

WELLESLEY PLANNING BOARD  
 REGULAR MEETING AND PUBLIC HEARING  
 MONDAY, FEBRUARY 3, 2020, 6:30 PM  
 TOWN HALL - GREAT HALL

***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.*

**AGENDA**

<b>1.</b>	<b>Call to Order</b>
<b>2.</b>	<b>Public Comments on Matters Not on the Agenda</b>
<b>3.</b>	<b>Public Hearing - Proposed Amendments to the Zoning Bylaw for 2020 Annual Town Meeting</b>
	a. Article 30 – Addition of Large-Scale Solar Overlay District to List of Districts
	b. Article 31 – Applying Large House Review to General Residence District
	c. Article 32 – Tree Protection & Preservation
	d. Article 33 – Natural Resource Protection (NRP) Development
	e. Article 34 – Moratorium on Marijuana Establishments
	f. Article 35 – Medical Marijuana Treatment Center
	g. Article 36 – Drainage Review
	h. Article 37 – Replace “Board of Selectmen” with “Select Board”
<b>4.</b>	<b>Discuss Board Reports and Recommendations for 2020 Annual Town Meeting Zoning Articles (including the above and Article 9 – Tree Bank Fund)</b>
<b>5.</b>	<b>Continued/Previous Applications and/or Public Hearings</b>
	a. Consider LHR 19-13 - Large House Review for 194 Pond Rd - <i>Cont'd from January 22, 2020</i>
	b. Consider LHR 19-14 – Large House Review for 196 Pond Rd – <i>Cont'd from January 22, 2020</i>
<b>6.</b>	<b>Review and Issue Recommendations for February 6, 2020 ZBA Cases</b>
	- ZBA 2019-87 – 10 Rice Street (continued from 11/7/2019)
	- ZBA-2020-06 - 46 Overbrook Drive – Special Permit
	- ZBA-2020-07 – 18 Jefferson Road – Special Permit/Finding
	- ZBA-2020-08 – 19 Francis Road – Special Permit/Finding
	- ZBA-2020-09 – 97 Crest Road – Variance/Special Permit
	- ZBA-2020-10 – 8 Tennyson Road – Special Permit
	- ZBA-2020-11 – 276 Washington Street – Special Permit/Sign
<b>7.</b>	<b>Other Business</b>
	a. Release Escrow Agreement Funds for 1 Ingleside Road
	b. Planning Director’s Report
	c. Planning Board Chair Report
<b>8.</b>	<b>Minutes – 6/14/18</b>
<b>9.</b>	<b>Adjourn</b>

**Upcoming Scheduled Meetings:**

Planning Board: Tues. 2/18/20 at 6:30 pm; Wed. 3/4/20 in Kingsbury Room, 6:30 pm; Mon. 3/16/20 at 6:30 pm  
Planning Board Public Hearing on 323 Washington Street: Wed. 3/4/20 in Kingsbury Room  
Advisory: Wed. 2/12/20 at 7 pm  
Advisory Public Hearing on Town Meeting Warrant Articles: Thurs. 2/27/20 at 7 pm, in Kingsbury Room  
Citizen Planner Training Collaborative: Sat. 3/21/20 in Worcester  
Community Preservation Committee: Wed. 2/12/20  
Complete Streets Public Hearing: Wed 2/5/20 7:30 pm in Kingsbury Room  
Design Review Board: Wed. 2/5/20 & Wed. 2/26/20  
Historic District Commission: Tues. 2/4/20  
Historical Commission: Tues. 2/10/20  
Moderator's Business Meeting: 3/20/20 at 9 am, Town Hall  
Town Meeting: Starts Monday 3/30/20

# WELLESLEY PLANNING BOARD

## NOTICE OF PUBLIC HEARING

**MONDAY, FEBRUARY 3, 2020, 6:30 PM  
GREAT HALL, TOWN HALL**

In accordance with M.G.L., Chapter 40A, Section 5, and Section 26 of the Zoning Bylaws of the Town of Wellesley, Massachusetts, notice is hereby provided that the Planning Board will hold a public hearing to begin at 6:30 p.m. on Monday, February 3, 2020 in the Great Hall in Town Hall, 525 Washington Street, on the following proposed amendments to the Zoning Bylaw and Zoning Map proposed to be considered at the 2020 Annual Town Meeting:

- Amendment of the Zoning Map by applying the Historic District Overlay Zoning District to 323 Washington Street.
- Amendment of the Zoning Bylaw to include the Large Scale Solar Overlay District in the list of districts in Section 1A ESTABLISHMENT OF DISTRICTS of the Zoning Bylaw.
- Amendment of the Zoning Bylaw Section 4 GENERAL RESIDENCE DISTRICT and Section 16D LARGE HOUSE REVIEW to apply Large House Review to single family dwellings, two-family dwellings and Town Houses in the General Residence District.
- Amendment of the Zoning Bylaw, Section 16E, TREE PROTECTION AND PRESERVATION to (1) clarify the intent and purpose of the bylaw, (2) require increased mitigation actions; (3) increase the scope of protected trees, (4) allow other factors to be included in determining contributions to the Tree Bank Fund, (5) conform to Article 55 of the Town Bylaws, and (6) update terminology.
- Amendment of the Zoning Bylaw, Section 16F, NATURAL RESOURCE PROTECTION (NRP) DEVELOPMENT to (1) increase flexibility in the design and layout of the lots within a NRP Development, (2) ensure that all such developments comply with lighting requirements in Section 16G, and (3) update terminology.
- Amendment of the Zoning Bylaw to delete Section 22E TEMPORARY MORATORIUM ON MARIJUANA ESTABLISHMENTS in its entirety.
- Amendment of the Zoning Bylaw, including Section 25 SPECIAL PERMIT GRANTING AUTHORITY to update statutory and regulatory references and associated changes resulting from the enactment of Chapter 55 of the Acts 2017.
- Amendment to the Zoning Bylaw by revising Section 16C, DRAINAGE REVIEW, as needed to comply with the requirements of the 2016 USEPA/MassDEP General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems in Massachusetts (the “MS4 Permit”).
- Amendment of the Zoning Bylaw to delete the term “Board of Selectmen” and inserting in place the term “Select Board”.

The purpose of the hearing is to allow interested persons the opportunity to express their views and opinions on the proposed amendments; any person interested or wishing to be heard should appear at the time and place designated.

A copy of the text of the proposed amendments, as well as exhibit maps, may be inspected at the Planning Department/Planning Board Office (Town Hall, 525 Washington Street), will be mailed upon request, and can be found online at <http://wellesleyma.gov> Interested persons are encouraged to call or visit the Planning Department/Planning Board Office (431-1019 ext. 2230, 2232, 2234 or 2238) for more information.