

*Minutes of the July 13, 2022, Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY, JULY 13, 2022, 6:30 P.M.  
ONLINE REMOTE MEETING

**Design Review Board Present:**

Chair Jose Soliva, Vice-Chair Juann Khoory, Sheila Dinsmoor, Iris Lin

**Absent:** Amir Kripper

**Staff Present:** Planning Director Don McCauley, Planner Emma Coates

**Call to Order:**

Mr. Soliva called the meeting to order at 6:30 PM. Roll Call was taken: Soliva-present, Khoory-present, Dinsmoor-present, Lin-present

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

No comments were brought before the Board.

**New and/or Continued Applications**

DRB-22-26 S - 50 D Central Street (Continued from 6/22/22)

Present: Lauren Delarda of Viewpoint Sign

Ms. Delarda detailed the application.

Ms. Delarda stated the proposed logo signage would be greater than 14 inches in size, and therefore would require ZBA approval.

**Ms. Dinsmoor motioned to accept DRB-22-26 S for 50 Central Street, as presented. Ms. Lin seconded the motion. The vote was unanimous 4-0; Khoory-aye, Lin-aye, Dinsmoor-aye, Soliva-aye.**

DRB-22-29 S - 180 Linden Street, Unit 180100 (Continued from 6/22/22)

Present: Bill McFadden, Barlo Signs

Mr. McFadden detailed the application.

Ms. Khoory stated the middle-sized option was preferred. Mr. Soliva acknowledged the DRB would recommend that preference to the ZBA.

Ms. Dinsmoor mentioned her concern about approving larger signs.

Mr. Soliva opined that the font saved the look of the sign. Ms. Dinsmoor agreed.

Ms. Khoory inquired about the color of the lettering on the sign. Mr. McFadden replied the lettering is a darker blue.

**Ms. Khoory motioned to recommend DRB-22-29 S for 180 Linden Street, Unit 180100; and that the Oath Pizza 30-inch option was the best choice, centered on opening and the space between the molding and the top of the door. Ms. Lin seconded the motion. The vote was unanimous 4-0; Dinsmoor-aye, Lin-aye, Khoory-aye, Soliva-aye.**

DRB-22-30 S - 70 Hastings Street (Continued from 6/22/22)

Present: Nicole Handricken, Sign Design

Ms. Handricken updated the application.

Mr. Soliva inquired if this application needed to go before the ZBA. Mr. McCauley replied the applicant was allowed 18-inch lettering height by right, because the building faces Rte. 9.

**Ms. Dinsmoor motioned to accept DRB-22-30 S for 70 Hastings Street, as presented. Ms. Khoory seconded the motion. The vote was unanimous 4-0; Lin-aye, Khoory-aye Dinsmoor-aye, Soliva-aye.**

DRB-22-31 S - 336 Washington Street

Present: Carolyn Parker, NE Sign & Awning

Ms. Parker detailed the application.

Ms. Khoory inquired if the sign reflected the logo. Ms. Parker replied in the affirmative.

**Ms. Lin motioned to accept DRB-22-31 S for 336 Washington Street, as presented. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Khoory-aye, Lin-aye, Dinsmoor-aye, Soliva-aye.**

DRB-22-31 S 151 Linden Street

Present: Rik Zeng, New CC Sign

Mr. Zeng detailed the application.

Mr. Soliva inquired about the size of the sign. Mr. Zeng replied the proposed sign was smaller than the existing sign.

Mr. Soliva indicated his preference to center the sign between the two existing windows. Ms. Khoory stated the logo is lost on the new sign. Mr. Zeng confirmed he could reduce the "Restaurant and Bar" part of the sign.

Ms. Khoory expressed her approval of placing the fish logo on the same line as the name.

Ms. Lin noted it would be preferable to center the sign between the two windows with the door under the sign.

**Ms. Khoory motioned to accept DRB-22-31 S for 151 Linden Street, with the recommendation to center the sign between the windows, reducing the lettering of "Restaurant and Bar" to 5 inches, raising the letters and aligning the bottom line with the rest of the sign, and placing the sign above the awning; and to also accept the awning changes, as presented. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Lin-aye, Dinsmoor-aye, Khoory-aye, Soliva-aye.**

DRB-22-33 S 464 Washington Street

Present: Myrtha Chang, Owner

Ms. Chang detailed the application.

Mr. Soliva asked if the sign required the issuance of a Special Permit. Mr. McCauley replied in the affirmative.

Mr. Soliva inquired about the text on the bottom of the sign. Ms. Chang replied that such text would be removed.

Ms. Coates acknowledged that the proposed decal on the door was part of the application.

