

Minutes of the May 11, 2022, Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WENDSDAY, MAY 11, 2022, 6:30 PM
ONLINE REMOTE MEETING

Design Review Board Present:

Chair Jose Soliva, Vice Chair Juann Khoory, Sheila Dinsmoor, Iris Lin

Absent: Amir Kripper

Staff Present: Planning Director Don McCauley, Senior Planner Eric Arbeene, Planner Emma Coates

Call to Order:

Mr. Soliva called the meeting to order at 6:30 PM. Roll Call was taken: Soliva-present, Khoory-present, Dinsmoor-Present, Lin-Present

Citizens Speak – Public Comment on Matters not on the agenda

No comments were brought before the Board.

New and/or Continued Applications

DRB-22-20 S - 978 Worcester Street Sign Application – Dunkin Donuts

Present: Sean Donovan, Viewpoint Sign; Joe Murray, Dunkin Donuts franchise owner

Mr. Donovan highlighted aspects of the sign application.

Ms. Dinsmoor inquired how far apart the two poles would be located. Mr. Donovan replied approximately 4 feet. Ms. Lin asked about the location of the proposed drive-thru sign.

Ms. Khoory asked if the pylon was necessary. Mr. Donovan replied the pylon was a part of the branding included with Dunkin Donut stores with drive-through service.

Ms. Khoory commented that the size of the letters on the proposed pylon sign dominated the other signs of other tenants.

Mr. Donovan stated the drive-thru lettering could be reduced and placed under the Dunkin name.

Ms. Lin motioned to approve DRB-22-20 S for 978 Worcester Street, as presented, the sign on the store front entrance, with the drive-thru sign pylon to be pink – without the pink background; and approve directional drive-thru signage; re-arrange “Dunkin” lettering on the pylon sign to be following by “drive-thru” lettering, and “drive-thru” matching the size of “Dunkin.” Ms. Dinsmoor seconded the motion. The vote was 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.

DRB-22-22 M - 162-200 Linden Street – Minor Construction

Ms. Lin recused herself

Present: Mark Herbert, Federal Realty Investment Trust

Mr. Herbert provided summary of the minor construction the application.

Mr. Hebert detailed the graphic sign with logo, would extend to the top of the building, which would bring more attention to the second-floor tenant.

Mr. Soliva inquired on the make-up of the logo. Mr. Arbeene noted the logo would be regarded as signage, and required a Special Permit from ZBA.

Ms. Khoory mentioned it would be difficult to paint a material that is already factory finished.

Mr. Herbert stated the paint on the masonry exterior of the building was approved previously.

Ms. Khoory stated the graphic presented overshadowed the client's name.

Ms. Dinsmoor indicated her concern regarding contrast and scale.

Mr. McCauley stated staff was concerned about setting a precedent with the logo.

Ms. Khoory asked if the rear awnings were being replaced. Mr. Herbert responded in the affirmative.

Ms. Khoory motioned to approve DRB-22-22 M, as presented, with the awning without horizontal striping, painting of the facade, mullions, fascia, canopy, and capping on the top of the building; also to approve the cover of the trash collection area, with color to match the building, and to continue the hearing regarding the proposed graphics on the front-facing windows, to the June 8, 2022 DRB meeting. Ms. Dinsmoor seconded the motion. The vote was 3-0; Dinsmoor-aye, Khoory-aye, Soliva-aye.

DRB-22-17 M (Continued from 4/13/22) 141 Linden Street – Minor Construction

Present: John Kahn, Building Owner; Shuo Sun, Project Manager; Mark Cameron, Applicant/Goddard School Representative; Talia Cannistra, Architect

Ms. Cannistra highlighted the changes made to the project.

Mr. Soliva opined about the placement of the wall sconces on the east side of the building.

Ms. Khoory stated the rear canopy did not match with the black and white rendering.

Mr. Soliva stated the canopy needed to be raised, to be in keeping with the white facade above the windows.

Ms. Khoory inquired about the number of parking spaces available, and stressed the importance of an approved parking plan. Ms. Cannistra responded that the parking plan was currently working through the approval process.

Mr. McCauley confirmed that the parking plan will ultimately be reviewed by the Building Inspector.

Mr. Kahn reported the parking plan included 36 parking spaces, and a Special Permit application had been submitted to the Zoning Board of Appeals.

Ms. Lin commented about the location of the lighting pole adjacent to the handicapped parking space.

Jennifer Harvey, owner of Laughing Dog Yoga Studio, 159 Linden Street, inquired about the traffic pattern when students are picked up from the Goddard School.

Mr. Kahn acknowledged that peak times for drop-off and pick-up would be 7:00 AM to 10:00 AM, and 3:00 PM to 6:00 PM.

Mr. Arbeene read aloud the letter from Bill Cohen, owner of 151-159 Linden Street, concerning the traffic flow.

Mr. McCauley clarified that all minor construction projects were required to bring the exterior lighting into compliance, and ensure lighting would be dark-sky compliant.

