

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
SEPTEMBER 26, 2018; 6:30PM  
GREAT HALL, WELLESLEY TOWN HALL

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

Staff: Jeanette Rebecchi, Planner

Also Present: Christopher Hall  
Jonathan Cavanagh  
Eamon O'Marah  
Jeff Kwass

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

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

**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.*

**DRB18-44M: 11 Forest Street – The Local – Minor Construction**

*Documents:*

- Staff Report
- Minor Construction Application for Design Review
- Architectural Plan Set, prepared by Christopher Hall Architects, dated 9/13/2018

*Discussion:*

Johnathan Cavanagh, architect, gave an overview of the project.

Mr. Soliva had a lengthy discussion with the applicants about the canopy bracket, which he thought was too heavy. Mr. Soliva suggested hollowing out the brackets or exposing the steel beams would be beneficial. Mr. Cavanagh stated that they want to keep the façade simple. They also needed more substantial brackets to support the weight of the large canopy. Christopher Hall, architect, added that the solid brackets match the existing look of the building, and he wasn't sure if much of an opening could be created due to the thickness of the brackets. Exposing the beams wouldn't go with the other architectural elements found throughout the rest of the building. The Applicants did not want to introduce a new element to the façade.

Ms. Khoory suggested using two additional columns instead. Mr. Cavanagh replied that additional posts would impede foot traffic.

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Ms. Carls commented that the new façade is an improvement over the current design, but also suggested using a lighter form.

Ms. Khoory commented that if there is no room for hollowing out the brackets, they should start the bracket at a higher position. Mr. Hall replied that they could raise it up to at least 6' in height.

*Following a lengthy discussion, Ms. Carls moved to recommend approval of the project with the following recommendation:*

- *Adjust the awning brackets so that the bottoms of the brackets are no less than 6' from the ground.*

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

*Bob Broder, alternate member, joined the meeting at approximately 6:45pm.*

**DRB18-45S: 103 Central Street – Saponaro, Barach, Bingham, LLP – Signage**

*Documents:*

- Staff Report
- Historical Photographs
- Existing Site Photographs
- Sign Location Site Map
- Sign Rendering, prepared by Fastsigns, dated 9/11/18

*Discussion:*

Ms. Rebecchi gave a brief overview of the application's background and the special permit request.

Eamon O'Marah, property owner, presented the sign application, and distributed historical photographs showing a second standing sign.

Mr. Broder enquired if visitors to this business could also use the main entrance. Mr. O'Marah replied affirmatively.

Mr. O'Marah described for Ms. Khoory how the other tenant signage is addressed. The Hathaway House building name is on the standing sign. Individual tenants have blade signs on the side of the main building.

Mr. Skolnick suggested adding a wall sign above the law firm's entrance. Mr. O'Marah replied that he is installing an awning above their entrance, and discussed wayfinding issues resulting from the lack of visibility from the street.

Ms. Khoory commented that adding a second standing sign still does not address wayfinding adequately, and stated that she prefers an awning sign.

Mr. Soliva and Ms. Khoory debated adding a panel to the existing standing sign.

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Ms. Lin commented that the design of the proposed standing sign is too institutional.

The Board discussed with Ms. Rebecchi whether or not to continue the application or approve the application with a motion that recommends an awning sign and blade sign. Ms. Carls and Ms. Rebecchi commented that since it is such a prominent and historic building, they would prefer to see revised materials submitted for the Board to review at a second meeting.

*Mr. Skolnick made a motion to continue discussion of this application to the regularly scheduled Design Review Board meeting on October 12, 2018. Ms. Khoory seconded the motion. The motion passed 5-0.*

**DRB18-46S: LAER Realty Partners – Signage**

*Documents:*

- Staff Report
- Cover Letter from View Point Sign & Awning, dated 9/13/18
- Sign Permit Application
- Sign Renderings, prepared by View Point Sign & Awning, revised 9/13/18

*Discussion:*

Jeff Kwass from View Point Sign & Awning presented the application.

The Board briefly discussed the letter height specified in the special permit granted by the ZBA.

*Mr. Broder moved to recommend approval of the sign as presented. Mr. Skolnick seconded the motion. The motion passed unanimously (5-0).*

**DRB18-47S: Atelier - Signage**

*Documents:*

- Staff Report
- Cover Letter from View Point Sign & Awning, dated 9/13/18
- Sign Permit Application
- Sign Renderings, prepared by View Point Sign & Awning, revised 9/13/18

*Discussion:*

Jeff Kwass from View Point Sign & Awning presented the application.

*Following a brief discussion, Mr. Skolnick moved to recommend approval of the sign as presented. Ms. Carls seconded the motion. The motion passed unanimously (5-0).*

**Design Review Board Meeting Minutes from 9/5/2018 & 9/12/2018**

*Mr. Soliva made a motion to approve the minutes from the September 5, 2018 and September 12, 2018 meetings. Ms. Carls seconded the motion. The motion passed unanimously (5-0).*

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**1-8 Delanson Circle (Wellesley Crossing) – 40B**

*Documents:*

- Cover Letter from EMBARC Architects Re: Revisions, dated 3/8/2018
- Architectural Peer Review Comments, prepared by Davis Square Architects, dated 8/28/2018
- Planning Board Staff Report, prepared by Victor Panak, dated 1/17/2018
- Civil Engineering Plan Set, prepared by McKenzie Engineering Group, revised 3/1/2018
- Shadow Study, prepared by EMBARC Architects, revised 3/8/2018
- Landscape Plan Set, prepared by Verdant Landscape Architecture, revised 3/2018
- Architectural Plan Set, prepared by EMBARC Architects, revised 3/8/2018

*Discussion:*

Ms. Rebecchi provided an overview of the project.

Mr. Soliva commented that most of the rooftop equipment is not shown. Sightline views, particularly from the vantage point of the neighbors are needed.

Ms. Khoory commented on the flatness of the building, and discussed adding projecting bays.

The Board discussed the window types. Ms. Khoory commented that more specifics are needed on the materials.

Ms. Khoory requested more details on the main entrance canopy and any proposed signage.

Ms. Lin had several comments related to the landscape plans, including converting the private courtyard patios to common space, and varying the height of the retaining walls to allow for seating.

Mr. Skolnick expressed concerns about the garage entrance and potential pedestrian-vehicle conflicts.

The Board had a lengthy discussion regarding the ground floor windows. Ms. Khoory recommended choosing just one window type that was different from the upper floor windows.

Mr. Soliva wondered if the parking garage was open-air or enclosed.

*Mr. Skolnick adjourned from the meeting at approximately 7:50pm.*

The Board discussed at length the roof typology.

Ms. Rebecchi stated that she will draft a letter to the ZBA summarizing the Board's comments this evening. Mr. Soliva will review the final product before it is submitted.

*Mr. Broder made a motion to adjourn the meeting. Ms. Carls second the motion. The motion passed unanimously (5-0).*

Respectfully submitted by:  
Jeanette Rebecchi  
Wellesley Planning Department