

REPORT OF THE DESIGN REVIEW BOARD

Section XXII of the Zoning Bylaw, "Design Review", authorizes the Design Review Board (DRB) to review and make recommendations on all applications for signs and other identification devices, awnings, antennas, certain retaining walls, and projects defined as Minor and Major Construction projects in Section XVIA (Project Approval) of the Zoning Bylaw. Section XVID of the Zoning Bylaw, "Large House Review", authorizes the DRB to review and make recommendations to the Planning Board on all applications for single family home projects that meet or exceed the Large House Review thresholds.

The DRB is also now responsible for providing a recommendation to the Planning Board for the Wellesley Square Commercial District Density Special Permit. At the 2013 Annual Town Meeting, Town Meeting Members favorably voted to allow the Planning Board to issue a special permit to increase the density of residential units in the Wellesley Square Commercial District incorporated into Section XVIII (Yard Regulations) of the Zoning Bylaw. One of the standards that must be met for the issuance of the special permit is a recommendation from the DRB which finds the project is consistent with the design criteria listed in Section XXII (Design Review) of the Zoning Bylaw and that the project is an improvement of building facades to enhance the pedestrian experience and contribute toward the history and vitality of Wellesley Square.

During this past year the DRB held twenty (20) regular meetings during which one hundred seven (107) projects were reviewed, including four (4) Major Construction projects, seven (7) Minor Construction projects, one (1) antenna installation, seven (7) Large House Review projects, seventy-one (71) signs, sixteen (16) awnings, and one (1) project requesting a Wellesley Square Commercial District Density Special Permit. There were no retaining walls or comprehensive permits reviewed.

The DRB reviewed Major Construction project/Site Plan Review applications for two projects at the Wellesley Country Club, including a Turf Care Maintenance Facility, Equipment Service Center, Comfort Station, Pool House and pool, a new residence hall for first year students at Babson College, and the redevelopment of the former Wellesley Inn site at 576 Washington Street and 53 Grove Street. The DRB reviewed Minor Construction project applications, including several renovations for new stores, such as 34 Central Street, 15 and 17 Central Street, 67 Central Street, and 11 Forest Street, the addition of a pneumatic tube for Century Bank at the rear of 75 Central Street, modifications to the building at 5 Seaward Road, and a solar canopy at Babson College. The DRB also reviewed the redevelopment of the former Wellesley Inn site at 576 Washington Street and 53 Grove Street for a Wellesley Square Commercial District Density Special Permit.

The DRB reviewed seven (7) Large House Review applications for projects at 2 Woodchester Road, 3 Woodland Road, 24 Wedgwood Road, 16 Marigold Avenue, 29 Minuteman Lane, 62 Carisbrooke Road, and 38 Cypress Road.

The Board continues to publish and have available its agenda, meeting minutes, sign regulations, design guidelines, project updates as well as other related matters on the town-wide web site and in the Planning Board office. The DRB's regular

meetings are scheduled for the second and fourth Wednesday of each month at 7:00 p.m. in the Great Hall. Residents are encouraged to attend.

Membership

The Wellesley DRB consists of five members appointed by the Planning Board as specified in Section XXII (Design Review) of the Zoning Bylaw and three alternate members. Serving on the DRB during 2012-2013 were:

Robert Broder, AIA, Chairman
Robert Skolnick, Vice Chairman
Ingrid Carls
Helen Robertson
Johnathan Law, RLA
Sheila Dinsmoor, Alternate
Howard Raley, AIA, Alternate