

WELLESLEY DESIGN REVIEW BOARD  
REGULAR MEETING  
WEDNESDAY, JULY 17, 2019  
JULIANI ROOM, WELLESLEY TOWN HALL

**Members Present:** Chair Jose Soliva, Vice-Chair Rob Skolnick, Sheila Dinsmoor, and Iris Lin

**Staff:** Catherine Johnson, Planning Board Chair, facilitating

**Also Present:** Marc Beaudry (Meridian), Mike Doherty (Gravestar), Atty. Michael Dolan (Brown Rudnick)

**1. Call to Order:** *Mr. Soliva called the meeting to order at approximately 6:33.*

**2. Public Comments no Matters not on the Agenda:** *Mr. Soliva asked if there were any members of the public who wished to speak on matters not on the agenda. No one addressed the Board.*

**3. New and/or Continued Applications:**

**DRB 19-31 M: 442-452 Washington Street/10 & 16 State Street; Gravestar, Inc. as Manager of Wellesley Plaza LLC and State Street Center LLC – Minor Construction**

*Documents:*

- Minor Construction Application
- Cover letter from Marc Beaudry, PE, Meridian
- Site Development Plan Set Wellesley Plaza
  - Cover Sheet & Locus Map
  - C-0 Existing Conditions and General Notes
  - C-1 Layout and Materials Plan
  - C-2 Grading, Drainage and Utilities
  - C-3 Landscape and Lighting Plan
  - C-4 Erosion & Sediment Control Plan
  - C-5 Site Details/Construction Details
  - C-6 Site Details/Construction Details

*All documents from the Board meeting are on file in the Planning Office.*

*Discussion:*

Mike Doherty and Marc Beaudry, PE, presented the project to the Board. They explained that with the acquisition of 16 State Street, Gravestar would be demolishing the existing 2-unit house and combining that property [ 12,573 SF]

with the current parking lot that serves Whole Foods. The additional land will allow Gravestart to add 35 parking spaces.

Mr. Beaudry said that there also would be a reduction in the number of compact spaces and an increase in the space width to 8-1/2 FT from 7-1/2 FT.

He explained that Meridian would be meeting with DPW/Engineering, especially as the State Street entrance is moving south to approximately where the center of the current house at 16 State Street is today. He also explained that as part of the parking lot is within the 200 FT riverfront setback and in the wetlands buffer zone [and is impacted by FEMA Zone A], the project is meeting with the Wetlands Protection Committee. The final site plan review will be by the Zoning Board of Appeals (ZBA).

Mr. Soliva questioned the location of the State Street driveway in relation to the intersection with Atwood Street and requested that Engineering review this for accessibility, pointing out that the traffic patterns in this area.

Several members of the Board questioned the safety of having several of the end parking spaces in the second row near the State Street entrance back directly into the entrance lanes. Mr. Soliva requested that Engineering examine the turning radii in this location.

Mr. Beaudry noted that the drive aisles were approximately 24 FT, rather than 18 FT in width.

Ms. Lin questioned the length of the compact spaces [15 FT] at the southeast portion of the property.

Ms. Lin and the Board also questioned why the parking aisles and rows were not parallel, even though the eastern edge of the parking lot, adjacent to Fuller Brook Path land was skewed. They indicated that the geometry of having parallel or more nearly parallel aisles and rows would provide optical consistency for customers experiencing the interior traffic circulation of the parking lot.

Ms. Dinsmoor asked the applicant to address the radius of the Washington Street entrance, which is serpentine and difficult to navigate.

The Board found the landscaping plan adequate and asked that new fencing match what is currently at the site.

Mr. Soliva wanted the applicant to verify that there will be no light spillage from the property.

Mr. Soliva moved to approve the design of the minor construction project with the following recommendations that should be transmitted to Engineering, Wetlands, and the Zoning Board of Appeals:

1. There should be a study of the traffic patterns at the intersection of State Street, Atwood Street and the new entrance driveway into the parking lot before relocating the entrance to ensure safety.
2. That Engineering should examine whether there are issues with the end spaces in the second row near the State Street entrance where cars backing out of those spaces might be backing into entrance/exit traffic.
3. If possible, correct the geometry of the rows and drive aisles so they are more parallel, even if the current location of a light pole necessitates using the pole location as a fulcrum and making the aisles and rows parallel for most of their length, if not all.
4. Keep the width of the east/west drive aisles as well as the north/south ones consistent and parallel for safe circulation.
5. In changing this geometry, the exact location of some of the islands will need to shift: they should be consistent with the curbing aligning.
6. If possible, change the parking spaces that are 15 FT in length to 16 FT in length.
7. There should be no light spillage from the property.
8. Any new fencing will match current fencing.
9. Examine the turning radius of the serpentine entrance from Washington Street to see if that can be improved without sacrificing the number of accessible parking spaces in that area.

Ms. Dinsmoor seconded the motion. The Board approved unanimously (4-0).

