

Minutes of the February 9, 2022 Regular Meeting of the Design Review Board

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, FEBRUARY 9, 2022, 6:30 P.M.
ONLINE REMOTE MEETING

Design Review Board Present:

Chair Jose Solvia, Sheila Dinsmoor, Iris Lin,

Absent: Juann Khoory, Amir Kripper

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

Call to Order:

Mr. Soliva called the meeting to order at 6:31 P.M. Roll Call was taken Soliva-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-21-51 M - 165 Lindon Street - Minor Construction Project for West Endcap

Present: Mark Herbert, Federal Realty Investment Trust

Mr. Soliva acknowledged that because of Board Member Lin's association with this applicant, a voting quorum was not established.

Mr. Soliva motioned to continue DRB-21-56 M for 165 Linden Street - Minor Construction Project for West Endcap to the 2/23/22 DRB meeting. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye.

DRB-22-03 S 170 Worcester Street- Sign Application: Wellesley Cosmetic Surgery

Present: Marina Shecktman, Owner; Steve Tanner, Architectural Graphics & Sign

Mr. Tanner provided detail regarding the proposed signage.

Mr. Soliva asked if the proposed sign met signage the guidelines. Mr. Arbeene answered in the affirmative. Mr. McCauley inquired about the number of building signs currently. Mr. Tanner responded there were two signs on the building at this time.

Mr. Soliva commented about excessive size of lettering.

Ms. Dinsmoor indicated that because of the proposed spacing of letters, reading the sign was challenging.

Ms. Lin inquired about the location of the sign on the building. Ms. Shecktman stated that the preference to locate the sign somewhat lower on the building.

Ms. Lin motioned to approve the sign for DRB-22-03 S, with recommendation that signage be lowered, and to reduce the spacing between the letters. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Soliva-aye.

DRB-22-04 S 180 Linden Street, Suite 170 – Juicery Pressed Sign

Present: Christopher Ramm, Poyant Signs

Mr. Soliva stated Board Member Lin could not vote, in consideration of her associated employment with Federal Realty; thus a quorum was not met.

Mr. Soliva motioned to continue DRB-22-04 S for 180 Linden Street, to 2/23/22 DRB meeting. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Soliva-aye.

DRB-22-05 S - 458 Washington Street - Special Sign Permit

Karen Marryat, Needham Bank; Christopher Thorne, Customized Service Concepts, LLC

Ms. Marryat stated the design had been reduced in size when compared to the original design. Ms. Marryat noted the atm machine needed to be elevated, and a surround was necessary in order to conceal any damage to the brick.

Ms. Lin inquired if the atm surround can be installed at the same height of the window. Mr. Thorne replied in the affirmative. Mr. Soliva noted when the height was established, other aspects would work, proportionately.

Ms. Dinsmoor indicated the lettering located at the bottom of the surround, appeared to be crowded.

Mr. McCauley confirmed the design reflected wall signage, and down lighting is allowed.

Mr. Soliva opined added sign specification would be appreciated. Ms. Marryat confirmed she would consult with the entire bank team.

Mr. Soliva motioned to accept the DRB-22-05 S application and Special Sign Permit at 458 Washington Street, as presented, with the following conditions: to reduce the height and align with existing window, to shrink the width to keep the surround proportionally, to align the top of the night drop box with the center line of the window. Ms. Lin seconded the motion. It was on motion 3-0; Ms. Dinsmoor-aye, Ms. Lin-aye, Mr. Soliva-aye.

LHR-21-06 - 78 Arnold Road - Retaining Wall Review

Present: David Himmelberger, Attorney for Applicant, Brad Singh, Zen Spaces

Mr. McCauley provided detail regarding the application.

Mr. Himmelberger provided status regarding the Large House Review.

Mr. Soliva indicated that larger pieces of stone would be an improvement. Ms. Lin stated the stone on the wall, should match the stone used on the building. Mr. Singh commented some material variation would improve the appearance.

Ms. Lin motioned to accept the LHR-21-06 for 78 Arnold Road retaining wall review, as presented, with the recommendation that the curved wall tie into the staircase at a 90-degree angle, or have the wall be parallel to the house, and that the boulder wall contain pockets to allow for plantings. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Soliva-aye

LHR-22-01 - 33-35 Pleasant Street

Present: Stanley Brooks, Attorney for the Applicant; Joe Brossi, Owner/Developer; David Brossi, Owner/Developer; Seth Chates, Architect; Brian Nelson, Engineer; Chris Peretti, Landscape Architect

Mr. Brooks stated the proposal involved constructing a 2-unit town house, to replace the existing a 2-family house. Mr. Chates stated the applicant's purpose was to construct a 2-unit town house with present-day conveniences, and improved energy efficiency.

Mr. Soliva opined about window placement on the front of the building. Mr. Brooks explained the right-side unit had to be modified, due to a sewer easement. Ms. Lin asked if the two gables could be the same in width. Mr. Chates replied in the affirmative.

Mr. Peretti explained the plans included the removal of four trees, to be replaced with seven new trees on the site.

Mr. Soliva inquired about proposed sustainable measures that would be included in the project. Mr. Chates listed the different sustainable energy measures included in the plans.

Ms. Dinsmoor motioned to accept LHR-22-01 for 33-35 Pleasant Street as presented, with conditions to include: modifying gable fronts, adjusting the window alignment near the door on the right side of the building, exploring the window alignment on the rear of the building, and additional plantings to be included on the front of the building. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye.

LHR-21-16 – 20 Oakland Street

LHR-21-17 – 365 Worcester Street

Mr. Soliva motioned to continue the LHR-21-16 -20 for Oakland Street, and LHR-21-17 for 365 Worcester Street, to the 2/23/22 Design Review Board meeting. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Soliva-aye

Minutes – 12/1/21; 12/15/22

Mr. Soliva moved to approve the DRB 12/1/21 and 12/15/21, as edited. Ms. Lin seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye and Soliva-aye

Adjourn

Ms. Dinsmoor motioned to adjourn the meeting. Ms. Lin seconded the motion. It was on motion 3-0; Dinsmoor-aye, Soliva-aye, Lin-aye

Mr. Soliva adjourned the meeting at 8:07 P.M.

APPROVED – WEDNESDAY, MAY 11, 2022