

*Minutes of the June 28, 2023  
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY, JUNE 28, 2023, 6:30 PM  
ONLINE REMOTE MEETING

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

**Staff Present:** Senior Planner Emma Coates, Planner Brad Downey

**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

**Interview with prospective Board Members**

Present: DRB Candidate Mark Wendell

Mr. Wendell provided summary of his related professional background as an architect for some 15 years.  
Mr. Wendell confirmed that he was a DRB member in a small town in Maryland for some four years.

**Ms. Khoory motioned to recommend Mark Wendell to the Design Review Board. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye**

**New and/or Continued Applications**

DRB-23-24 M - 78 Benvenue Street - Tenacre Country Day School - Major Construction (Continued from 6/14/23)

Present: Keri DiLeo, Scholer Project Manager; Jay Emperor, Bohler Engineering; John Harden, Project Leader - Olsen-Lewis; Will Crissman, Head of School; Wayne Violette, Landscape Architect

Mr. Harden provided details regarding modifications to the application in response to DRB comments, and outlined two planning options.

Ms. Khoory stated both options were well-designed and favored option 1 in consideration of a full roof.

Ms. Lin commented that if the slope of the sidewalk was modified, it would make for a more-direct passageway. Mr. Crissman stated the circuitous route of the walkway benefited the outdoor uses of the amphitheater.

Ms. Dinsmoor asked if pavers could be used on the floor of the amphitheater.

**Ms. Lin motioned to approve DRB-23-24 M - 78 Benvenue Street - Tenacre Country Day School, Major Construction as presented, with the following recommendations: north side gable roof placement above the stairs, to consider grading on curved walkway to allow more direct access, and to re-examine paving on special areas. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye**

DRB-21-21 M – 342 Washington Street – Bank of America, Minor Construction; Modification to Previous Application

Present: Julie Reker, Gensler Architects

Ms. Reker presented plan modification to the Board, which included changing the roofing material of two small roofs from metal to TPO roofing material. Another modification reflected incorporating the chimney into the building, and replacing four windows due to rot.

**Ms. Khoory motioned to approve DRB-21-21 M - 342 Washington Street – Bank of America, Minor Construction, as presented. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye**

DRB-23-25 S – 555 Washington Street – Elena Frankel - Special Permit Sign Application

Present: Marie Mercier, Sign Design

Ms. Mercier provided application details.

Ms. Khoory inquired about the canopy. Ms. Mercier explained that the existing large green canopy would be replaced with two small brown canopies.

Ms. Coates confirmed the awning changes required a Special Permit.

Ms. Dinsmoor indicated there was an excessive amount of information proposed for placement on the door, and asked if the “Makeup/New Age” lettering could be located under “FLYTE 70” instead of over the window.

Ms. Lin indicated her preference for placement of “Makeup/New Age” to be located on the windows.

Ms. Khoory recommended that “Makeup/New Age” lettering be located under “FLYTE.70” over the door.

Ms. Khoory asked the applicant if the building owner had approved of the proposed changes. Ms. Mercier replied she had submitted the modification plan to the building owner recently.

**Ms. Khoory motioned to continue DRB-23-25 S – 555 Washington Street – Elena Frankel - Special Permit Sign Application, to the next DRB meeting on 7/19/23, with the correct measurements for the façade and canopy design. Ms. Lin seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.**

DRB -23-25 R – 300 Wellesley Avenue – Wellesley Country Club – Retaining Wall

Present: Susan Hill, Greens Committee, Wellesley Country Club (WCC); Kevin Lynch, WCC member; Phil Cordeiro, Architect - Allen and Major Associates; Beth Dermody, Landscape Architect - Allen and Major Associates

Mr. Cordeiro described aspects of the retaining wall project.

Mr. Lynch explained that sloping on the greens required stabilization.

Ms. Khoory mentioned that additional erosion control might be needed.

Mr. Lynch stated the 3-1 slope ratio was proposed by the geo-technical engineer.

Ms. Lin acknowledged that planting around the retaining walls could be improved.

**Ms. Lin motioned to approve DRB-23-25 R – 300 Wellesley Avenue – Wellesley Country Club – Retaining Wall project, with the recommendation to add more plantings to the bottom of the second wall, in order to improve the appearance of the façade of the second wall. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.**

DRB-23-27 D - 555 Washington Street – Universal Trading and Consultation, Inc., DBA Café Mangal – Outdoor Dining

Present: Berna Ozargun, Owner of Café Mangal

Ms. Mangal presented details of the application for outdoor dining.

Ms. Khoory noted that the plastic barriers are not very appealing, and opined about possible alternative barriers.

Ms. Ozargun stated the plastic barriers were provided by the Town.

Ms. Dinsmoor inquired about the status of the plastic barriers. Ms. Ozargun responded the Town took back the barriers after the expiration of last year's permit for outdoor dining.

Ms. Coates confirmed that all parties requesting outdoor seating are required to come before the DRB.

Ms. Khoory stated the preference would be not to use plastic barriers.

Ms. Dinsmoor asked if the barriers could support installation of planters, which would help disguise the barriers.

Ms. Lin stated that the planters have a channel on the bottom to affix to the top of the plastic barrier/s.

**Ms. Dinsmoor motioned to accept DRB-23-27 D - 555 Washington Street – Universal Trading and Consultation, Inc., DBA Café Mangal – Outdoor Dining, with the implementation, as presented; and to consider that use of plastic barriers be covered, as much as possible, and to use another type of signage. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye**

DRB-23-28 M 50 Central Street – Wellesley (E&A) – Minor Construction – Roof Repair

Present: Ryan Leeming

Mr. Leeming presented details of the application, confirming that there was water damage to the existing roof.

Ms. Khoory inquired if the applicant could retain the railing on the edge of the building. Ms. Dinsmoor stated the building would lose its charm if the railing was removed.

**Ms. Khoory motioning to accept DRB-23-28 M 50 Central Street – Wellesley (E&A) LLC/EDENS – Minor Construction – Roof Repair, as presented; with the recommendation to build up the parapet or use an alternative decorative railing to replace the existing railing. Ms. Lin seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye**

LHR-23-02 84 Washburn Avenue (Continued from 6/14/23)

Present: HuanHuan Xu and Xin Zhuang, Owners; Kyle Xue, Architect; Chi Man, Engineer, T. Shufan, Landscape Architect

Mr. Zhuang provided application updates.

Mr. Xue confirmed most of DRB recommendations were included in the updated design plan.

Ms. Khoory recommended that the two windows on the third floor be replaced by a single window.

Ms. Lin suggested the bottom railing match the material used under the deck.

Ms. Lin inquired about the height of the proposed wall in the back. Mr. Man responded that the wall would be 12 to 18 inches tall.

**Ms. Dinsmoor motioned to accept LHR-23-02 – 84 Washburn Avenue, as presented, with the recommendations: to use materials under the front porch which prevents animals from using area under porch, to change the color on the front-facing wood to a darker tone around the front door, to replace the two windows on the top floor with one window and to center the window, and include the rear-facing wall on the plans. Ms. Khoory seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye**

Minutes – 4/26/23, 5/10/23, 5/24/23

**Ms. Khoory motioned to approve DRB minutes of 4/26/23, 5/10/23, 5/24/23, as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye and Khoory aye**

**Adjourn**

Ms. Khoory adjourned the meeting at 9:43 PM.

**MINUTES APPROVED – WEDNESDAY, AUGUST 30, 2023**