

*Minutes of the July 19, 2023
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, JULY 19, 2023, 6:30 PM
ONLINE REMOTE MEETING

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

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, Mr. Wendell-present

Citizens Speak – Public Comment on Matters not on the agenda

No Comments

Board Reappointment

Ms. Khoory motioned to recommend Ms. Dinsmoor for a one-year term to the DRB. Ms. Lin seconded the motion. It was on motion 3-0; Khoory-aye, Lin-aye, Dinsmoor-aye

New and/or Continued Applications

DRB-23-25 S – 555 Washington Street – Special Permit Sign Application – FLYTE.70 (continued from 6/28/23)

Present: Elena Frankel/Applicant, Carolyn Barber

Ms. Frankel provided details of the updated application.

Ms. Khoory inquired about the size of proposed lettering. Ms. Frankel responded the lettering was close to the lettering size of the neighbors.

Ms. Khoory stated signage required a plaque consistent with other businesses in the same building.

Ms. Dinsmoor commented that proposed plaque would provide added sign visibility.

Ms. Lin stated the height of the plaque should be consistent with that of the neighbors.

Ms. Khoory motioned to continue DRB-23-25 S for 555 Washington Street – Elena Frankel/ Special Permit Sign Application, to the next meeting of DRB on 8/2/23.

DRB -23-31 S – 999 Worcester Street – Special Permit Sign Application: TD Bank

Present: John Morrison, Dave Hemming of TD Bank

Mr. Morrison provided signage information, which would be the same size as the signage being replaced.

Mr. Hemming explained the street-facing sign would include all tenants of the building.

Ms. Lin inquired about the green awnings over the windows.

Ms. Lin motioned to accept DRB-23-31 S for 999 Worcester Street - TD Bank, as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye

DRB-23-30 S - 92 Central Street – Sign Application: Alta Strada

Present: Ricky Zeng, CC Sign

Mr. Zeng provided details of the application, with the updating of lettering.

Ms. Khoory indicated that the proposed sign resembled the colors of a circus sign.

Mr. Wendell inquired about the existing lights. Mr. Zeng replied the gooseneck lights would be replaced.

Ms. Dinsmoor asked if back-lighting would be considered. Mr. Zeng replied in the affirmative.

Ms. Khoory recommended the color of the lettering be a deep red to help subdue the brightness.

Ms. Lin motioned to accept DRB-23-30 S for 92 Central Street – Alta Strada, as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye

DRB-23-29 S – 141 Linden Street - Special Permit Sign Application – The Goddard School

Present: David Spatara, Signarama

Mr. Spatara provided details of the application.

Ms. Khoory confirmed that proposed signage was improved, when compared to what was originally presented to the Board.

Ms. Dinsmoor motioned to accept DRB-23-29 S – Goddard School, 141 Linden Street, as presented. Ms. Khoory seconded the motion. It was on motion 3-0; Dinsmoor-aye, Lin-aye, Khoory-aye.

DRB-23-33 S – 141 Linden Street - Special Permit Sign Application - HYP STUDIO

Present: Dennis Ozer, Applicant

Mr. Ozer provided details of the application.

Ms. Khoory inquired about the location of the entrance to the business. She indicated the color of the sign needed to be “toned down.”

Ms. Lin commented that lettering included on the back panel was too large and out of proportion. Mr. Ozer confirmed the lettering proposed was 9 inches in height.

Ms. Dinsmoor recommended that address lettering be somewhat larger.

Ms. Khoory motioned to continue DRB-23-33 S – 141 Linden Street, Special Permit Sign Application for HYP STUDIO, to the next meeting of the DRB on 8/2/23. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Khoory-aye, Lin-aye, Dinsmoor-aye

DRB-23-3 S - 9 Washington Street - Sign Application: Color Me Nail Spa

Present: Tom Taricano, FastSigns

Mr. Taricano provided details of the application.

Ms. Khoory asked if the proposed lettering would be centered. Mr. Taricano replied in the affirmative.

Ms. Lin motioned to accept DRB-23-35 S - 9 Washington Street Sign Application: Color Me Nail Spa, as presented. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Ms. Lin-aye, Ms. Dinsmoor-aye, Ms. Khoory-aye

DRB-23-32 M - 106 Central Street - Wellesley College Project of Significant Impact

Present: Justin Mosca, VHP; Michelle Maheu, Wellesley College; Andre Kamili, Architect; Will Smith, Landscape Architect

Mr. Mosca provided details regarding the application.

Mr. Kamili confirmed that Simpson Cottage would be preserved. He provided architectural details of the building.

Ms. Khoory inquired if the new building would be connected to Simpson Cottage. Ms. Maheu responded in the affirmative, adding that traffic between the two building would be discouraged. Mr. Smith stated the lower courtyard would be designed as a retreat, and the upper courtyard would allow for added privacy.

Mr. Wendell inquired about the pedestrian path by the roundabout. Mr. Kamili stated the existing path is the main circulation path.

Ms. Khoory inquired about rooftop equipment. Mr. Kamili confirmed the rooftop equipment would not be visible from the ground.

Mr. Smith presented details of the landscape plan, which encompasses two levels.

Mr. Smith stated one of the objectives of the project was to limit grading modifications as much as possible in order not to damage the mature trees around the buildings.

Ms. Lin suggested pushing the retaining wall further back to allow more plantings in front of the wall.

Ms. Dinsmoor stated the trail should have a more natural flow.

Mr. Wendell inquired about lighting around the building. Mr. Kamili replied there will be a low-level of lighting.

Ms. Lin motioned to accept DRB-23-32 M - 106 Central Street - Wellesley College - Project of Significant Impact as presented, with the recommendation that additional planting in front of the wall be installed, and to consider a different material, other than wood, for the guard rail. Ms. Dinsmoor seconded the motion. It was on motion 3-0; Lin-aye, Dinsmoor-aye, Khoory-aye

Design Guidelines Progress Update

Mr. Downey presented updates to Design Guidelines.

Ms. Khoory stated the comments provided by the Board were supplied before COVID.

Related discussion among Board members took place.

Adjourn

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

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

APPROVED MINUTES – WEDNESDAY, AUGUST 30, 2023