**DRB 19-32 A: 372 Washington Street/New Cingular Wireless PCS, LLC – Antenna**

*Documents:*

- Antenna Application
- Cover letter from Joseph Giammarco, Brown Rudnick
- Letter of Authorization for New Cingular Wireless PCS, LLC to act as agent for permitting
- Design Review Board Recommendations, DRB 15-06M
- June 21, 2019 Cover Letter from Edward D. Pare, Jr., Esq., Brown Rudnick
- Simulated elevation photographs [3 sheets/view one, view two, view three]
- Plan Set for Wellesley/Washington Street [New Plan Sets were handed out at the meeting. According to the applicant, here were a minor revision that were later identified as a detail bubble on Sheet C6, detail #2. The following documents reflect the new version.]
  - T1 Title Sheet
  - C1 General Notes
  - C2 General Notes
  - C3 Compound Plan

- C4 Equipment Site Plan
- C5 Elevation View
- C6 Equipment Details
- C7 Equipment Details
- C9 Plumbing Diagram
- S1 General Notes
- S2 FRP Enclosure Modification
- S3 FRP Enclosure Modification
- S4 FRP Enclosure Modification
- S5 Connection Details
- S6 FRP Enclosure Modification
- S7 FRP Enclosure Modification

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*Discussion:*

Attorney Michael Dolan explained that he was representing New Cingular Wireless and that the scope of this project was to upgrade the existing equipment on the penthouse at 372 Washington Street. He distributed revised documents to the Board, noting that the changes to the construction drawings were minimal.

Mr. Dolan explained that what is at 372 Washington Street is equipment enclosed by a faux brick structure made of fiberglass [the penthouse] so the signal can penetrate. There are 6 antennas and equipment within the penthouse and another 3 on the outside, but that these are also hidden by another faux brick enclosure. He referred to View One (looking west) of the simulated elevation photographs. He also said that View Three showed the larger enclosure that contained the first 6 antennas and other equipment.

New Cingular, according to Mr. Dolan, is looking to swap out 3 of the antennas with new generation ones that will provide more data, more capacity, and better speeds that their customers are demanding. He said that the 3 antennas that will be changed are inside the enclosure so that the changes won't be visible to the naked eye. He added that what would be visible is shown in View Two (looking west), noting the difference between the existing simulated elevation photograph and the proposed simulated elevation photograph. As the antennas are hidden by the faux brick wall, Mr. Dolan said that what the photographs show is the rest of the equipment, radio heads for the antennas.

Mr. Soliva asked why the radio heads couldn't remain inside the enclosure.

Mr. Dolan explained that the new antennas require three feet of separation [from other equipment] and that the existing configuration has radio heads interspersed with the older antennas. New Cingular wants to move the radio heads outside and add to the number.

There was a discussion as to whether the radio heads could be moved farther west (to left on photo in View 2) so the equipment would be out of any site lines. Or, because of the location of a panel, could the radio heads be moved closer to the panel? Mr. Dolan said that the break line in the drawings was less of a break line than an end of the faux structure, that moving the radio heads would be difficult.

After a discussion about the location of the building's air handler and noting that the penthouse was rectangular with two long sides and two shorter ones, the question became whether the radio heads could be moved to a different wall that would not be visible from Washington or Prescott Streets. Mr. Dolan said that the radio heads had to be correlated according to the position of the antennas, with an alpha, beta, and gamma sector.

Ms. Dinsmoor and Mr. Soliva asked if the radio heads, if not relocated, could be screened. Mr. Dolan indicated that, if it was possible, his client would consider additional faux brick screening from the edge to where the door is [center of the penthouse].

Ms. Dinsmoor made a motion to approve as presented with the following recommendation:

1. With the addition of a screen on View 2, looking west, so that the view from Prescott Street is preserved as a clean view, concealing the additional equipment.

Mr. Skolnick seconded the motion. The Board approved unanimously (4-0).

**DRB 19-33 S: 96 Worcester Street/Sun Life Financial – Sign, Special Permit**

Application withdrawn on revised agenda, 7/15/19; no Board consideration.

**DRB 19-34 S: 110 Worcester Street/Sun Life Financial – Sign, Special Permit**

Application withdrawn on revised agenda, 7/15/19; no Board consideration.

**4. Design Guideline Handbook Update – Discussion**

Ms. Johnson, facilitating as staff, said that the Guidelines and any discussion would be deferred to the next meeting when the Board should have real staff in place, not just her. At the time, the Guidelines would be on-line and projected in order to have a full discussion.

Mr. Soliva suggested that Laura Harbottle, the Interim Planning Director, be present so that the Design Review Board could start to develop institutional knowledge.

*Mr. Soliva also provided information on the Open Meeting Law (OML), which was discussed at a seminar Wednesday morning [July 17, 2019] held by Tom Harrington,*

*Town Counsel. He suggested that all Board members get Town emails at [wellesleyma.gov](mailto:wellesleyma.gov) in order to make any OML or Public Records requests simpler.*

**5. Adjourn:** *Having no other business, Mr. Soliva asked for a motion to adjourn. Ms. Dinsmoor made the motion; Mr. Skolnick seconded it. The Board voted 4-0 to adjourn at approximately 7:22 p.m.*

Next Meeting: August 13, 2019

Minutes Approved: August 13, 2019

Minutes Compiled by:  
Catherine Johnson, Planning Board Chair