

*Minutes of the April 26, 2023  
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY, APRIL 26, 2023, 6:30 PM  
ONLINE REMOTE MEETING

**Design Review Board Present:** Chair Juann Khoory, Vice-Chair Iris Lin, Sheila Dinsmoor,

**Staff Present:** Planning Director Eric Arbeene, 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.**

Resident Marc Charney questioned why the public cannot comment on the scheduled Hunnewell Field sports lighting agenda item. Ms. Khoory replied we are not reopening anything, and it is internal comments. Mr. Arbeene reported the recommendation has been signed and sent to the ZBA. He stated the Town Counsel has advised the time for people to comment is during Citizens Speak.

Resident James Roberti reported many residents contacted him about tonight's agenda item on the Hunnewell Field Lights.

Ms. Khoory stated no new information will be presented and it is only a comment from members of the DRB on the Hunnewell Field Lights proposal.

Ms. Dinsmoor expressed her desire the ZBA receive the letter from the DRB before the case is placed on the agenda.

Ms. Lin stated she is concerned when the ZBA is scheduled to hear the Hunnewell Field Lights. Ms. Coates reported ZBA has not received an application at this time.

Discussion of Hunnewell Field Sports Lighting to consider Board comments to the Zoning Board of Appeals (continued from 3/22/23)

**Ms. Dinsmoor motioned to continue the discussion of the Letter to the ZBA to 5/10/23 meeting of the DRB. Ms. Lin seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.**

**New and/or Continued Applications**

**DRB-23-17 S – 51A Church Street - Sign Application – Figurella**

Present: Vasu Patel of FastSign Woburn

Mr. Patel detailed the application.

Ms. Khoory inquired what the sign is mounted to. Mr. Patel replied to the frame from the previous sign has been removed and the backdrop will be painted.

Ms. Lin inquired if the sign will be placed over the door.

Ms. Khoory stated the sign needs to be centered on the glass window below and aligned the center point of the letters with the sign to the right.

**Ms. Dinsmoor motioned to accept DRB 23-17 M for 51A Church Street as presented with the recommendation to center the sign over the window and to align the letters with the center point of the sign to the right. Ms. Lin seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.**

DRB-23-18 S – 462 Washington Street – Bernardi Family Trust/ Prepped and Polished Taylor Block LLC

Present: Steve Schwede of Fast Signs

Mr. Schwede detailed the application.

Ms. Khoory inquired about the size of the backer board. Mr. Schwede replied the backerboard will fit into the defined space.

**Ms. Lin motioned to approve DRB-23-18 S 462 Washington Street as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye.**

#### **Prospective Board Member Interviews**

Ms. Coates detailed the process of interviewing for Board posts.

Mr. Bruno detailed his background.

Ms. Khoory stated the skills important for the DRB members.

Ms. Lin stated the main responsibility of the Board is to help applicants improve their projects.

Ms. Perkins detailed her business background.

Ms. Lin commented on the design background of the applicant.

Ms. Khoory highlighted different aspects of Ms. Perkins' background.

Ms. Dinsmoor stated Ms. Perkins could be considered the member who is the business representative.

Discussion of the alternative position developed.

**Ms. Dinsmoor motioned to recommend to the Planning Board Mr. Bruno as a DRB member and to recommend Ms. Perkins as an alternate member. It was on motion 3-0; Dinsmoor-aye, Kripper-aye, Khoory-aye.**

#### **Discussion of Outdoor Dining Parking Lot Seating Policy (continued from 4/12/23)**

Ms. Coates recapped the Policy. She detailed the Select Board is working on a policy for outdoor seating for restaurant diners.

Ms. Khoory inquired if the Fire Department allows fully covered areas like a tent. Ms. Coates replied if someone wanted to put up a tent, then the applicant needs a building permit from the building department.

Ms. Khoory stated her concern about a tent restricting visibility and covering business signs. Ms. Coates replied to the guidelines could regulate tents which cover neighboring business' signs.

Ms. Khoory stated the guidelines could be used to restrict the use of tall structures.

Mr. Arbeene stated we cannot disallow the use of tents.

Ms. Lin stated sightlines are important to maintain.

Ms. Khoory inquired if the DRB will review the applications for temporary dining. Ms. Coates replied these structures are temporary.

Ms. Khoory stated the importance of maintaining the streetscape and the historic nature of the downtown area.

#### **Adoption of Financial Code of Conduct**

Mr. Arbeene reported the Finance Director has asked all boards to sign the document.

Ms. Khoory motioned to accept the Financial Code of Conduct. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye.

#### **Minutes – 2/8/23 & 3/8/23**

**Ms. Dinsmoor motioned to move the review of minutes for 2/28/23 of the DRB to the next meeting scheduled for 5/10/23. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.**

**Ms. Khoory motioned to accept minutes for 3/8/23 as edited by Ms. Dinsmoor. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye.**

#### **Adjourn**

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

The meeting was adjourned at 8:08 PM.

**APPROVED – WEDNESDAY, JUNE 28, 2023**