Stephens, landscape architect, reviewed the revised landscape plans. Mr. Soliva asked about the additional screening width. Mr. Stephens replied that they did not add additional plantings, but will increase the caliper size.

Mr. Stephens gave an overview of the materials planned for the retaining walls.

Mr. Stephens presented the lighting plan, noting that they are using Dark Sky compliant fixtures and reduced the number of proposed fixtures by 19. He went on to discuss some of the minor changes to the home's architecture such as bringing the cabana in closer to the house.

Ms. Lin had a lengthy discussion regarding the tree protection plan with the Applicants. She noted several areas of concern where the critical root zone was being disturbed. Mr. Stephens noted that they will have an arborist present to supervise and implement decompaction treatments as necessary.

Ms. Carls enquired if the Applicants will be using wrought iron windows. Tom Catalano, architect, replied that they will now be using black wooden windows for budget purposes. Mr. Soliva commented that he liked the effect of the narrow window mullions.

Ms. Lin enquired about the height of the retaining wall near the street. Mr. Stephens replied that it will be 30" in height.

Sam Soderholm, builder, mentioned that they had met with many of the neighbors who responded favorably to the project.

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

- *Expand the tree protection fencing for Tree #1 as much as possible.*
- *Require that the Applicant retain an arborist who shall air-spade the root system of Tree #1 and the significant trees in the rear of the property to ensure no critical roots are impacted by nearby construction.*
- *Relocate the concrete washpad currently proposed near Tree #1.*
- *Relocate the proposed junction box and sump pump currently proposed near Tree #1.*

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

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DRB18-40: 165 Linden Street, Door #7 – Signage

Documents:

- Staff Report
- Sign Rendering, prepared by Metro Sign & Awning, revised 8/16/2018
- Lighting Specs
- Sign Permit Application
- Façade Renovation Elevation, prepared by Federal Realty, dated 12/27/2018

Discussion:

John Wolfe, business owner, gave an overview of the project.

Ms. Rebecchi reviewed the changes to the minor construction approval the storefront received from the Board at their meeting on February 21, 2018.

Mr. Soliva commented that the sign should be aligned with the outer edges of the storefront windows.

Ms. Khoory discussed with Mr. Wolfe whether or not the front door was ADA accessible.

The Board discussed the color of the door hardware, and agreed that it should match the satin gold used for the signage.

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

Mr. Soliva moved to recommend approval of the signage project with the following recommendations:

- *Adjust the sign field within zoning requirements to align with the outer portion of the windows.*
- *Utilize satin gold hardware to match the signage.*

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

DRB18-41S: 173 Worcester Street, Newton-Wellesley Ambulatory Care Center – Signage

Documents:

- Staff Report
- Sign Permit Application
- Building Logo Sign Rendering, prepared by ViewPoint Sign & Awning, dated 8/20/2018
- Glass Entry Vinyl Rendering, prepared by ViewPoint Sign & Awning, dated 8/20/2018
- Building Logo Sign Rendering, prepared by ViewPoint Sign & Awning, revised 9/12/2018

Discussion:

Andrew Weaver, architect, presented the sign application including revised renderings for the proposed wall sign.

Ms. Dinsmoor enquired if the type face was the corporate brand. Mr. Weaver replied affirmatively.

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Ms. Khoory and Ms. Dinsmoor commented that the font was hard to read. Mr. Soliva added that the logo on the wall called attention to the sign.

Mr. Soliva recommended using the larger letter size and dropping the sign below the solid course of brick. The Board had a lengthy discussion regarding the size of the font and the size of the logo.

The Board discussed the window decal and recommended removing “173 Worcester Street” and the line. It was redundant give the address number on the door and the building.

Following a lengthy discussion, Ms. Dinsmoor moved to recommend approval of the project with the following conditions.

- *Regarding the wall sign:*
 - *Center the logo over the window*
 - *Use the larger proposed font size (8 5/8”)*
 - *Move the sign below the solid course*
- *Regarding the window sign:*
 - *Remove “173 Worcester Street”*
 - *Remove the horizontal line*
 - *Center the sign in the top third of the window*

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

DRB18-42S: 165 Linden Street, Verizon – Signage

Ms. Rebecchi stated that the Applicants have requested a continuance in order to revise the signage to meet Zoning Bylaw and Special Permit standards.

Mr. Soliva made a motion to continue discussion of this application to the regularly scheduled Design Review Board meeting on September 26, 2018. Mr. Skolnick seconded the motion. The motion passed 5-0.

DRB18-43M: Wellesley High School Stadium Snack Shack – Minor Construction

Documents:

- Minor Construction Application
- Product Spec Sheet for Barrington Red Waterstruck Brick
- Medway Block Co. Inc. Veneer Brick Display Product Sheet
- Letter to Brandon Schmitt, NRC Director, from Joe Perdoni
- Existing Condition Photographs

Discussion:

Joe Perdoni, builder, presented his plans to renovate the Snack Shack. Mr. Perdoni is donating his time and efforts to this project at no cost to the Town.

