



WELLESLEY DESIGN REVIEW BOARD

Regular Meeting

March 27, 2019; 6:30PM

Great Hall, Wellesley Town Hall

Members Present: Jose Soliva, Chair; Rob Skolnik, Vice-Chair;
Sheila Dinsmoor, Juann Khoory, Iris Lin

Staff: Jeanette Rebecchi, Planner

Also Present: Doug Stewart
Miranda Volacelli
Mike Tartamella

Mr. Soliva called the meeting to order at approximately 6:30 pm.

DRB19-15M: Sprague Field Tennis Courts, 405 School Street - Major Construction

Documents:

- Staff Report
- Cover Letter from DPW Engineering Division, dated 3/15/2019
- Major Construction Application
- Project Description
- Site Photographs
- Site Plan Set, prepared by Town of Wellesley, dated 3/12/2019
 - Plot Plan
 - Construction Details
 - Layout and Materials Plan
 - Grading and Drainage Plan
 - Existing Conditions Plan & Survey Control
 - Site Preparation Plan
 - Planting Plan

Discussion:

Doug Stewart, Assistant Town Engineer, presented the project to the Board.

Mr. Soliva noted that any replacement shed will have to come back to the Board for Design Review.

Mr. Soliva discussed the materials planned for the project, and inquired if any 'green' materials were able to be sourced. Mr. Stewart responded that they could not find any sources for sustainable building materials for this project.

Ms. Khoory wondered if they considered keeping the shed. Mr. Stewart stated that the shed was not in great condition, and that the steep slope to the east would require more earthwork.

Mr. Stewart reviewed the drainage plans.

Ms. Lin and Mr. Stewart discussed vehicular access to the courts for maintenance and emergency purposes.

Ms. Lin suggested more landscape screening along the property line shared with 11 Oak Street.

The Board discussed the fencing materials. Ms. Khoory noted that the black mesh applied over the fence might look like a “black wall”.

Following a lengthy discussion, Ms. Lin moved to recommend approval of the project with the following recommendations:

- *Add additional plantings along the property line with 11 Oak Street. Five, 8-foot-tall white spruces are recommended.*

Mr. Soliva seconded the motion. The motion passed unanimously (5-0).

DRB19-13M: 106 Central Street, Billings Hall, Wellesley College - Minor Construction

Documents:

- Site Plan Set, prepared by Patrick Ahearn Architects, dated 2/7/2019
 - S-1 Site Identification
 - S-2 Neighborhood Delineation Plan
 - S-3 Neighborhood Delineation Photographs
 - S-4 Existing Structure Photographs
 - S-5 Existing Floor Plans
 - S-6 Existing Floor Plan
 - S-7 Existing Elevations
 - S-8 Existing Elevations
- Engineering Plan Set, prepared by Metrowest Engineering Inc., dated 2/5/2019
 - C-1 Existing Conditions Site Plan
 - C-2 Erosion & Sediment Control Plan
 - C-3 Proposed Layout Plan
 - C-4 Proposed Grading Plan
 - C-5 Proposed Site Plan
 - C-6 Proposed Details Plan
- Architectural Plan Set, prepared by Patrick Ahearn Architects, dated 2/7/2019
 - A-1 Proposed East Elevation at Carisbrooke Road
 - A-2 Proposed South Elevation at Valley Road
 - A-3 Proposed West Elevation
 - A-4 Proposed North Elevation

- A-5 East Elevation at Carisbrooke Road Massing Diagram
- A-6 South Elevation at Valley Road Massing Diagram
- A-7 Proposed Lower Level
- A-8 Proposed First Floor
- A-9 Proposed Second Floor
- A-10 Barn Floor Plan and Elevations
- A-11 Existing TLAG Calculations and Diagrams
- A-12 TLAG Calculations and Diagrams
- Landscape Architecture, prepared by Sudbury Design Group, dated 2/5/2019
 - L1.0 Master Landscape Plan
 - L2.0 Tree Removal and Protection Plan
 - L3.0 Planting Plan
 - L4.0 Lighting Plan
 - L4.1 Photometric Plan
 - L4.2 Lighting Spec Sheet
 - L5.0 Section/Elevations
 - L6.0 Landscape Material Sheet
 - SK-1 Construction Management and Trucking Plan

Discussion:

Mike Tartamella, project architect, gave an overview of the project

Mike Coutu, landscape architect, presented the landscape plans.

Mr. Tartamella clarified for Ms. Khoory the history of the home's additions and which parts are being retained as part of this project.

Mr. Soliva noted that the scale, detailing, and material choices were very commendable. Mr. Soliva confirmed with Mr. Tartamella that the windows obscured in the 2D drawings were in reality complete windows with shutters.

The Board discussed the need to have shutters on the brick façade. Mr. Tartamella thought the shutters added character, and were consistent with the rest of the house.

Ms. Khoory and Mr. Tartamella discussed the roof line and interior floor heights.

Ms. Lin had a lengthy discussion regarding the close proximity of the retaining wall to the family room windows. Mr. Coutu stated that they prioritized saving the spruce trees rather than terracing or pushing back the retaining wall from the house. The Board recommended further study of this view, and to ensure that the homeowners understood that they will be looking at a six-foot retaining wall.

