

*Minutes of the January 11,2022
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, JANUARY 11, 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: Interim Planning Director Eric Arbeene, Interim Senior 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-22-78 M 55 Rice Street – Minor Construction – Concession and Restroom Building (Continued from 12/21/22)

Present: David Hickey, Town Engineer; Linda Chow, School Committee; Jay McHale, Chair NRC

Mr. Hickey presented the environmental conditions and changes made to the application, adding that the buildings are precast concrete.

Ms. Chow stated the proposed buildings were approved by Town Meeting in 2018.

Resident Lara Crawford, 15 Rice Street, stated that such additional development makes it more difficult to adapt to climate change.

Ms. Khoory expressed opposition with the proposal, which also gives the wrong message to our children who use the buildings.

Ms. Lin stated the planned grading around the proposed buildings is more than 5%; does not meet code, and is not ADA compliant.

Mr. Soliva acknowledged that this project represents an ongoing issue that has not been resolved.

Ms. Dinsmoor stated the climate crisis has made prior approvals worthless.

Mr. Soliva opined about the differences between sustainable and environmentally friendly buildings, and DRB always promotes sustainability.

Mr. Soliva motioned to approve DRB-22-78 M – 55 Rice Street, as presented, with the requirement to adjust the grading for handicapped accessibility, and strongly recommend the building structure use more sustainable materials; use brick to match the ticket booth, and match the roof. Ms. Lin seconded the motion. It was on motion 3-0-1; Khoory-abstain, Lin-aye, Dinsmoor-aye, Soliva-aye.

DRB-22-69 S - 141 Linden Street – Sign Application

Mr. Soliva motioned to continue DRB-69 S – 141 Linden Street to the DRB meeting on 1/25/23. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Khoory-aye, Lin-aye, Dinsmoor-aye, Soliva-aye.

DRB-23-01 S - 35 Grove Street – Special Permit Signage

Present: Steve Marcus, Truly's; Jeff Kwass, ViewPoint

Mr. Marcus detailed aspects of the project.

Ms. Coates stated branding on the awning has been removed; thus, the applicant does not need a Special Permit.

Mr. Kwass stated if the awning was extended on the left, it would block the fire escape.

Discussion developed among Board members took place, regarding the length, position of the awning, and lettering on the awning.

Mr. Soliva motioned to approve DRB-23-01 S – 35 Grove Street, as presented, with the recommendation; to center name on the awning, have lettering match the font used, eliminate catering from the awning, and use directional down- lights only on the bottom of the awning. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye

DRB-23.02 S - 39 Grove Street – Special Permit Signage

Present: Steve Marcus, Truly's; Jeff Kwass, ViewPoint

Mr. Kwass explained that the window sign could be eliminated.

Ms. Khoory inquired if the logo was pictured on the window. Mr. Marcus replied in the affirmative.

Ms. Dinsmoor motioned to approve DRB-23-02 S – 39 Grove Street, as presented, with the logo on the window; recommendations to center Truly's name on the awning with non-bold larger lettering, locate the words "ice cream" to the left, "coffee" to the right, and install directional down-lights only on the bottom of the awning. Ms. Lin seconded the motion. It was on motion 4-0; Khoory-aye, Lin-aye, Dinsmoor-aye. Soliva-aye.

LHR-22-05 - 20 Oakland Street - LHR

Present: Larry Shind, Applicant's Attorney; Nick Landry, Architect; Dan Carr, Project Engineer; Angela Kearney, Landscape Architect; Dean Charter, Arborist

Ms. Coates summarized the DRB discussion from the previous meeting.

Mr. Shind presented an overview of the proposal.

Mr. Arbeene stated there was an appeal of the Variance granted by ZBA for 20 Oakland Street, and Town Counsel recommends continuance of the project.

Resident Herb Glick, 8 Bancroft Road, stated his objection about the height of the proposed dwelling on 20 Oakland Street.

Board Members presented related questions.

Ms. Kearney stated that 42 trees, mainly Norway Maples and Black Locust trees, would be replaced by 70 trees of various variety.

Mr. Lanza requested the submission of a landscape plan for the area considered by the Variance.

Mr. Carr commented that the fill presently stockpiled on the site, would be removed.

Ms. Khoory motioned to approve LHR-22-05 – 20 Oakland Street, as presented, with the following conditions: to align the gambrel roofs in the front with gambrel roof in the rear, to center the ridge line in the front over the eyebrow, to line up the round window, to add windows on each side of the front door, to match the garage doors to the architecture of the rest of the house, to align the top of the window trim with the garage doors, to replace the gable roofs on the rear with a flat roof to raise the height of the porch ceiling, to restore the proposed tree removal with larger number of canopy trees, which will help to stabilize the soil, to consider stormwater basin, and to level the lot replacing the swales. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Dinsmoor-aye, Lin-aye, Khoory-aye, Soliva-aye.

LHR-22-06 365 Worcester Street - LHR

Present: Larry Shind, Applicant's Attorney; Nick Landry, Architect; Dan Carr, Project Engineer; Angela Kearney, Landscape Architect; Dean Charter, Arborist

Mr. Landry detailed aspects of the proposal.

Ms. Dinsmoor stated there are different types of windows used on the rear of the house.

Ms. Khoory inquired about the chimney on the rear. Mr. Landry replied we can replace the brick used on the chimney with stone.

Mr. Soliva stated the need to simplify the elevations on the rear.

Ms. Lin stated the style on the front is totally different than the style on the back.

Ms. Lin inquired about the existing fence along the stone wall. Ms. Kearney stated the fence along the front will be replaced with a new wooden fence.

Mr. Soliva motioned to continue LHR-22-06 for 365 Worcester Street, to the DRB 1/25/23 meeting, to address items as discussed. Ms. Khoory seconded the motion. It was on motion 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Soliva-aye.

Ms. Lin motioned to approve the LHR-22-06 for 365 Worcester Street landscaping portion only, with the following recommendations: to add additional landscape in front of side entrance near the garage. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Soliva-aye.

Board Reappointments

Ms. Coates explained the expiring Board terms.

Ms. Lin agreed to accept reappointment to the DRB.

Ms. Khoory agreed to accept reappointment to the DRB.

Minutes - 6/24/20, 10/14/20, 11/4/20, 11/18/20 & 10/19/22

Ms. Khoory motioned to approve DRB minutes for 6/24/20, 10/14/20, 11/4/20, 11/18/20, and 10/19/22, as edited. Ms. Khoory seconded the motion. It was on motion 4-0; Dinsmoor-aye, Lin-aye, Khoory-aye, Soliva-aye.

Adjourn

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

Mr. Soliva adjourned the meeting at 10:53 PM.

MINUTES APPROVED – WEDNESDAY, MARCH 8, 2023