The Board discussed the material and color of the trim. PVC was discussed due to its longevity.

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Mr. Soliva enquired if there were gutters. Mr. Perdoni replied that there were not, but he could add some. Ms. Rebecchi commented that any changes to the proposal would necessitate going back to the Natural Resource Commission for approval.

The Board had a lengthy discussion with Mr. Perdoni regarding possible construction issues when using the new brick around the whole building rather than just on the front façade. Window and door jams, and the roof would need to be extended to accommodate a new brick veneer. Ms. Khoory commented that waterproofing is essential.

Mr. Perdoni commented that he is planning on installing a 6-8” granite shelf to provide better customer service at the window.

Ms. Khoory enquired about color choices. Mr. Perdoni commented that if they did repaint the concrete blocks, it would be a similar color. Mr. Soliva added that the trim should be black or another dark color. Mr. Perdoni confirmed that the roof shingle color would look the same.

Following a lengthy discussion, Mr. Soliva moved to recommend approval of the project with the following conditions:

- *The Applicant is proposing a full-sized Barrington Red Waterstruck Brick veneer. The brick can either be added to the front façade only or on all facades only. Otherwise, the Board recommends repainting the existing concrete blocks in a similar color.*
- *If the Applicant decides to utilize brick veneer around the entire building, the roof, door and window opening must be extended and reframed to properly meet new the exterior cladding.*
- *Wood or composite trim materials must be black or dark in color.*
- *The new architectural roof shingles will be of similar color to the existing roof.*
- *Granite countertops are approved as presented.*
- *Exterior lighting is not being proposed.*

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

135 Great Plain Avenue – 40B

Documents:

- Letter to Robert Levy, Chair of the Zoning Board of Appeals, from Peter Crabtree of Northland Residential, dated 9/6/2018
- Planning Board Staff Report, prepared by Victor Panak, revised 9/7/2018
- Concept Architecture Plan Set, prepared by Union Studio, revised 8/30/2018
- Site Plan Set, prepared by VHB, dated 8/30/2018
- Existing Conditions Plan Set, prepared by VHB, revised 1/5/2018
- Landscape Plan Set, prepared by Ryan Associates, revised 9/6/2018

Discussion:

Ms. Dinsmoor recused herself as she is an abutter to this project.

Ms. Khoory commented that she is disappointed to see vinyl windows proposed. She recommended using higher performing, insulated windows.

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Ms. Dinsmoor provided an update to the Board about where the project stands to date with the ZBA review process, noting that the developer has made a number of changes to address some of the Town's concerns. Ms. Rebecchi informed the Board that tonight's meeting should focus on the details of the submittal, since it is unlikely that the program or site design would change significantly at this point.

Ms. Khoory noted that some of the concept drawings had windows meeting the corner.

Ms. Khoory had a discussion about the uneven placement of the windows and porches of the rear elevation of Unit H-I.

The Board had a lengthy discussion regarding the proposed porch columns, which are proportionally too thin. Ms. Khoory recommended keeping column brackets consistent throughout the development. However, she would prefer to see column capitals instead.

The Board discussed issues with the Carriage House units, noting that the interior floor plans do not match the exterior elevations. In lieu of the cupola proposed by the Planning Board, the Board members discussed adding four gabled window dormers to enhance the interior living conditions and provide the required daylighting.

Ms. Lin had several comments regarding the landscape plans including adding more trees along the street frontage. Additionally, the shape of the berms in the recharge area should be more intentional to facilitate additional walking paths. Sidewalk is also needed around the left side of the driveway loop to provide pedestrian accommodation for all units.

The Board had a discussion regarding the developer improving the landscaping found in the town-owned landscape buffer.

The Board discussed the location of the proposed fence types. The split-rail type could not be located on the plans submitted.

Ms. Khoory commented that there is not enough visitor parking to accommodate gatherings.

Ms. Rebecchi recommended having a Board member present at the ZBA meeting on September 13, 2018 to present the Board's comments in person. Mr. Soliva volunteered to attend the meeting.

After a lengthy discussion, Ms. Rebecchi summarized the Board's comments for inclusion in a memo to the Zoning Board of Appeals. Mr. Skolnick seconded the motion. The motion passed unanimously (5-0).

Design Review Board Meeting Minutes from 7/18/2018 & 8/15/2018

Mr. Skolnick made a motion to approve the minutes from the July 18, 2018 and August 15, 2018 meetings. Ms. Carls seconded the motion. The motion passed unanimously (5-0).

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Mr. Soliva adjourned the meeting at approximately 9:00PM.

Respectfully submitted by:
Jeanette Rebecchi
Wellesley Planning Department