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Contact: Jeanette Rebecchi
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October 3, 2018

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

RE: ZBA 2017-99 - Revised Plans for 1-8 Delanson Circle 40B

Dear Ms. Mahoney,

On September 26, 2018 the Design Review Board (“the Board”) reviewed the revised comprehensive permit application submitted by Delanson Realty Partners, LLC (“the Applicant”) for the property located at 1-8 Delanson Circle. The Board is of the opinion the comments made in their original letter to the ZBA dated January 25, 2018 still hold, and that the scale of this project is existentially much too large for this site. Please find the following additional suggestions for improvement that the Board feels would mitigate the impacts of the Applicant’s project.

Landscape

- **Courtyard:** The ground floor units’ patios lack the necessary privacy. These features should be eliminated and the common courtyard expanded for all residents to enjoy. Plantings should be added along the building edge to screen the views into the ground floor units.
- **Retaining Walls:** The retaining walls should vary in height to allow for additional wall seating around the perimeter of the courtyard.

Architecture

- **Roof:** From a design perspective, the roof typology does not relate well to architecture of the surrounding neighborhood. The use of a single flat roof exacerbates the scale of the building. Varying the roof profile, parapet height or adding sloped elements would begin to address these issues
- **Parking Garage Entry:** There are potential safety conflicts with the garage entry located on Linden Street given the volume of pedestrians in the area. Audible vehicle exit warning signs should be considered.

- **Building Height:** If the 5th floor cannot be removed, it should vary in projection to break up the mass of the building. The Board recommends pushing back the balcony areas at the projected façade element.
- **Ground Floor Windows:** The South Elevation shows three types of windows on the ground floor. Choosing one ground floor window type will articulate the base of the building rather than tying it to the upper floors, and help with its massing. The Board has indicated the preferred vertical element to use below.



South Elevation

Additional Information

- **Rooftop Equipment:** Given the flatness of the roof, all roof-top equipment would be highly visible from the ground and to abutting neighbors. Sightline views of rooftop equipment should be provided on all elevation drawings.
- **Materials:** Product spec sheets are needed for all materials (windows, cladding, lighting etc.)
- **Main Entrance:** More details should be provided for the main entrance canopy, including any signage or building identification.
- **Parking Garage:** Confirmation is needed if the garage is open-air or enclosed. If enclosed, the Applicant should indicate the location of all fresh air intake louvers.

Thank you for your attention to this matter.

Sincerely,

Jeanette Rebecchi, Planner
On Behalf of the Design Review Board