

*Minutes of the May 10, 2023
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY MAY 10, 2023, 6:30 PM
ONLINE REMOTE MEETING

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

Staff Present: Senior Planner Emma Coates

Call to Order:

Ms. Khoory called the meeting to order at 6:30 PM.

Roll Call:

Ms. Khoory-present, Ms. Lin-present, Ms. Dinsmoor-present

Ms. Khoory read aloud the charge of the DRB, cited from the Zoning Bylaw section 5.5.; “to provide detail review of uses and structures having substantial impact on the Town to prevent light, to enhance the natural and aesthetic qualities of the Town, to conserve the value of land and buildings, and to protect and preserve the historic and cultural heritage of the Town.” Ms. Khoory detailed that DRB has the responsibility to review a project of impact for the preservation and enhancement of landscaping:

- Height
- Street facade
- Rhythm of solids and voids
- Spacing of buildings or signs
- Materials, textures and colors
- Roof slopes
- Scale

Citizens Speak – Public Comment on Matters not on the agenda

None

New and/or Continued Applications

DRB-23-19 S – 326 Weston Road - Sign Application – Bank of America

Present: Anna Haluch, Bank of America

Ms. Haluch explained the Bank of America is rebranding with their new logo.

Ms. Khoory inquired if the lettering on the new sign was centered on the backer board. Ms. Haluch replied the lettering is a bit off center.

Ms. Dinsmoor stated the Bank of America website shows the flag elevated and not on the same level as the logo.

Ms. Haluch stated the placement of the lettering and logo is a brand decision.

Ms. Dinsmoor motioned to accept DRB-23-19 S – 326 Weston Road – Sign application for Bank of America, as presented. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye.

Discussion of Hunnewell Field sports lighting project

Members reviewed the “Draft of DRB Comment Letter to ZBA,” and discussed changes/additions/edits to that letter.

Ms. Khoory stated the bylaw does not regulate the height of the lighting. The original permit granted was for daytime use and the School Committee needs to go to the ZBA to modify the use of the field, to include nighttime games.

Ms. Khoory noted the Comment Letter to ZBA had to be related to the Bylaw, and to avoid making it a personal issue, and to be in accordance with Design Review criteria.

Ms. Lin reported four (4) eighty-foot-tall light poles would impact the visuals of the neighborhood.

Ms. Dinsmoor stated the usage of the lights was to be limited to 20 nights a year, however the usage would very likely be increased over time.

Ms. Khoory read from:

SECTION 5.5 DESIGN REVIEW

A. Purpose

It is the intent of this Section to provide detailed review of uses and structures having substantial impact on the Town; to prevent blight, to enhance the natural and aesthetic qualities of the Town; to conserve the value of land and buildings; and to protect and preserve the historic and cultural heritage of the Town.”

Board Members focused on the language included the “Draft of DRB Comment Letter to ZBA”:

- Artificial Lighting created by the four (4) 80 foot-tall, proposed structures would negatively impact the natural and aesthetic qualities of the Town, including the environmental, historic, and cultural heritage of the Brook Path and the skating pond;
- Artificial lighting would intrude upon the rights of adjacent residents to the enjoyment of their homes and backyards, free from the nuisance and annoyance created by the consequent illumination of their property after dark, and;
- Artificial lighting to permit the conduct of athletic activities with the attendant noise and disruption, would deprive adjacent residents of the peace and quiet they expect in their homes at night.

Ms. Lin added to the draft letter that: Proposed lighting at the Hunnewell Field doesn’t meet Wellesley’s greenhouse emission-reduction goals and Climate Action Plan. Illumination at night time would have a

negative impact on adjacent wetland habitat, which is going to degrade its climate control benefits and resiliency.

Ms. Khoory stressed that a section of the letter should be added to indicate that DRB is in support of added High School sports events/activities at night. Ms. Dinsmoor mentioned that several options (such as alternative locations/s) could be considered in order to achieve such additional high school sports activities. Exact language was included in the letter, as discussed.

Ms. Khoory motioned to approve the DRB Comment Letter to ZBA regarding the High School Hunnewell Field light proposal, which is not in conjunction with the DRB Meeting Minutes, and the motion taken at the February 8, 2023 meeting. This letter reflects additional DRB Member comments regarding the lighting proposed before the ZBA. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.

Upcoming Meeting Schedule: 5/24/23, 6/14/23, 6/28/23

Ms. Khoory inquired about the timeline associated with new DRB members joining the Board.

Ms. Coates mentioned that the new DRB candidates would be presented to the Planning Board at the Planning Board meeting on May 18th for possible appointment. She added that if the Planning Board proceeds with appointment of the two DRB candidates, those candidates would be official members sometime in June, after being sworn in with the Town Clerk.

2023-2024 DRB Meeting Calendar

Ms. Khoory suggested that Board Members could send Ms. Coates their vacation schedules.

Ms. Coates suggested approving the 2023-2024 DRB Meeting Schedule tonight, and if something should come up, revisions to the calendar could be easily included. Members were in agreement.

Ms. Khoory motioned to accept the 2023-2024 DRB Meeting Calendar, with meetings adjusted to August 2, 2023 and August 30, 2023, as discussed. Ms. Lin seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.

Approval of DRB Minutes 2/8/23, 3/22/23, 4/12/23, 4/26/23

DRB Minutes - 2/8/23

Ms. Khoory motioned to approve the DRB Meeting Minutes for 2/8/23 (including Ms. Lin's comments). Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.

Ms. Khoory motioned to approve the DRB Meeting Minutes for 3/22/23, as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.

Ms. Khoory motioned to approve the DRB Meeting Minutes for 4/12/23, as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.

Ms. Khoory motioned to approve the DRB Meeting Minutes for 4/26/23, as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.

DRB Guidelines

Ms. Khoory confirmed that the DRB Guidelines needed to be updated, in consideration of Town adoption of Climate Change and Sustainability initiatives.

Adjourn

Ms. Khoory motioned to adjourn the DRB meeting. 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.

MINUTES APPROVED – WEDNESDAY, JUNE 28, 2023