

WELLESLEY PLANNING BOARD
AGENDA
MONDAY, JANUARY 4, 2021, 6:30 PM

ONLINE REMOTE MEETING
<https://www.wellesleymedia.org/live-streaming.html>

Planning Board Mission Statement

The Planning Board guides the Town of Wellesley in preserving and enhancing Wellesley's quality of life by fostering a diverse housing stock, multi-modal transportation options, valuable natural resources, resilient infrastructure, and a thriving local economy. The Planning Board achieves these goals through the creation and implementation of Zoning Bylaws, policies, long-term planning, and by promoting citizen participation in the planning process.

The online meeting will also be streaming live and will be telecast live on Comcast channel 9 and Verizon channel 39. The meeting will also be recorded and available for later viewing on Wellesley Media.

Residents seeking to participate in Citizen Speak or any other agenda item should email dmccauley@wellesleyma.gov prior to the meeting indicating the item they wish to speak on.

Please follow the link below to join the webinar:

<https://us02web.zoom.us/j/82903220291?pwd=N1NWNHVPRZsNXB0TnhlMVNiSlJEdz09>

Passcode: 051748

Webinar ID: 829 0322 0291

Or iPhone one-tap:

US: +13126266799,,82903220291#,,,,,0#,,051748# or +16465588656,,82903220291#,,,,,0#,,051748#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

International numbers available: <https://us02web.zoom.us/j/kbcxE0aTng>

AGENDA

1.	Call to Order/Confirmation of Participants
2.	Public Comments on Matters Not on the Agenda
3.	Review of Adequacy
	a. 10 Oakland Circle
	b. 1 Pickerel Road
	c. 62 Brookside Road
4.	Project of Significant Impact
	a. PSI-20-03 – Hunnewell School – Continued from 12/21/20
5.	Large House Review
	a. LHR-20-05 – 35 Rice Street – Continued from 12/7/20
	b. LHR-20-07 – 21 Greylock Road – Continued from 12/21/20
	c. LHR-20-08 – 46 Garden Road

6.	Zoning Board of Appeals (ZBA) Cases	
	a. ZBA-2020-75 – 183 Walnut Street	
	a. ZBA-2021-01 – 6 Wilson Street	
	b. ZBA-2021-02 - 60 Cedar Street	
	c. ZBA-2021-03 – 38 Inverness Road	
	d. ZBA-2021-04 – 74 Leighton Road	
	e. ZBA-2021-05 – 9 Durant	
	f. ZBA-2021-06 – 21 Aberdeen Road	
7.	ATM Articles	
	a. Consolidation of ZBL Definitions	
	b. Definitions for family, dwellings and related terms	
	c. Projects of Significant Impacts	
	d. Design Review Standards	
8.	Other Business	
	a. Planning Director’s Report	
	i. Accessory Dwelling Units	
	b. Planning Board Chair Report	
9.	Minutes – 12/7/20; 12/10/2020	
10.	Adjourn	
	Upcoming Scheduled Meetings (all meetings will be virtual until further notice):	Planning Board: Tues. 1/19/21 & Mon. 2/1/21 at 6:30 pm Design Review Board: Wed. 1/13/21 & 1/27/21 at 6:30 pm Historic District Commission: Tues. 1/5/21 at 6:45 pm Historical Commission: Mon. 1/11/21 at 7:00 pm Advisory Committee: Wed. 2/17/21