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Contact: Jeanette Rebecchi
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September 13, 2018

Lenore Mahoney, Executive Secretary
Wellesley Zoning Board of Appeals
525 Washington Street
Wellesley, Ma 02482

RE: ZBA 2018-25 - Revised Plans for 135 Great Plain Avenue 40B

Dear Ms. Mahoney,

On September 12, 2018 the Design Review Board (“the Board”) reviewed the revised Comprehensive Permit Application submitted by Northland Residential (“the Applicant”) for the property located at 135 Great Plain Avenue. The Board appreciates the Applicant’s efforts to incorporate the Town’s feedback on this project to date. Please find the following additional suggestions for improvement that the Board feels would add value to the Applicant’s project.

Architecture

- **Carriage House Units:**
 - There is a discrepancy between the floor plans and elevation drawings submitted for this unit type. The floor plans show windows in the bedroom and living room areas that are not shown in the elevations.
 - To let in natural light (and in lieu of the cupola suggested by the Planning Board), we recommend four gable dormers on both sides of the building located on either side of the main gable. This would greatly add value to the unit, and meet required daylighting standards for occupied space.
- **Unit H – I:** The rear porches and second floor windows are not centered on the facade. The Board understands that these are two different sized units, but recommends centering these elements to reinforce the design.
- **Porch Columns:**
 - The columns appear undersized for such large porches. The Board recommends sizing up to the next standard column size for the most visible parts of the project. The Applicant would still have the economy of quantity if cost is a concern.
 - There are several types of brackets shown on the columns. The Board recommends choosing one type for uniformity. However, the Board prefers a

simple column capital articulation to match the modern design of the development.

- **Windows:** Vinyl windows are efficient, but not very durable. The Board recommends higher performing aluminum-clad wood windows to promote the sustainability and longevity of the project.

Landscape

- **Screening:** Additional trees along Great Plain Avenue would help shield the units from the busy street. A greater variety of trees reaching 30' – 40' at mature size is recommended.
- **Pedestrian Accommodations:**
 - The southwest portion of the development is missing pedestrian accommodations. Provide sidewalks on both sides of the property to promote community connections.
 - Study the shape of the berms found in the infiltration area. There is an opportunity to expand the walking path to create more green space for residents to enjoy.
- **Fencing:** It was unclear from the plans provided where the different fence types were located. In particular, the Board could not locate the split-rail fence type on the landscape plans.

Thank you for your attention to this matter.

Sincerely,



Jeanette Rebecchi, Planner
On Behalf of the Design Review Board