

*Minutes of the January 26, 2022 Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY, JANUARY 26, 2022, 6:30 P.M.  
ONLINE REMOTE MEETING

**Design Review Board Present:**

Vice-Chair Juann Khoory, Iris Lin, Amir Kripper

**Absent:** Jose Soliva, Sheila Dinsmoor

**Staff Present:** Senior Planner Eric Arbeene

**Call to Order:**

Ms. Khoory called the meeting to order at 6:31 P.M. Roll Call was taken: Khoory-present, Kripper-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-22-01 S 259 Washington Street/Sign Application: Jejes Coffeehouse & Roastery**

Present: Keith DuBois of Viewpoint Sign

Mr. DuBois provided summary of the signage application.

Mr. Arbeene inquired about the size of the letters. Mr. Dubois detailed all sign size aspects.

Ms. Khoory confirmed the building presently has red awnings with white letters.

**Mr. Kripper motioned to accept the application as presented, with the condition the letters would not cover more than 25% of the awning in accordance with the bylaw. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Kripper-aye, Khoory-aye.**

**DRB-22-02 S 90 Central Street/Laughing Monk Cafe**

Present: Ricky Zeng, New CC Sign; David Himmelberger, Applicant's Attorney

Mr. Zeng provided proposed signage specifications.

Ms. Khoory inquired about the size of the awning.

Mr. Arbeene asked if lettering would be included on the awning. Mr. Zeng replied in the negative.

Ms. Khoory asked about the head room between the bottom of the awning and the sidewalk. Mr. Zeng replied the proposed awning would be the same height as the other existing awnings.

Ms. Khoory inquired about proposed lettering meeting the guidelines. Mr. Arbeene replied in the affirmative.

Mr. Kripper inquired if there was any lettering on the store front. Mr. Zeng responded not.

Ms. Lin mentioned the awning styles currently on the building.

Ms. Khoory indicated that the proposed lettering was somewhat overwhelming compared to other existing signage on the building. Mr. Himmelberger provided detail regarding the three-part division within the awning.

**Mr. Kripper motioned to accept the application as proposed, with the following conditions: to remove the white strips and keep the awning a solid red, to remove the scallops from the edge of the awning, to reduce the letter size from 9” to 8” for “Laughing Monk,” to reduce “Café” lettering to approximately 5”, to center the lettering on the sign and confirm the letters are back lit. Ms. Lin seconded the motion. It was on motion 3-0; Lin- aye, Kripper-aye, Khoory-aye.**

LHR-21-16 20 OAKLAND STREET

LHR-21-17 365 WORCESTER STREET

**Ms. Khoory motioned to open LHR-21-16 - 20 Oakland Street and LHR-21-17 - 365 Worcester Street hearings, and continue them to February 9, 2022 DRB meeting; with additional information to be supplied: 3-D views, landscape plans for both lots on the same drawing, and photographs from neighbors’ perspective. Mr. Kripper seconded the motion. It was on motion 3-0; Lin-aye, Kripper-aye, Khoory-aye.**

### Minutes

No minutes reviewed.

### Town Meeting Articles

Mr. Arbeene updated the board on the status of the Town Meeting Articles.

### Adjourn

Ms. Lin motioned to adjourn the meeting.

Ms. Khoory adjourned the meeting at 7:16 P.M.

APPROVED – 3/9/22