

*Minutes of the August 2, 2023
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY AUGUST 2, 2023, 6:30 PM
ONLINE REMOTE MEETING

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

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. Kripper-present

Citizens Speak – Public Comment on Matters not on the agenda

No Comments

New and/or Continued Applications

DRB 23-34 S - 50 Kingsbury Street - Wellesley Middle School – Sign Application

Present: Katie Sullivan, President - WMSPTO President

Ms. Sullivan presented three options for sign lettering.

Ms. Khoory stated the sign lettering must reflect the same font size as the existing sign.

Ms. Dinsmoor indicated her preference that “Middle School” lettering be the same size as “Wellesley” lettering.

Ms. Dinsmoor motioned to accept DRB 23-34 S - 50 Kingsbury Street - Wellesley Middle School sign option #1, with the recommendation that all lettering be the same font and size. Mr. Kripper seconded the motion. It was on motion 4-0; Dinsmoor-aye, Lin-aye, Kripper-aye, Khoory-aye

DRB 23-25 S - 555 Washington Street – FLYTE.70 Special Permit Sign (continued from 7/19/23)

Present: Carolyn Brancs, Co-Owner; Elena Frankel, Co-Owner

Ms. Frankel detailed the changes made to the sign application.

Ms. Khoory stated the proposed 40-inch signage was too high.

Ms. Dinsmoor explained that the sign should be aligned with the bottom of the sign to the left.

Ms. Lin stated the smaller sign option was preferable, and was much taller than the signs of neighboring business signs.

Ms. Dinsmoor acknowledged that the design of the doors reflected a huge improvement.

Ms. Lin motioned to accept DRB 23-25 S - 555 Washington Street – FLYTE.70 smaller sign option, as presented, with the recommendation to align the bottom of the sign with the sign to the left, and to accept the signage on the doors as presented. Mr. Kripper seconded the motion. It was on motion 4-0; Dinsmoor-aye, Kripper-aye, Lin-aye, Khoory-aye

DRB-23-33 S - 141 Linden Street – HYP Studio Special Permit Sign (Continued from 7/19/23)

Present: Dennis Ozer, Owner

Mr. Ozer detailed the changes made to the sign application.

Mr. Downey confirmed the directional sign was exempt from the DRB review process.

Ms. Dinsmoor inquired if the sign would cover the arched window. Ms. Lin asked if the sign could be placed beside the window.

Ms. Khoory stated the arch was an important architectural feature of the building, and should not be covered by signage.

Mr. Ozer asked if he could place his banner over the door until the sign was approved. Ms. Coates stated the banner issue would require Building Department consideration.

Ms. Khoory suggested various areas to place a sign.

Ms. Khoory read in the words of the motion to continue DRB-23-33 S - 141 Linden Street – HYP Studio Special Permit Sign to the next meeting of the DRB on 8/30/23. Ms. Lin moved in the words of the Chair. It was on motion 4-0; Lin-aye, Khoory-aye, Dinsmoor-aye, Kripper-aye.

DRB -23-36 S –74 Central Street - Shake Shack Special Permit Sign Application

Present: Heather Dudko, National Sign Corporation; Dave Hemming, National Sign Corporation

Ms. Dudko presented highlights of the application.

Mr. Hemming confirmed the team was attempting to match the background of the other signs on the building.

Ms. Lin inquired if there would be additional installed at the back of the building. Ms. Dinsmoor inquired about centering the sign over the awning at the rear of the building. Mr. Hemming stated the sign on the back would be lowered and centered on the awning.

Mr. Kripper motioned to accept DRB-23-36 S – 74 Central Street - Shake Shack Special Permit Sign application as presented, with the condition the signs on the rear of the building are centered on the existing awnings and lowered to match the height of the signs on the side and front of the building. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye, Kripper-aye, Dinsmoor-aye, Khoory-aye

DRB-23-37 M - 106 Central Street - Wellesley College – Clapp Library - Minor Construction

Present: Michelle Maheu, Wellesley College; David Whitehill, Architect; James Royce, Landscape Architect

Ms. Maheu provided an overview of the application, to provide accessibility entrance to the front of the Library.

Mr. Whitehill explained that energy-saving roofing units would be included in the minor construction application.

Mr. Royce provided samples of proposed planting to be used around the accessible ramping.

Ms. Khoory inquired about different styles and shapes of railings around the new ramp. Ms. Mahue responded that the intent was to not make the railing a focus point.

Ms. Dinsmoor inquired if the sculptures would be impacted by the angle of the proposed ramp. Mr. Whitehill acknowledged that the sculptures will not be moved.

Ms. Mahue stated it is important to pull the ramp away from the building to allow natural light inside the building.

Ms. Khoory opined about safety aspects associated with the proposed accessibility ramp.

Ms. Khoory read in the words of the motion to accept DRB-23-37 M - 106 Central Street - Wellesley College – Clapp Library - Minor Construction as presented, with the following recommendations: to further examine the railing materials, colors, shapes and detail at the existing column/s where there is presently a gap in light of safety considerations, and to also examine the geometry of the ramp and how it can be better integrated with the rest of the conditions around the site, and to incorporate effective landscaping around the ramp. Ms. Lin moved in the words of the Chair. It was on motion 4-0; Lin-aye, Dinsmoor-aye, Kripper-aye, Khoory-aye

LHR 23-03 – 52 Westgate Road

Present Mike Fish, Owner; Jacob Lilley, Architect; Masha Hranjec-Johnson, Landscape Architect; David Himmelberger, Attorney for the Owner

Mr. Lilley provided details of the application, including proposed addition/s.

Ms. Hranjec-Johnson detailed the changes to the landscape plan, and highlighting the materials being used.

Mr. Kripper motioned to accept DRB review of Large House Review 23-03 – 52 Westgate Road, as presented. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Khoory-aye, Lin-aye, Dinsmoor-aye, Kripper-aye

Design Guidelines Progress Update

Mr. Downey provided a list of various topics which could be considered and added/updated for “Design Guidelines Updates – Summer/Fall 2023.”

Board Members discussed various related topics and the best way to review and update the Design Guidelines.

Ms. Coates provided example/s related to various aspects and existing Bylaws influencing the Design Guidelines. Ms. Khoory suggested adding footnotes/references to acknowledge Town Departments/Boards/Committees who regulate various Bylaws; such as invasive plant species not suitable for landscape planting, per NRC guidelines.

Ms. Khoory stated that the discussion would be continued at an upcoming DRB meeting and suggested that each Board member might consider addressing a particular Design Guideline topic. Ms. Coates confirmed that Staff would be happy to assist Board members.

Adjourn

Mr. Kripper motioned to adjourn the DRB meeting. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Khoory-aye, Lin-aye, Dinsmoor-aye, Kripper-aye

The meeting was adjourned at 9:43 PM.

APPROVED MINUTES – WEDNESDAY, AUGUST 30, 2023