

*Minutes of the May 24, 2023  
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY MAY 24, 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

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

No Comments

**New and/or Continued Applications**

**DRB-23-22 S – 98 Central Street – Heroes Fitness – Sign Application**

Present: Tom Taricano, FastSigns

Mr. Taricano presented the application.

Ms. Coates stated the term “lightning bolt” under the letter “R” needed to be reduced by one inch in order to be within guidelines.

Ms. Khoory stated the sign needs to be centered on the façade. Mr. Taricano replied the sign could be moved down.

Ms. Coates stated the issue is the “R” with the “lightning bolt” phrase, exceeds the maximum size by right.

Ms. Lin stated the “S” on the bottom of the signage did not align with the lettering above.

Ms. Khoory confirmed the “lightning bolt” phrase needed to be separated from the “R,” or a Special Permit application would be required.

**Ms. Khoory motioned to accept DRB-23-22 S - Heroes Fitness, as presented; with the recommendation to separate the “lightning bolt” phrase from the “R”, reduce the size of the bolt by an inch and adjust the center line of the “S” on the façade. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye**

**DRB-23-20 S 93 Worcester Street Special Permit Sign - Wellesley Gateway North**

DRB-23-21 S 96, 100, 110, 112 Worcester Street - BCSP Park 9 - Special Permit Sign

Present: Lee Martindell, Dimensional Worldwide; Zoya Puri, Dimensional Worldwide; Dave Tinory, Beacon Capitol Partners

Mr. Martindell highlighted aspects of the application, which reflected rebranding of the properties.

Ms. Khoory stated the margins are sufficient at the top of the entry sign, but the bottom was lost; the rows of tenant panels need to be raised.

Ms. Lin asked if there was an associated site plan to indicate the location for the signs.

Mr. Martindell stated the signs were primarily replacement signs, with two (2) additional signs in front of 93 Worcester Street.

Ms. Lin stated the vertical signs needed to be located in an area/s where they would not create blind spots. Mr. Martindell stated the bollards are on curb corners and are not on the street.

Ms. Lin opined about the Sun Life sign being excessive in size, and not in scale. Ms. Coates confirmed the Sun Life sign had been approved by a Special Permit.

Ms. Dinsmoor inquired if the proposed lighting would impact the neighborhood. Mr. Martindell stated the lighted signs would be on dimmers to minimize lighting impacts.

Ms. Khoory stated the Sun Life logo overwhelms the Wellesley Gateway South part of the sign.

Ms. Khoory expressed concern about separate signage over the entry/exit, and recommended they be closer. Ms. Lin stated she would like all the lettering on the same line.

**Ms. Lin motioned to accept DRB-22-20 S - Wellesley Gateway North - 93 Worcester Street signage, as presented; with the recommendation to raise the tenant panels further above grade. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.**

**Ms. Lin motioned to accept DRB-22-21 S - Wellesley Gateway South 96, 100, 110, 112 Worcester Street signage, as presented; with the recommendation to scale down the Sun Life logo and text to 80-85%, and to consider combining the entry/exit signs. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.**

LHR-23-02 84 Washburn Avenue

Present: Huanhuan Xu and Xin Zhuang, Owners; Kyle Xue, Architect; Chi Man, Engineer

Mr. Zhuang presented the application.

Ms. Khoory asked about the lot coverage. Mr. Xue replied the lot coverage is 13%, which is well-below the maximum coverage allowed.

Ms. Khoory inquired about the proposed materials at the front of the house. Mr. Xue replied that materials included wood texture and steel material for the garage door.

Ms. Khoory stated a wood railing would be more in keeping with the wood finishes of the door and the garage door.

Ms. Dinsmoor stated the proposed dormer windows over the garage were not aligned.

Ms. Lin confirmed the dormers were not the same size.

Ms. Khoory suggested the applicant review other large house review applications to see how facades and massing are treated.

Ms. Lin stated the grading around the trees needed to be minimalized, and recommended retaining tree #9, if it is healthy.

Ms. Coates stated the grading plan needed to be revised.

**Ms. Khoory motioned to continue LHR-23-02 – 84 Washburn Avenue to the next meeting of the DRB on 6/14/23. Ms. Lin seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.**

Ms. Khoory inquired about the status of the two DRB candidates.

Ms. Coates reported the two candidates were rejected by the Planning Board because of concerns regarding lack of related experience. Ms. Khoory inquired if there was a requirement for a business liaison to be included on DRB. Ms. Coates answered in the affirmative.

**Adjourn**

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

The meeting was adjourned at 8:45 PM.

APPROVED MINUTES – WEDNESDAY, JUNE 28, 2023