Ms. Khoory motioned to approve DRB-22-17 M Minor Construction Application for Goddard School as presented, regarding the architecture on the front and side facades; recommending review of the entry canopy and how it attaches to the building, and raise the canopy to match the horizontal lines of the façade, making sure the handicapped path to the door is clear of all obstructions, and to soften the site with landscape elements, to include lighting fixtures more in keeping with the building's style and adjust the spacing of wall sconces to match the windows, and to present a lighting plan prepared by a lighting expert. Ms. Dinsmoor seconded the motion. The vote was 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

Board Members and staff agreed the Applicant would return to the Board regarding site plan aspects and lighting plan.

DRB 22-23 M - 102 Central Street – Minor Construction and Sign Application

Present: Bruce Baisch, JJ Welch Construction, Juan Jaramillo, Sofi tech

Mr. Arbeene reported the applicant has a new sign application and a minor construction project to review.

Mr. Baisch detailed the project.

Ms. Khoory questioned the applicant's plans to paint the window mullions on the rear of the property.

Ms. Lin inquired about the color of the sign on the rear of the property.

Ms. Khoory motioned to accept DRB 22-23 M for 102 Central Street, as presented; with minor recommendations to match the window mullions on the back, and to refinish the door. Ms. Lin seconded the motion. The vote was 4-0; Dinsmoor-aye, Lin-aye, Khoory-aye, Soliva-aye.

DRB 22-21 S 165 Linden Street

Mr. Soliva motioned to continue DRB 22-21 S for 165 Linden Street, to the next meeting of the DRB on May 25, 2022. Ms. Khoory seconded the motion. The vote was 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Soliva-aye.

DRB 22-16 S (Revised Application) 102 Central Street

Mr. Soliva stated his appreciation of the subtle switch of colors between the front and back awnings.

Ms. Lin motioned to accept DRB-22-16 S as presented with the recommendation to check the color of the back wall with respect to the contrast of the sign and to adjust the color of the sign if necessary to ensure the sign is visible during daylight hours. Ms. Dinsmoor seconded the motion. The vote was 4-0. Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.

DRB-22-14 M 93 Worcester Street

Mr. Soliva recused himself.

Present: Alan Koder, David Tinory, Eric Ewer, Matthew Stegall and Steven Purpura of Beacon Capital Partners/Applicant; Jennifer Schultz and Matthew Bailey of Sullivan and Worcester, Applicant's permitting attorneys; Kate Harrington, Designer at Richmond Group; David Himmelberger, Applicant's attorney

Mr. Himmelberger provided update to the project, and aspects of the involved PSI process, and associated minor construction project regarding changes to the east wing entrance. Ms. Harrington detailed the application.

Ms. Harrington presented the PowerPoint presentation, detailing aspects of the proposed canopied entrance.

Ms. Khoory questioned the color and height of the new entry. Ms. Harrington confirmed the intention was to match the color and height of the existing west wing entry.

Ms. Dinsmoor motioned to accept DRB 22-14 M for 93 Worcester Street, as presented. Ms. Lin seconded the motion. The vote was 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye.

PSI-22-02 93 Worcester Street – PSI Application

Present: Alan Koder, David Tinory, Eric Ewer, Matthew Stegall and Steven Purpura of Beacon Capital Partners, Jennifer Schultz and Matthew Bailey - Sullivan and Worcester, Applicant's Permitting Attorneys; Kate Harrington, Designer at Richmond Group; Paul King, advisor, David Himmelberger, Applicant's attorney

Mr. Himmelberger summarized that the PSI project involved the conversion of office space to life science company.

Mr. Tinory detailed various aspects of the PSI application.

Ms. Khoory expressed her concern regarding the height of the strobic fans, located on the top of the buildings. Ms. Harrington replied the air handlers were approximately 12 feet high, and the screening is designed to block the view from the street.

Ms. Lin inquired about the height of the nozzles above the screen. Mr. King reported the height of the required plume was standard.

Ms. Khoory inquired about the placement of the plume, and if changing the location, might alter the view from Route 9. Ms. Harrington confirmed the current roof-top unit would be eliminated.

Ms. Lin suggested that additional landscaping closer to Rte. 9, would help screen the plumes. She also requested that rendering of the structure rooftop be provided to the Board.

Ms. Khoory recommended that the Applicant review of the roof top units, and include dimensions and platform height, screen elevations, as well as any possible change in location of the fans for discussion at the next DRB meeting on May 25, 2022.

Minutes

Ms. Dinsmoor motioned to accept DRB minutes for 2/9/22, 3/2/22 and 3/9/22, as edited. Ms. Lin seconded the motion. The vote was 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

Adjourn

Ms. Dinsmoor motioned to adjourn the DRB meeting. Ms. Khoory seconded the motion. The vote was 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

Mr. Soliva adjourned the meeting at 9:45 PM

MINUTES APPROVED – Wednesday, September 14, 2022