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December 20, 2018

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

**RE: ZBA 2018-24 – 148 Weston Road 40B – REVISED PLANS**

Dear Ms. Mahoney,

On December 12, 2018 the Design Review Board (“the Board”) reviewed the revised architectural and landscape plans (dated 11/21/2018) submitted by Wellesley Park, LLC. (“the Applicant”) for the property located at 148 Weston Road. The Board is still of the opinion that four stories would be more appropriate given the location of the site. However, there are additional strategies that could be employed to improve the project as currently presented.

**5<sup>th</sup> Floor Penthouse:** The Applicant has made appropriate adjustments to the building architecture to reduce the perceived massing. However, the top floor still feels too heavy, and there is a large amount of blank wall area especially along the roof line.

- Add a modest roof cornice, subservient to the fourth floor cornice.
- Create more vertical proportions by expanding the window openings.
- Where possible, align the window openings to the windows on the lower floors.
- Provide visual relief to the length of the façade by using window reveals (recessing the windows).
- Utilize board and batten siding rather than clapboard.

**Site Grading:**

- The building’s first floor Finish Floor Elevation (FFE) of 153 feet was set lower than existing grade. As a result, the entry driveway to the building and sidewalk are steeper than necessary, and may not meet accessibility requirements. The proposed grading also creates an 11-foot-tall retaining wall along the speed ramp to the garage. The Applicant should study the option of setting the FFE at 155 feet.

- The slope of the parking garage ramp is steep for external conditions. The Board recommends extending the run of the ramp to reduce the slope, and/or incorporating a ramp heating system to improve safety.
- The proposed open space found on the south side of the property has an extensive slope, and is not suitable for the program shown in the landscape plan (L6). The Applicant should create a level and usable area for residents by incorporating a retaining wall along the southern property line.

**Rooftop Equipment:** All roof-top equipment will be highly visible given the flatness of the roof. The Board is still uncertain how much of the equipment will be visible from the ground. Sightline views should be provided.

Thank you for your attention to this matter.

Sincerely,



Jeanette Rebecchi, Planner  
On Behalf of the Design Review Board