

WELLESLEY PLANNING BOARD MEETING & PUBLIC HEARING

AGENDA

MONDAY, JANUARY 12, 2026, at 6:30 PM

ZOOM REMOTE MEETING

www.wellesleymedia.org/live-streaming.html

Residents can view the meeting from the link above. The online meeting will be telecast live on Comcast channel 8 and Verizon channel 40 and will also be streaming live using the link above. The meeting will also be recorded and available for later viewing on Wellesley Media.

Passcode: 748724 Webinar ID: 882 2362 0112

Please click the link below to join the webinar:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88223620112?pwd=eYEJFMaEdlbQJb59kaWNb5yaveB0rZ.1>

Phone one-tap:

+16465588656,,88223620112#,,,*748724# US (New York)

+16469313860,,88223620112#,,,*748724# US

Join via audio:

+1 646 558 8656 US (New York) +1 646 931 3860 US +1 301 715 8592 US (Washington DC)

+1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago)

+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston) +1 360 209 5623 US +1 386 347 5053 US

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

AGENDA

1.	Call to Order/Confirmation of Participants
2.	Public Comments on Matters Not on the Agenda
3.	Minutes – 10/6/25, 11/5/25 & 11/17/25
4.	Review of Adequacy - ROA
	a. 5 Pond Terrace
5.	Wellesley Square Commercial District Special Permit
	a. Special Permit for Increased Density at 592 Washington Street Pursuant to Bylaw Section 5.2 Area Regulations
6.	Discussion of 2026 Annual Town Meeting (ATM) Warrant Articles
	a. Minor Amendment to Zoning Bylaw Section 3.7 Flood Plain or Watershed Protection District
	b. RIO Task Force Update/Amendment to Zoning Bylaw Section 3.2 Residential Incentive Overlay (RIO) District
7.	Capital Planning Committee Draft Policy
8.	Interim Planning Director Discussion - Vote

9.	Planning Director's Report
10.	Planning Board Chair Report
11.	Adjourn
Upcoming Scheduled Meetings	Planning Board: Mon. 1/26/26, 2/9/26 & 2/23/26 at 6:30 PM Design Review Board: Wed. 1/21/26, 2/4/26 & 2/25/26 at 6:30 PM Historic District Commission: Tues. 2/3/26 & 3/10/26 at 6:45 PM Historical Commission: Mon. 2/9/26 & 3/9/26 at 7:00 PM