

**WELLESLEY PLANNING BOARD
NOTICE OF ZONING PUBLIC HEARING
ANNUAL TOWN MEETING**

**MONDAY, FEBRUARY 9, 2026, 6:30 PM
REMOTE MEETING**

<https://www.wellesleymedia.org/live-streaming.html>

The online meeting will also be streaming live and will be telecast live on Comcast channel 8 and Verizon channel 40. The meeting will also be recorded and available for later viewing on Wellesley Media.

If you would like to participate on this topic, an agenda will be posted at least 48 hours prior to the meeting with the remote access information.

In accordance with M.G.L., Chapter 40A, Section 5, and Section 6.4 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 9, 2026, to consider the following proposed amendments to the Zoning Bylaw which will be considered at the 2026 Annual Town Meeting:

I. Amending Section 3.7, the Flood Plain or Watershed Protection Districts Zoning Bylaw.

Amend Section 3.7.E.5.f.i of the Zoning Bylaw, relating to the Flood Plain or Watershed Protection Districts, with the insertions indicated with **bolded text**, as follows:

- i. In **A**, A1-30, AH, AE Zones, V1-30, VE, and V Zones, all Recreational Vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

II. Amending Section 3.2, the Residential Incentive Overlay (RIO) Bylaw.

Under Section 3.2, the Residential Incentive Overlay (RIO) amendments to the following:

Section 3.2.A – to update and amend the “Purpose” section of the bylaw to reflect its intent in light of current practices in Town and the amendments proposed to subsections 3.2.B and 3.2.O.

Under Section 3.2.B – to amend the “Applicability” section of the bylaw to state that future map changes to include additional land in the Residential Incentive Overlay district may not include land in the following base zoning districts:

- Any Single Residence District
- Single Residence District A

- Limited Apartment District
- Planned Development District
- Transportation District
- Parks, Recreation, and Conservation District

Under Section 3.2.O – to amend the “Project Approval/Special Permits” section of the bylaw to provide that a development project proceeding under the provisions of Section 3.2 requires a development agreement entered into by the applicant and the Town of Wellesley Select Board, and further that such agreement must be executed prior to the Planning Board’s issuance of the special permit required by Section 3.2.O.

A copy of the text of the proposed amendments may be inspected at the Planning Department/Planning Board Office (888 Worcester Street, Suite 160), and can be found online at <https://wellesleyma.gov/267/Planning>. Interested persons are encouraged to call or visit the Planning Department/Planning Board Office (781-431-1019 ext. 2230, 2232, 2234, 2237 or 2238) for more information.

Brad Downey
Interim Planning Director
(WT-1/22 & 1/29)