

WELLESLEY PLANNING BOARD MEETING & PUBLIC HEARING  
AGENDA

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

ZOOM REMOTE MEETING

[www.wellesleymedia.org/live-streaming.html](http://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

+1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 9128 US (San Jose)

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

**AGENDA**

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

<b>9.</b>	<b>Planning Director's Report</b>
<b>10.</b>	<b>Planning Board Chair Report</b>
<b>11.</b>	<b>Adjourn</b>
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