

WELLESLEY DESIGN REVIEW BOARD
REGULAR MEETING
JULY 13, 2016; 7:00 PM
GREAT HALL, WELLESLEY TOWN HALL

Members Present: Jonathan Law, Robert Skolnick, Ingrid Carls, and Amir Kripper

Staff: Heather Lamplough, Senior Planner
Catherine Johnson, Planning Board Liaison
Bruce Kinner, Caffé Nero
Larry Shind, Caffé Nero
Carol Bugbee, Dunkin Donuts

Also Present: Chris Elliot, Tenacre
David Himmelberger, Tenacre
Verne T. Porter Jr., Tenacre
William Foley, Tenacre
David Ehrkardt, Dario Designs
Gary Buono, Dario Designs

Mr. Law called the meeting to order at 7:00 pm

DRB 16-32S: Caffé Nero

Larry Shind and Bruce Kinner presented the proposed signage for Caffé Nero to the Board. Mr. Shind explained that they are proposing three signs, two wall signs (front and rear), which are proposed to be externally illuminated, and a front awning sign. He stated that the signs are in compliance with the bylaw. Mr. Skolnick asked if the rear wall sign will be visible from the tracks. Mr. Law stated that it would be.

After a brief discussion Mr. Skolnick moved to recommend approval of the signs as presented. Mr. Law seconded. The motion passed unanimously (4-0).

DRB 16-36S: Dunkin Donuts

Carol Bugbee, of Poyant Signs presented the proposed wall sign and awning to the Board. Ms. Bugbee explained that Dunkin' Donuts would like to replace the existing wall sign with a sign that includes their company colors, and to install an awning on the side of the building. Ms. Bugbee stated that at first she didn't think that awning served a purpose, but that she discovered that they do actually need the awning to block the sun coming in that window, as it is a small space and they store stuff right in that location. Mr. Law asked if the awning would have anything on it. Miss Lamplough explained that the first iteration of the awning did not comply with the bylaw because it had a lot of words on it. Mr. Law asked if it were possible to add the Dunkin' Donuts logo to it. Miss Lamplough stated that it would be.

After a brief discussion Mr. Law moved to recommend approval of the sign and awning as presented. Mr. Skolnick seconded. The motion passed unanimously (4-0).

DRB 16-37M: Cameron Street Parking Lot Fence

Miss Lamplough presented the proposed project to the Board. She explained that the fence is for the parking lot adjacent to the library. Miss Lamplough explained that they did begin the project without realizing that they needed DRB approval, and that the proposed fence is the same fence as the fence at the clock tower in town.

After a brief discussion Mr. Skolnick moved to recommend approval of the sign as presented. Mr. Law seconded. The motion passed unanimously (4-0).

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DRB 16-38M: Fiske School

Miss Lamplough presented the proposed minor changes to the Board. Miss Lamplough explained that they are requesting one minor change to the approved site plan, which is to replace some concrete panels on the sidewalk.

After a brief discussion Mr. Law moved to recommend approval of the minor changes as presented. Mr. Skolnick seconded. The motion passed unanimously (4-0).

DRB 16-39M: Schofield School

Miss Lamplough presented the proposed minor changes to the Board. Miss Lamplough explained that they are requesting five minor changes to the approved site plan including replacing deteriorated concrete panels on the sidewalk, installation of a concrete pad for dumpsters, installation of a granite curb in a parking area and the removal and replacement of tree and to replace the flagpole. She explained that the applicant is before the ZBA tomorrow, and that technically the DRB does not need to issue recommendations on minor changes, but staff figured that they would because schedules allow, that the changes would be shown to the Board. Mr. Skolnick stated that these plans are really difficult to read. Mr. Shind, who sits on the Permanent Building Committee, helped to explain the location change of the dumpsters, and explained that in their current location they are in the way of cars. He stated that the parking lot in which the dumpsters are located, is a staff-only parking lot. Mr. Law stated that the plans do not indicate this but the dumpster pad should be constructed of 6" thick concrete with at least 12" of crushed stone or other compacted fill below.

After a brief discussion Mr. Skolnick moved to recommend approval of the minor changes as presented, with the recommendation that the dumpster pad is constructed of 6" thick concrete with at least 12" of crushed stone or other compacted fill. Ms. Carls seconded. The motion passed unanimously (4-0).

DRB 16-40M: Tenacre Country Day School

Mr. Himmelberger presented the proposed project to the Board along with Chris Elliot, William Foley Verne Porter and David Ehrkardt and Gary Buono of Dario Designs. Mr. Himmelberger explained that they were previously before the DRB for the PSI permit, in which the Board issued a favorable recommendation. He stated that they are now here for the Special Permit Site Plan Approval process. Mr. Ehrkardt briefly went over the proposed project with the Board, and explained some of the changes that they made as a result of the last DRB discussion. He presented one change that has been made since that discussion, which is the removal of eyebrow dormers on one side of the building. He explained that they are trying to reduce some of the costs and that they are proposing to remove them because they believe that there is already a lot going on architecturally on the building. Ms. Carls asked if there would be enough light into that space without them. Mr. Ehrkardt explained that the whole wall is windows, so light would not be an issue. Mr. Law asked if there were eyebrow dormers anywhere else on the building. Mr. Ehrkardt stated that there were not, this was the only location of that architectural element. Mr. Law stated that he didn't see a landscaping plan in the package, and he would have liked to see that. Mr. Ehrkardt stated that they are proposing limited changes to the existing landscaping, and explained why they did not want additional plantings around the pool. The applicant explained that it would become a safety issue, and that limited plantings around the pool allow for more visibility to the pool area. Mr. Himmelberger reminded the Board that the pool is internal to the campus and would not really be visible from the public way. Mr. Kripper pointed out that the drawings that they were provided with in the application are outdated and do not match the drawings being presented currently, and he is disappointed

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about that. Mr. Kripper stated that he thinks that the removal of the eyebrow dormers, he thinks that the balance of the building is being thrown off. Mr. Kripper recommended that the applicant consider at least replicating the dormers on that side so that the building remains balanced.

After a brief discussion Mr. Law moved to recommend approval of the Site Plan as presented. Mr. Skolnick seconded. The motion passed unanimously (4-0).

Mr. Skolnick adjourned the meeting at approximately 7:40 pm.

Note: A recording of this meeting is available in the Planning Department.

Minutes Approved: 10/12/2016

Respectfully submitted by:
Heather Lamplough
Wellesley Planning Department