Ms. Khoory had a lengthy discussion regarding the location of A/C units outside of the family room windows, and expressed concerns regarding the level of noise omitted.

Following a lengthy discussion, Mr. Soliva moved to approve the project with the following recommendations:

- *Examine the placement of the A/C units next to the family room windows*

- *Review the proximity of the retaining wall to the family room with the client, and minimize the height where possible.*

Ms. Carls seconded the motion. The motion passed unanimously (4-0).

LHR19-04: 8 Riverdale Road - Large House Review

Documents:

- Statement of Intent
- Large House Review Affidavit
- Stormwater Design Narrative, prepared by PVI Site Design, LLC., dated 2/1/2018
- Watershed Plans, prepared by PVI Site Design, LLC., dated 2/1/2019
- HydroCAD Calculations, prepared by Timothy J Power, P.E., dated 2/5/2019
- NRCS Soils Map
- Existing Conditions Site Plan, prepared by A.S. Elliot & Associates, dated 10/11/2018
- Proposed Site Plan with Drainage, prepared by PVI Site Design, LLC., dated 2/5/2018
- Architectural Plan Set, prepared by D. Michael Collins Architects
 - TLAG Calculation, dated 1/30/2018
 - EX1.0 - Existing Elevations & Photos, dated 12/18/2018
 - EX1.1 - Existing 1st & 2nd Floor Plans, dated 12/18/2018
 - N1.0 - Neighborhood Delineation Plan, dated 1/25/2019
 - L1.0 - Landscape Plan
 - A3.0 - Material Key
 - A3.1 - Rendering
 - A1.0 - Foundation Plan, dated 1/30/2019
 - A1.1 First Floor Plan, dated 1/30/2019
 - A1.2 Second Floor Plan, dated 1/30/2019
 - A2.1 Elevations, dated 2/4/2019
 - A2.2 Elevations, dated 2/4/2019
 - E1.0 Exterior Lighting Plan, dated 1/30/2019

Discussion:

David Himmelberger, project attorney, provided introductions.

Michael Collins, project architect, presented the project to the Board.

Mr. Collins reviewed the lighting plan at Mr. Soliva's request.

Mr. Soliva enquired about the retaining wall. Mr. Collins stated that they are restoring the existing retaining wall.

The Board discussed the need for the Applicant to submit a tree protection plan.

Ms. Lin noted that the driveway was too wide, and recommended reducing the width to twelve feet. She also recommended reducing the slope of the driveway.

Ms. Khoory had a lengthy discussion with Mr. Collins regarding the corner window area above the front porch.

Following a lengthy discussion, Ms. Lin moved to approve the project with the following recommendations.

- *Reduce the driveway width to no wider than twelve feet.*
- *Reduced the driveway slope.*
- *Create an access point from the driveway to the backyard*
- *Submit a tree protection plan.*

Ms. Khoory seconded the motion. The motion passed unanimously (4-0).

LHR19-01: 26 Oakridge Road - Large House Review

At the Applicant's request, Mr. Soliva moved to continue discussion of the project to the next DRB meeting scheduled for March 27, 2019. Ms. Carls seconded the motion. The motion passed unanimously (4-0).

LHR19-05: 84 Whittier Road - Large House Review

At the Applicant's request, Mr. Soliva moved to continue discussion of the project to the next DRB meeting scheduled for March 27, 2019. Ms. Carls seconded the motion. The motion passed unanimously (4-0).

DRB19-10S: Milestone Wellesley, 42 Elmwood Street - Sign Permit

Documents:

- Revised Sign Rendering, prepared by ViewPoint Sign & Awning, revised 3/1/19
- V-Cut photo samples

Discussion:

Ms. Rebecchi presented the revised application on behalf of the Applicant.

Following a brief discussion, Ms. Khoory moved to approve the project as presented. Ms. Carls seconded the motion. The motion passed unanimously (4-0).

DRB19-11S: Livius, 462 Washington Street - Sign Permit

Documents:

- Staff Report
- Sign Application
- Existing Signage Photograph

- Proposed Signage Rendering, prepared by Prosign Graphics, LLC.
- Sign Specifications, prepared by Prosign Graphics, LLC.

Discussion:

Ms. Rebecchi presented the application on behalf of the Applicant.

The Board had a lengthy discussion regarding the gold border on the remaining two signs. To keep a consistent look for the building, the property owner should either paint over the gold border, or have any future tenant omit the gold border from their sign permit application.

Following a brief discussion, Mr. Soliva moved to approve the project as presented. Ms. Carls seconded the motion. The motion passed unanimously (4-0).

Approve Minutes from 2/6/2019 and 2/27/2019 DRB Meetings

Mr. Soliva made a motion to approve the minutes from the February 6, 2019 and February 27, 2019 meetings. Ms. Khoory seconded the motion. The motion passed unanimously (4-0).

Ms. Carls made a motion to adjourn. Ms. Khoory seconded the motion. The motion passed unanimously (4-0).

Minutes Approved: September 11, 2019

Minutes Compiled by Tucker Beckett and Jeanette Rebecchi,
Planning Department