

WELLESLEY PLANNING BOARD MEETING & PUBLIC HEARING

AGENDA

MONDAY, JANUARY 26, 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: 651509 Webinar ID: 884 2720 4658

Please click the link below to join the webinar:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88427204658?pwd=IKpkXnvA95AeChNaZ3JaZVca1ldRu1.1>

Phone one-tap:

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+13052241968,,88427204658#,,, *651509# US

Join via audio:

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+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

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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 – 12/1/25 & 12/16/25
4.	Wellesley Square Commercial District Special Permit
	a. PSI-25-04 – 592 Washington Street- Continued from 1/12/26
5.	Project of Significant Impact (PSI)
	a. PSI-24-01 – 192/194 Worcester Street/150 Cedar Street – Major Modification
	b. PSI-25-04 – 592 Washington Street
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.	Zoning Board of Appeal Cases
	a. ZBA-2026-06 – 5 Pond Terrace
9.	Planning Director's Report
10.	Planning Board Chair Report

11.	Adjourn
Upcoming Scheduled Meetings	Planning Board: Mon. 2/9/26, 2/23/26, 3/9/26 & 3/23/26 at 6:30 PM Zoning Public Hearing: Mon. 2/9/26 Planning Board with Advisory: Wed. 2/18/26 Design Review Board: Wed. 2/4/26, 2/25/26, 3/11/26 & 3/25/26 at 6:30 PM Historic District Commission: Tues. 2/3/26, 3/10/26 & Wed. 4/8/26 at 6:45 PM Historical Commission: Mon. 2/9/26, 3/9/26 & Wed. 4/15/26 at 7:00 PM