

Minutes of the January 12, 2022 Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, JANUARY 12, 2022, 6:30 P.M.
ONLINE REMOTE MEETING

Design Review Board Present:

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

Absent: Amir Kripper

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

Call to Order:

Mr. Soliva called the meeting to order at 6:30 P.M. Roll Call was taken: Soliva-aye, Khoory-aye, Dinsmoor-aye, Lin-aye

Citizens Speak – Public Comment on Matters not on the Agenda

No comments were brought before the Board.

Board Member Lin joined the meeting at approximately 6:33 P.M.

New and/or Continued Applications

DRB-21-48 M – 21 Dana Road – PSI/Major Construction Application (continued from 12/15/21)

Present: Charles Breslin, COO - Dana Hall School; Rob Mather, Associate Head of School – Dana Hall School; Dario DiMare, Architect – Dario Designs; Paul Coates, Architect – Dario Designs; David Himmelberger, Applicant’s Attorney

Mr. Dario addressed various design options, and acknowledged the school’s preference to not utilize ramps and keep grading aspects less than 5%. Mr. Mather confirmed the School was committed to the universal design mode. Mr. Breslin stressed that the front entrance felt comfortable, and was in sync with the rest of the campus.

Mr. DiMare detailed the treatment of the proposed gables. Mr. Soliva commented that the stretch between the gables needed something. Ms. Khoory agreed with Mr. Soliva.

Ms. Dinsmoor indicated her disappointment regarding lack of windows on the proposed wall.

Mr. DiMare noted that if precast material were added, the difference would be substantial.

Mr. Soliva added that precast material would lighten the area in question.

Ms. Khoory inquired if the applicant had considered another material like the one used on the future side of the building. Mr. Soliva replied we are trying to articulate but simplify and not elaborate on it.

Mr. DiMare recognized that the design intent included transitioning the building to blend the past, present and the future.

Ms. Khoory stated that a building needs to mesh well, and she suggested making the entrance more than just a part of the façade.

Ms. Dinsmoor inquired if it is possible to change the scale of the third gable.

Ms. Lin stated there must be another way to highlight the main entrance.

Ms. Lin related her preference to use the new plantings to connect to the established areas rather than using trees to separate the areas. Mr. Soliva replied blending into the present plantings and extend the landscape project to connect the buildings.

Ms. Khoory motioned with recommendation that the bland walls on the back façade include a tracery resembling penetration of different material other than bricks, such as precast or metal panels, which the Board prefers when compared to other presented options; on the front façade the Board recommends tying the two proposed gables together at the roof line to represent a more unified plan; to connect the building to the rest of the campus by using landscaping, maintaining open space, promoting the outdoor experience, and to continue with the universal design for the whole campus. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Dinsmoor– aye, Lin-aye, Khoory -aye and Soliva-aye.

LHR-21-08 – 16 Wedgewood Road

Present: Dan and Karen Gurian, Owners; David Sharff, Architect

Mr. Sharff outlined the proposed project which includes adding a master bedroom, office over the existing garage, and a sunroom addition behind the garage.

Mr. Soliva inquired about window sill heights in the bump out, when compared to the sunroom window sills. Mr. Sharff mentioned the window heights could be adjusted by installing smaller windows in the garage.

Mr. Soliva inquired about possible sustainability measures to be included in the project. Mr. Sharff listed some of the sustainable items to be used on the project, such as double-glazed high efficiency windows and insulation being added.

Ms. Khoory questioned if the owners would be considering an additional garage. Mr. Sharff replied the owners would likely not be considering additional garage space, in consideration that they would want to preserve the landscape/flower beds.

Ms. Lin questioned the necessity of the extended roof over the garage doors is needed. Mr. Sharff explained the functionality aspect associated with the roof over the garage doors. Mr. Soliva commented the roof over the garage doors helped diminish the scale of the addition.

Ms. Dinsmoor questioned the placement of the window in the bump-out facing the street.

Ms. Lin requested that a tree protection plan be included. Mr. Sharff responded that a tree protection plan would be included, especially in consideration of the two oak trees.

Mr. Soliva asked if abutters had any concerns about the project. Ms. Gurian stated the neighbors have not expressed any concerns about the project.

Ms. Khoory motioned to approve the plan, as presented; with recommendation to align window sills on the side façade, to simplify some of the projections on the side of the garage, to further consider the shed roof over garage and back door, to include a tree protection plan along the driveway. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin aye, Khoory-aye, Dinsmoor-aye, Soliva- aye.

Minutes

No minutes were reviewed.

Town Meeting Articles

Mr. McCauley led the discussion regarding proposed Town Meeting Articles.

Mr. McCauley proposed further clarify sign bylaw by adding the term, “whichever is less” to a section of the bylaw discussing maximum area of additional wall signs.

Mr. McCauley mentioned that the Sustainability Articles were the product of the Sustainability Working Group. He emphasized the primary sustainability goals included reduction with emissions of greenhouse gases, and to encourage the use of sustainable building and land use practices.

Adjourn

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

Mr. Soliva adjourned the meeting at 8:26 P.M.

APPROVED – 3/9/22