

*Minutes of the April 12, 2023  
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY, APRIL 12, 2023, 6:30 PM  
ONLINE REMOTE MEETING

**Design Review Board Present:** Chair Juann Khoory, Sheila Dinsmoor, Amir Kripper

**Absent:** Iris Lin

**Staff Present:** Senior Planner Emma Coates

**Call to Order:**

Ms. Khoory called the meeting to order at 6:31 PM.

**Citizens Speak – Public Comment on Matters not on the agenda**

No comments were brought before the Board.

**New and/or Continued Applications**

**DRB-23-11 S - 180 Linden Street #101 - Special Permit Sign Application – (continued from 3/22/23)**

Present: Bill Ebben, Owner

Mr. Ebben detailed aspects of the sign application.

Ms. Khoory mentioned that the amended signage plan reflected considerable improvement. improvement.

Ms. Khoory recommending the lettering be set from the edges of the sign.

**Ms. Dinsmoor motioned to accept DRB 23-11 S for 180 Linden Street #101, as presented, with comments included. Mr. Kripper seconded the motion. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

**DRB-23-14 M - 180 Linden Street #101 – Minor Construction Application**

Present: Bill Ebben, Owner

Mr. Ebben detailed the application.

Ms. Khoory asked about the swing of the door. Mr. Ebben replied the new door would swing in the same direction as the existing door.

Mr. Kripper inquired if this door would become a second means of egress. Mr. Ebben replied in the affirmative.

**Ms. Dinsmoor motioned to accept DRB 23-14 M for 180 Linden Street #101, as presented, with the door handle remaining in the same location, and the finish on the door frame to match the rest of the project. Mr. Kripper seconded the motion. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

DRB-23-15 S – 542 Washington Street – Sign Application

Present: Mara Nuon, Owner

Mr. Nuon explained he was replacing the existing sign with a new sign, which would be the same size as the existing sign. He noted the background color would be changed from green to blue.

Mr. Kripper recommended the sign be elevated in its placement.

Ms. Dinsmoor stated the sign could be centered over the window and door.

Ms. Khoory acknowledged that the proposed signage would reflect a substantial improvement.

**Mr. Kripper motioned to accept DRB-23-15 S for 542 Washington Street, as presented, with the comments to raise the sign, if possible, and to center the sign. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

DRB-23-16 S - 868 Equity Partners Special Permit Sign Application

Present: Chyngyz Oskonbaey, Owner; Zhyldyz Eshimkanova, Owner, Dennis DiSchino building owner

Mr. Oskonbaey highlighted aspects of the application.

Ms. Dinsmoor asked about the placement of the sign, in consideration of encroachment regarding the business next door.

Ms. Khoory inquired if the building owner had a signage guide. Ms. Coates replied she was not aware of a signage policy. Mr. DiSchino indicated that he wanted all the signs on the front of the building to be similar.

Ms. Dinsmoor suggested the sign should be centered over the door.

Ms. Khoory recommended the lettering should be reduced. Mr. Oskonbaey replied that the manufacturer could make the letters smaller.

**Ms. Khoory motioned to approve DRB-23-16 S, as presented, with the following recommendations: to place sign on center, over the door, and to align the bottom of the letter ‘S’ with the bottom of ‘Domino’s’ and the bottom of ‘beauty house’ with the bottom of the logo, and ‘S’ to match the ‘D’ and the bottom line of the sign not to exceed the length of the top line of the sign. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

DRB-23-13 M – 50 Central Street - Minor Construction

Present: Construction Manager for Faherty Brand

Details regarding proposed construction was presented to the Board.

Ms. Khoory asked if the store front would be finished in one color.

Ms. Dinsmoor inquired about the curb in front of the door. Faherty Brand representatives confirmed that the curb was part of the structural support of the building.

**Ms. Dinsmoor motioned to approve DRB-23-16 M for 50 Central Street, as presented. Mr. Kripper seconded the motion. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

**Discussion of Hunnewell Field sports lighting project to consider Board comments to the Zoning Board of Appeals**

The Board Members agreed to table the discussion of the Hunnewell Field sports lighting to the DRB meeting on 4/26/23.

**Discussion of Outdoor Dining Parking Lot Seating Policy**

Ms. Coates summarized the Outdoor Dining Parking Lot Seating Policy. She confirmed that the Select Board was working on a policy for outdoor seating for restaurant diners.

**Ms. Khoory motioned to continue discussion regarding the Outdoor Dining Parking Lot Seating Policy to the next meeting of the DRB on 4/26/23. Mr. Kripper seconded the motion. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

**Minutes – 2/28/23 & 3/8/23**

**Ms. Dinsmoor motioned to table the review of DRB 2/28/23 and 3/8/23 minutes to the next DRB meeting scheduled for 4/26/23. Mr. Kripper seconded the motion. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

**Adjourn**

**Ms. Khoory motioned to adjourn the DRB meeting. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

The meeting was adjourned at 7:50 PM.

APPROVED – May 10, 2023