



TOWN OF WAYLAND DESIGN REVIEW BOARD

TO: Sarkis Sarkisian, Town Planner
FROM: Design Review Board
DATE: August 19, 2019
RE: Signage at 15 East Plain Street. Rivers Edge

A meeting of the Design Review Board occurred on August 19, 2019. In attendance from the DRB was Bill Sterling, Andrew Reck, Marji Ford, Leisha Johnson, and Sarki Sarkisian. The meeting was started at 6:30 by Bill Sterling.

Signage at 15 East Plain Street and 133 Main Street. The designer from Signarama presented the new version. This is the second discussion regarding this sign. Most of the DRB recommendations were implemented. The agreed sign has white lettering on a black background, with only the rose in red. The sign is closer to the street than the present sign and solid to the ground.

The DRB suggested lighting the sign from above only. There appears to be sufficient ambient light without the lower lights. Leisha suggested that she take pictures of ambient lighting at night and send them to the DRB for their consideration.

Bill made a motion to accept the sign as discussed, with the lighting still needing clarification. Andrew seconded and all were in favor.

Site Development Plans for “ALTA at River’s Edge” In attendance were:

Rebecca Stanizzi, REAC/EDC
John Copley, CWDG
Becky Rupel, CWDG
Jim Lambert, Wood Partners
Mack Seck, Wood Partners
Michael Tulipani, Wood Partners
Mike Binette, TAT

The Applicant voluntarily appeared before the DRB to get input/guidance on the current plan being proposed to the Planning Board. The discussion focused on the configuration of the three and four-story multi-family residential apartment buildings with parking garages beneath, off-street surface parking, and associated landscaping.

Sarkis Sarkisian explained that the applicant needs to appeal for ZBA approval of site plan changes (lot coverage), building height and footprint, as well as number of units. While the design guidelines called for 188 units, the applicant’s original proposal showed 190 units. The current design shows 216 units. Sarki commented that the BoS

was in favor of increasing the number of units at this site.

Mike Binette showed a rendering of the new proposal that had recently been presented to the Planning Board, showing a reduced massing of Building #2(middle building) to allow more south sunlight to reach into the courtyard recreation and pool area. This reduction and increased number of units led them to connect buildings #2 at the north end as well as increasing the extent of 4 story extensions of all three buildings.

DRB members all agreed that newest proposal with a four-story building so close to Route 20 created a harsh impression. Therefore, a few alternative ideas regarding how to transition the bulk of the three buildings as they approached Route 20 were discussed. The group worked to keep the tallest portions of the three buildings furthest away from Route 20 by extending the rear footprint of building #3, pending ConCom approval. If approved, the increased number of units would be allowed and all three building portions closest to Route 20 kept at three-stories. An alternative discussed included stepping each building down from 4-stories to 3-stories about mid-way as it approached Route 20. The one-story community building closest to Route 20 also helps to soften the massing viewed from Route 20.

Mike Binette described the latest building design to resemble a “Barn Vernacular,” mostly white vertical board and batten siding, but offered a potential for different colors (e.g. subtle blue masses) further back from the front, that were not shown in the rendering. He also suggested varied types of siding, windows and roof overhang.

Besides objecting to the white color. Becky Stanizzi reminded the group that the Planning Board had stated a strong objection to the vertical look of the buildings, towering over Route 20. She suggested introducing a stepped down massing, using a porch roof at the face of the building along Route 20, especially at the front corner of Building #1. The group all agreed that changing siding from vertical board & batten to clapboard would make the building look more horizontal. Mike Binette added a further suggestion of introducing a cut out roof “notch” at the roof interface between the 3 story and the 4 story portions of the front building.

Andrew Reck suggested adding a pitched roof between the two dormers at the top of Building #1 to help step back the massing as well as hide any mechanical equipment that may be on the flat roof area behind it.

Bill Sterling raised concern regarding the acoustical impact of the buildings running perfectly parallel to one another, causing reverberation of any sounds inside the courtyards. He suggested canting the buildings out of parallel even a minor amount to break up sounds. Mike Binette offered to hire an acoustical consultant for alternatives.

The meeting ended at 8:09 with Leisha moving to adjourn, and Marji seconding the motion.