

WELLESLEY PLANNING BOARD  
AGENDA  
MONDAY, FEBRUARY 1, 2021, 6:30 PM

**ONLINE REMOTE MEETING**  
[www.wellesleymedia.org/live-streaming.html](http://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.*

**Residents can view the meeting from the link above.** 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](mailto: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/81068176803?pwd=YnFiOFJWYU5jaG91OGNadGJNM1BmQT09>

**Passcode: 622360      Webinar ID: 810 6817 6803**

Or iPhone one-tap:

US: +13017158592,,81068176803#,,,,\*622360# or  
+13126266799,,81068176803#,,,,\*622360#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):  
US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248  
7799 or +1 669 900 9128

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International numbers available: <https://us02web.zoom.us/j/81068176803?pwd=YnFiOFJWYU5jaG91OGNadGJNM1BmQT09>

**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>Review of Adequacy</b>
	a. 62 Brookside Road – Continued from 1/7/21
<b>4.</b>	<b>Large House Reviews</b>
	a. LHR-20-05 - 35 Rice Street – Continued from 1/4/21
	b. LHR-20-10 - 64 Halsey Road (to be continued to 2/4/21)

	c. LHR-20-11 - 35 Carisbrooke Road (to be continued to 2/4/21)
	d. LHR-18-13 - 37 Ravine Road – LHR Modification
<b>5.</b>	<b>Zoning Board of Appeals</b>
	a. ZBA-2021-07 – 17 Paine Street
	b. ZBA-2021-08 – 65 Crest Road
	c. ZBA-2021-09 – 11 Oxbow Road
	d. ZBA-2021-10 – 76 Fairbanks Avenue
	e. ZBA-2021-11 – 148 Walnut Street
	f. ZBA-2021-12 – 40 Park Avenue
	g. ZBA-2021-13 – 3 Maple Road
<b>6.</b>	<b>ATM Articles</b>
	a. Consolidation of ZBL Definitions
	b. Definitions for family, dwellings and related terms
	c. Projects of Significant Impacts
	d. Design Review Standards
	e. Citizens’ Petition: 2 Edgemoor Road
<b>7.</b>	<b>Other Business</b>
	a. Accessory Dwelling Units Update
	b. Planning Director’s Report
	c. Planning Board Chair Report
<b>8.</b>	<b>Minutes –</b>
<b>9.</b>	<b>Adjourn</b>
Upcoming Scheduled Meetings (all meetings will be virtual until further notice):	Planning Board: Tues. 2/16/21, 3/1/21 (includes Public Hearing on ATM Articles) & 3/15/21 at 6:30 pm Design Review Board: Wed. 2/10/21 & 2/24/21 at 6:30 pm Historic District Commission: Tues. 3/9/21 (2/2/21 cancelled) Historical Commission: Mon. 2/8/21 at 7:00 pm Advisory Committee: Wed. Feb 24