

**WELLESLEY PLANNING BOARD MEETING & PUBLIC HEARING  
AGENDA**

**MONDAY, JANUARY 26, 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: 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=IKpkXnvA95AeChNaZ3JaZVca11dRu1.1>

Phone one-tap:

+13017158592,,88427204658#,,,\*651509# US (Washington DC)

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

Join via audio:

+1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US

+1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 646 931 3860 US

+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) +1 689 278 1000 US

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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**

<b>1.</b>	<b>Call to Order/Confirmation of Participants</b>
<b>2.</b>	<b>Public Comments on Matters Not on the Agenda</b>
<b>3.</b>	<b>Minutes – 12/1/25 &amp; 12/16/25</b>
<b>4.</b>	<b>Wellesley Square Commercial District Special Permit</b>
	<b>a. PSI-25-04 – 592 Washington Street- Continued from 1/12/26</b>
<b>5.</b>	<b>Project of Significant Impact (PSI)</b>
	<b>a. PSI-24-01 – 192/194 Worcester Street/150 Cedar Street – Major Modification</b>
	<b>b. PSI-25-04 – 592 Washington Street</b>
<b>6.</b>	<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>
<b>7.</b>	<b>Zoning Board of Appeal Cases</b>
	<b>a. ZBA-2026-06 – 5 Pond Terrace</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. 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