

*Minutes of the October 19, 2022, Regular Meeting of the Design Review Board*

WELLESLEY DESIGN REVIEW BOARD  
WEDNESDAY, October 19, 2022, 6:30 P.M.  
ONLINE REMOTE MEETING

**Design Review Board Present:**

Chair Jose Soliva, Vice Chair Juann Khoory, Iris Lin, Amir Kripper

**Absent:** Shelia Dinsmoor

**Staff Present:** 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, Kripper-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-22-55 M 110 Worcester Street**

Present: Alan Coder; Beacon Capital, Dave Tinory, Beacon Capital; Kate Harrington: Engineer Richmond Group, David Himmelberger, Client's Attorney

Ms. Harrington detailed the application

Ms. Harrington stated 60% of the building will be converted to lab space and 40% remains office space.

The height of the existing screen wall is 12 feet. The building is a proprietary structural building with fresh air ducts all intertwined. We cannot increase the height of the screen wall but we can increase the square footage of said wall.

Mr. Soliva stated we would prefer the screen to go higher.

Mr. Tinory inquired if the homes shown are located in Needham. Mr. Soliva replied we are trying to be good neighbors.

Ms. Khoory asked if the plumes are going to be of similar color to the screen.

Ms. Lin inquired if the wall was perforated, could it be raised. Ms. Harrington replied we need to add structural support through the building if the screen wall is increased in height. Ms. Lin asked if the screen wall could be changed to make it more organized. Mr. Kripper stated his agreement with the idea.

**Mr. Soliva motioned to accept as presented with the recommendation to clean up the geometry on the north-north-west wall and to minimize the height of the sound continuators. Mr. Kripper seconded the motion. The motion was approved 4-0; Lin-aye, Khoory-aye, Kripper-aye, Soliva-aye.**

DRB-22-57 S 165 Linden Street, 165A

Present: Ed Spinney, Sign Art, Iverson Guo, owner of Karma Restaurant Group

Mr. Spinney provided details of the proposed sign.

Mr. Soliva stated we need to see what a by right sign looks like when considering lettering bigger than allowed.

Mr. Soliva inquired if the proposal is two signs.

Ms. Coates stated the applicant has a blade sign in addition to the two signs on the front of the store.

Ms. Khoory stated the sign needs to be reduced.

Ms. Lin stated the proportion of two sign makes Asian Fusion secondary.

Mr. Kripper stated option the relationship between the two-lettering groups does not work.

**Mr. Soliva moved to continue DRB-22-57 S 165 Linden Street to the DRB meeting of 11/09/22. Mr. Kripper seconded the motion. The motion was approved 4-0; Lin-aye, Khoory-aye, Kripper-aye, Soliva-aye.**

DRB-22-56-S 180 Linden Street #10

Present: Ed Spinney, Sign Art

Mr. Spinney provided details of the application

Ms. Coates stated the proposed letters on the sign are too large and needs a special permit.

Mr. Soliva asked if the applicant would consider a different sign to be more in keeping with the Town's Bylaws.

Mr. Spinney stated the size allowed cannot be manufactured because part of some of the letters are too narrow

Mr. Soliva stated there are three possible options to move the application forward. Mr. Spinney inquired about mounting the letters on a panel.

**Mr. Soliva motioned to continue DRB-22-56 to the DRB meeting of 11/09/22 and suggest to the client the cut letter with the minimum width and a maximum height of 17 inches or a different production type that conforms. Mr. Kripper seconded the motion. The motion was approved 4-0; Khoory-aye, Kripper-aye, Lin-aye, Soliva-aye.**

DRB-22-58 S 25-1 Washington Street

Present: Eric Janiel, Design Communications

Mr. Janiel provided details of the application.

Ms. Khoory asked if an applicant is replacing a logo with a smaller do they still need a special permit. Mr. Soliva replied in the affirmative.

Ms. Lin inquired about the placement of the sign.

Ms. Khoory inquired why the sign is not located on the side of the canopy. Mr. Janiel replied we are just replacing an existing sign.

**Ms. Khoory motioned to accept DRB-22-56 S 25-1 Washington Street as presented with a recommendation to move the signage to the left, align with the edge of the window above the logo on the left and to center the lettering on the lower left panel of the door. Mr. Kripper seconded the motion. The motion was approved 4-0; Khoory-aye, Kripper-aye, Lin-aye, Soliva-aye.**

DRB-22-59 S 978 Worcester Street

Present: Eric Janiel, Design Communication

Mr. Janiel provided details of the application

Ms. Khoory inquired if the sign is lighted.

Mr. Soliva stated he supports the reduction of the size of the logo.

Mr. Janiel stated the sign is centered on the inset in the stucco.

Ms. Lin inquired about the color of the logo above the door.

**Ms. Khoory motioned to approve DRB-22-59 S 978 Washington Street as presented with the recommendation to apply for a special permit for the logo sign and the number of signs on the building and to rethink the directional Orthopedic Walk-In with another name. Mr. Kripper seconded the motion. The motion was approved 4-0; Lin-aye, Kripper-aye, Khoory-aye, Soliva-aye.**

Minutes

Minutes to approve for 4/14/21, 4/28/21 & 8/10/22 & 9/14/22

**Mr. Soliva moved to approve the minutes for 8/10/22. Mr. Kripper seconded the motion. The motion was approved 4-0; Lin-aye, Kripper-aye, Khoory-aye, Soliva-aye.**

**Ms. Lin moved to approve 4/14/21 and 9/14/22. Ms. Khoory seconded the motion. The motion was approved 3-0; Lin-aye, Khoory-aye, Soliva-aye.**

Adjourn

Mr. Soliva adjourned the meeting at 8:15 PM

MINUTES APPROVED – Wednesday, January 11, 2023