**Mr. Soliva motioned to accept DRB-22-33 S for 464 Washington Street, as presented with recommendation the existing sign has equal spacing on both sides, the 10 x 2 sign be backlit, and be centrally located over the door. Ms. Lin seconded the motion. The vote was unanimous 4-0; Dinsmoor-aye, Khoory-aye, Lin-aye, Soliva-aye.**

DRB-22-34 S – 84 Central Street

Present: Heather Ducko of National Sign

Ms. Ducko detailed the application.

Ms. Khoory inquired if the lettering would fit on the sign.

Mr. McCauley stated the applicant would need a Special Permit for the second sign located on the back.

Ms. Khoory inquired if the sign should be located in the middle. Ms. Ducko replied the building is being renovated to accommodate three tenants, instead of one as presently constituted.

**Ms. Khoory motioned to accept DRB-22-34 -S for 84 Central Street, as presented, with recommendation to center the rear sign on the back door. Ms. Lin seconded the motion. The vote was unanimous 4-0; Dinsmoor-aye, in-aye, Khoory-aye, Soliva-aye.**

DRB-22-36 S 200 Linden Street

Present: Nicole Handricken, Sign Design

Ms. Handricken detailed the application.

Ms. Khoory inquired about the hanging sign. Mr. McCauley stated the sign on the side of the building by the ATM machine, would require a Special Permit.

Mr. Soliva inquired about the blade sign.

**Ms. Lin motioned to accept DRB-22-36 S for 200 Linden Street, as presented. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.**

PSI-22-01 2 - 293 Weston Road (Continued from 6/8/22)

Present: Michael Reid, Project Architect; Melisa Martin, School Committee PBC liaison, Alex Pitkin, Design Architect; Dick Eliot, Town of Wellesley

Mr. Reid provided project updates.

Mr. Soliva asked if the coping could be wider, to help alleviate the massing. Mr. Reid replied it would increase the cost if all of the coping were increased in size.

Ms. Khoory stated the changes mentioned were not significant, and brick is more costly than metal panels. Mr. Reid replied that was not his experience.

Ms. Khoory expressed her concern about the tall brick wall presentation. Mr. Soliva inquired about what would be placed on the top of the wall. Mr. Reid replied the coping will be made of brick.

Ms. Lin opined that the front door entrance lacked connectivity to the rest of the building.

Ms. Dinsmoor inquired about the exterior panels taken from the old library. Mr. Pitkin replied some of the panels were used in the high school project, and the remainder were not suitable for use in a grade school.

Ms. Khoory stated the central wall mass was the most important visual piece, and needed to be integrated in an artful way, into the rest of the building. Mr. Reid suggested consideration of other materials might be reviewed.

Mr. Soliva stated his desire to make the entrance special, and to let it breath from the rest of the volume of the building. Mr. Reid noted that such changes would be subject to fire department review.

Mr. Reid reported that 144 trees would be removed and replaced with 134 trees. Ms. Lin stated the plantings between the trash and play areas help, but the proposed plantings by the façade, did not include evergreens, which would will help to shield the mass year-round.

Mr. Soliva inquired if the soccer field could be rotated. Mr. Reid replied there is a steep slope which might prevent changing the placement of the goals.

Mr. Reid highlighted the sustainability issues. Ms. Lin commented that impervious areas detract from the sustainability aspect.

**Ms. Khoory motioned to continue the PSI-22-01 for 293 Weston Road, to the DRB meeting on 8/10/22; and to include updates on areas of the façade around the entries, following more consistent detail on the façade, adding evergreens against the eastern façade, adding more deciduous trees on the Weston Road fencing area and consider size, layout and other materials for outdoor classroom areas to include the reorientation of proposed playing fields. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Soliva-aye.**

DRB-22-35 530 Washington Street

Present: Jamie Jurgenson, Director Wellesley Free Library; Marla Robinson, Library Trustee; Rebecca Bachand, Landscape Architect

Ms. Jurgenson explained the library had been gifted a sculpture, called “Reach” by noted artist Nancy Schon.

Ms. Bachand provided details regarding the placement of the sculpture.

Ms. Khoory mentioned that the round planter to be placed in the middle of the cross walk, would block foot traffic.

Ms. Lin expressed her concern about vehicle traffic passing the sculpture. Ms. Bachand commented that the proposed location would provide the most visibility of the sculpture.

Ms. Lin inquired if a low-profile projection could be placed on the walk to alert drivers.

**Ms. Lin motioned to accept DRB-22-35 M for 530 Washington Street, as presented, with recommendation to consider the accessible route to the front entrance, to install low profile border, and use solid block granite to create proposed wall seats. Ms. Dinsmoor seconded the motion. The vote was unanimous 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.**

**Adjourn:**

**Ms. Khoory motioned to adjourn the meeting. Mr. Soliva the motion. The vote was unanimous 4-0; Khoory-aye, Dinsmoor-aye, Lin-aye, Soliva-aye.**

Mr. Soliva adjourned the meeting at 10:02 PM.

MINUTES APPROVED – Wednesday, October 5, 2022