

*Minutes of the September 27, 2023
Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD
WEDNESDAY, SEPTEMBER 27, 2023, 6:30 PM
ONLINE REMOTE MEETING

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

Staff Present: Planner Brad Downey

Call to Order:

Ms. Khoory called the meeting of the DRB 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 from citizens.

New and/or Continued Applications

DRB-23-38 S - 182 Linden Street Citizens Bank - Special Permit Sign Application

Present: Tracey Diehl, Citizens Bank representative

Ms. Diehl presented branding changes for Citizens Bank and related sign modifications.

Ms. Khoory suggested canopy lighting be raised to the top of the awning.

Ms. Lin inquired about the size of the existing sign over the main entrance.

Ms. Dinsmoor opined about the necessity of a Special Permit being needed for the proposed signage.

Ms. Dinsmoor indicated the proposed lettering was too large.

Ms. Lin motioned to accept DRB-23-38 S - 182 Linden Street Special Permit Sign Application, with recommendations to reduce letters to 18-inches over the door, and to attach the light bar to the top of the awning. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye, Wendell-aye, Dinsmoor-aye, Khoory-aye

DRB-23-39 S - 185 Linden Street - Special Permit Sign Application - QDOBA

Present: Jamie Antobenedetto, Jones Sign Company

Mr. Antobenedetto provided details regarding the sign application.

Ms. Khoory inquired if the “Q” was larger than the “Q” lettering in the old sign. Mr. Antobenedetto replied the proposed sign backer was smaller than the old sign.

Ms. Khoory indicated the lettering of the name overwhelmed the rest of the lettering on the sign.

Mr. Wendell inquired about sign lighting. Mr. Antobenedetto stated that up-lighting was currently being used.

Mr. Wendell motioned to approve DRB-23-39 S – 185 Linden Street - Special Permit Sign Application, with the recommendation to paint the exposed edges of the blade sign to match the background of the canopy sign, and to paint the light housing to match the black canopy. Ms. Lin seconded the motion. It was on motion 4-0; Lin-aye, Dinsmoor-aye, Wendell-aye, Khoory-aye

DRB-23-40 S - 35 Walnut Street Sign Application - ABA Centers of America

Present. Scott Spaulding, ViewPoint Sign and Awning

Mr. Spaulding presented the sign application.

Ms. Khoory stated the background needed to be as close to the existing color, as possible. Mr. Spaulding mentioned that if the background was darker, letters would not show well.

Commissioners discussed sign background color options.

Ms. Dinsmoor motioned to approve DRB-23-40 S - 35 Walnut Street, with the recommendation that the color of the right side of the building matches the background on the sign over the front door. Ms. Lin seconded the motion. It was on motion 4-0; Wendell-aye, Dinsmoor-aye, Lin-aye, Khoory-aye

LHR-23-05 - 42 Oak Street (continued from 9/23/23)

Mr. Downey stated the applicant had requested continuance.

Ms. Khoory motioned to continue LHR-23-05 - 42 Oak Street, to the 10/11/23 meeting of the Design Review Board. Ms. Lin seconded the motion. It was on motion 4-0; Wendell-aye, Dinsmoor-aye, Lin-aye, Khoory-aye

LHR-23-04 - 79 Pilgrim Road

Present: Tom Tinko, Architect

Mr. Timko provided application details related to the proposed addition.

During Board discussion, Board Members considered roof plans and expressed concern regarding the proposed windows.

Board Members agreed that the new windows must match the style of the existing windows.

Mr. Wendell motioned to continue LHR-23-04 - 79 Pilgrim Road, with the recommendation to adjust the roof pitch on the lower roof line, and to consider similar style windows as compared to the window style on the main house. Ms. Dinsmoor seconded the motion. It was on motion 4-0; Lin-aye, Dinsmoor-aye, Wendell-aye, Khoory-aye

Design Guidelines Update Discussion

Acting as group facilitator, Ms. Khoory asked each Board Member to present the section of the Wellesley Design Guideline which they reviewed and provided comments about.

Ms. Dinsmoor examined the Wellesley Signage Guide, noting that the Guide should be provided to applicants who have questions about signage guidelines. Ms. Dinsmoor stressed the importance of redefining the DRB charge, especially in consideration of recently proposed field lighting at the Wellesley High School.

Mr. Wendell reviewed the “Building” section of the document. He summarized the Wellesley booklet did not use diagrams and text to clearly depict guidelines, and noted that the Watertown guide could serve as an example.

Ms. Lin stated that she started by looking at the structure of the document. Ms. Lin provided a table of contents, which helps to organize the document. She proposed that the modified Guide start with a table of contents and then fill in the details.

Ms. Khoory mentioned that the first six pages of the Design Review Guideline, as prepared by the consultant, were very confusing.

Members discussed a plan forward regarding Guideline content and formatting; in consideration with comments provided by other Town groups.

After reviewing the guidelines of several other communities, Board Members agreed the Watertown Guide was the most effective.

Adjourn

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

The meeting was adjourned at 8:53 PM.

APPROVED MINUTES – TUESDAY, OCTOBER 17, 2023