

Minutes of the June 8, 2022, Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, JUNE 8, 2022, 6:30 P.M.
ONLINE REMOTE MEETING

Design Review Board Present:

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

Absent: Amir Kripper

Staff Present: 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

Citizens Speak – Public Comment on Matters not on the agenda

No comments were brought before the Board.

New and/or Continued Applications

DRB-22-26 S - 50 D Central Street

Present: Lauren Delarda, Viewpoint Sign

Ms. Delarda provided summary of the application.

Mr. Soliva stated the proposed signage would require a Special Permit due to the size of the lettering, as presented.

Ms. Dinsmoor suggested the logo needed to be located above the lettering.

Mr. Soliva suggested the size of the logo be reduced, and contained within the pilaster.

Ms. Delarda confirmed the lettering could be reduced to fit on the façade between the pilasters.

Mr. Soliva motioned to continue DRB-22-26 S to the 6/22/22 DRB meeting in consideration of signage, and to approve the awnings, as presented. Ms. Khoory seconded the motion. The vote was unanimous, 3-0; Dinsmoor-aye, Khoory-aye, Soliva-aye

DRB-22-27 S - 576 A Washington Street

Present: Lauren Delarda, Viewpoint Sign

Ms. Delarda provided overview of the project.

Mr. Soliva inquired if the hours of operation could be relocated to the same line as the lettering appearing on the door to the left.

Ms. Dinsmoor motioned to accept DRB-22-27 S for 576 Washington Street: approving the awning sign as presented, to confirm the square footage of the door sign, and to align the hours with the relocated lettering. Ms. Khoory seconded the motion. The vote was unanimous, 3-0; Khoory-aye, Dinsmoor-aye, Soliva-aye.

DRB-22-22 M 162-200 Linden Street Federal Realty Minor Construction

Mr. Soliva moved to continue DRB 22-22 M for 162-200 Linden Street to the DRB Meeting on 6/22/22. Ms. Dinsmoor seconded the motion. The vote was unanimous, 3-0; Khoory-aye, Dinsmoor-aye, Soliva-aye

DRB-22-28 M 500 Washington Street - Minor Construction for the Tolles-Parsons Senior Center

Present: Joseph Murray, Project Manager - Town of Wellesley

Mr. Murray provided project summary.

Mr. Soliva stated the guidelines require that mechanicals be screened.

Ms. Khoory concurred that screening for mechanicals was essential.

Mr. Murray mentioned that suggested around mechanicals, would complicate aspects of the project.

Ms. Dinsmoor opined the project had progressed, and there were budgetary issues, which affected the screening considerations.

Mr. Soliva explained the DRB'S responsibility to recommend that applications meet the guidelines regarding screening of roof mechanicals.

Mr. Soliva motioned to approve DRB-22-28 M for 500 Washington Street, with the recommendation that screening be added on the north and south sides to conceal the roof top unit being proposed; and to also include that the existing rooftop mechanicals meet design guideline criteria. Ms. Khoory seconded the motion. The vote was unanimous, 3-0; Dinsmoor-aye, Khoory-aye, Soliva-aye.

Ms. Lin joined the meeting at 7:10 PM.

Minutes - 1/13/21 & 1/27/21

Ms. Dinsmoor motioned to approve the DRB minutes of 1/13/21 and 1/27/21. Ms. Khoory seconded the motion. The vote was unanimous, 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

FY 23 Submittal and Meeting Calendar

Mr. Arbeene presented the Calendar for FY23.

Board members discussed start time, and location of the meetings; should the remote capability not be extended.

Ms. Khoory moved to approve the Submittal and Meeting Calendar, as presented. Ms. Dinsmoor seconded the motion. The vote was unanimous, 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.

The Board took a 5-minute recess.

PSI-22-01 - 293 Weston Road - Hardy School

Present: Joel Seeley, SMMA; Emma Sarazin, Compass Project Management; Michael Reid, Project Architect; Michael Dowhan, Project Landscape Architect; Peter Rebuck, Civil Engineer; Eric Mulligan, architect; Melisa Martin, School Committee/PBC liaison; Brian Lynch, Construction Manager - Shawmut Design and Construction

Mr. Reid provided summary of the project.

Mr. Soliva commented about issues with the DRB purview.

Ms. Dinsmoor acknowledged the homes on Lawrence Road would be most impacted by the project.

Mr. Soliva provided comments regarding the proposed roof line.

Ms. Khoory stated that proposed location of the gym in the front of the building with outdoor play areas next to the delivery area; was not acceptable. She suggested changing the pattern of the brick. Ms. Khoory inquired about multi-colored glazed brick use.

Mr. Soliva stated that exterior application of color was important. Mr. Reid responded that many color schemes were considered.

Mr. Soliva inquired if the students were engaged on the design of the building. Mr. Reid replied the Hardy staff provided design input.

Ms. Khoory inquired about separate entrances proposed for staff and students.

Ms. Lin inquired about the location of outdoor classrooms being closer to Rte. 9 than Weston Road. Mr. Dowhan commented that the proposed outdoor class area/s were actually less noisy when compared to locations closer to Weston Road in consideration that the topography descends.

Ms. Dinsmoor stated that artistic paneling had been removed from the main Wellesley Free Library, and might be considered for inclusion at the new Hardy School.

Mr. Soliva commented about the very urban design of the proposed location of the delivery/loading area, next to the gym. Mr. Reid replied the delivery/loading area would be used very infrequently, adding that the delivery/loading area would be gated.

Ms. Lin inquired about the anticipated use of the proposed Weston Rd entrance, and the need for such a wide driveway. Mr. Dowhan replied the proposed width was necessary to accommodate the parents picking up their children.

Ms. Lin expressed her concern about the placement of the soccer field being next to Weston Road. Mr. Dowhan responded that the natural slope of the land and fencing, would keep soccer balls off of Weston Road.

Mr. Soliva inquired if connectivity to outdoor learning areas was being considered. Mr. Dowhan confirmed that the learning areas would be connected by a four-foot-wide path.

Ms. Lin stated the proposed plantings should be influenced by the amount of maintenance the district can provide. Mr. Dowhan stated the goal included saving some of the mature oaks on the site.

Mr. Soliva motioned to continue PSI-22-01 for 293 Weston Road to the DRB meeting on 8/13/22, to include discussion regarding aspects involving site, massing and sustainability. Ms. Lin seconded the motion. The vote was unanimous 4-0; Dinsmoor-aye, Khoory-aye, Lin-aye, Soliva-aye.

Adjourn

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

The meeting adjourned at 10:02 PM.

MINUTES APPROVED – Wednesday, September 14, 2022