

Jose Soliva, Chair
Robert Skolnick, Vice Chair
Sheila Dinsmoor
Ingrid Carls
Amir Kripper

~
Robert Broder, *alternate*
Juann Khoory, *alternate*
Iris Lin, *alternate*



Town Hall
525 Washington Street
Wellesley, MA. 02482
Tel. (781) 431-1019 ext. 2237
Fax (781) 237-6495

~
Contact: Jeanette Rebecchi
jrebecchi@wellesleyma.gov

November 2, 2018

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

RE: ZBA 2018-65 – 16 Stearns Road 40B

Dear Ms. Mahoney,

On October 24, 2018 the Design Review Board (“the Board”) reviewed the comprehensive permit application submitted by 16 Stearns Road LLC. (“the Applicant”) for the property located at 16 Stearns Road. Overall, the Board thought that project concepts need further refinement. Please find the following suggestions for improvement that the Board feels would mitigate the impacts of the Applicant’s project based on the information currently provided.

Architecture

- **Uniformity:** The utilization of a townhouse vernacular is appreciated. These design elements and strategies should be applied on all sides to better connect the front and rear facades.
- **Rear Facade:** Less has been done to reduce the volume of building facing the Sprague School property. Incorporating vertical materials and colors rather than horizontal striping would help break up the massing.
- **Front Entrance:** Redesign the front entry with a flat roof that aligns with the eave line of the flanking porches. Otherwise, change the material type to better differentiate the front entrance.

Site Design/Landscaping

- **Pedestrian Amenities:** Include a walkway connecting the building to the street.
- **Entry Point:** Determine if there is enough ambient lighting at the driveway apron to define the entrance to the property after dark.
- **Circular Driveway:** There is too much imperious surface in the entry parking/drop-off area. Consider changing the shape of the driveway to allow for more usable open space

for residents. Alternatively, utilize plantings in the center island, and perhaps incorporate permeable pavers.

- **Outdoor Amenities:** For a development of this size, more outdoor amenity space is needed.
- **Increase Planting Size:** Utilize 3.5" – 4" caliper trees along the street edge, and 3" – 3.5" caliper deciduous trees throughout the rest of the property.

Additional Information

- **Elevation Plan Legibility:** To improve legibility, the Applicant should submit plans featuring one elevation per page.
- **Roof Plan:** A roof plan should be provided. The complex roof line looks particularly odd from the rear perspective.
- **Affordable Units:** Confirm that the affordable units are disbursed throughout the building.
- **Trash Storage:** Confirm with the Applicant how trash/recycling is being stored and removed.
- **Materials:** Product spec sheets are needed for all materials (windows, cladding, lighting etc.).
- **Signage:** Information on any signage aside from address numbers is needed.

Thank you for your attention to this matter.

Sincerely,



Jeanette Rebecchi, Planner
On Behalf of the Design Review Board