

WELLESLEY PLANNING BOARD

NOTICE OF PUBLIC HEARING

CONTINUED PUBLIC HEARING

In accordance with M.G.L., Chapter 40A, Section 5, and Section XXVI of the Zoning Bylaws of the Town of Wellesley, Massachusetts, notice is hereby provided that the Planning Board will hold a continued public hearing to begin at 6:30 p.m. on Monday, May 6, 2019 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 2019 Special Town Meeting:

- Amendment of the Zoning Bylaw to adopt two new sections; Section XIVJ Smart Growth Overlay Districts and Section XIVJ.1. Wellesley Park Smart Growth Overlay District.
- Amendment of the Zoning Map to rezone properties located at 20 William Street, 40 William Street, 45 William Street, 55 William Street, 60 William Street, 65 William Street, 80 William Street, and 100 William Street (Assessor's Parcel ID#s 2-1, 4-1-A, 3-4, 3-3, 3-1, 3-2, 3-1-B, 3-1-A), the area to be rezoned totaling approximately 26 acres in area, into the Wellesley Park Smart Growth Overlay District; the underlying zoning of the properties would remain unaffected.
- Amendment of the Zoning Bylaw to modify Section 1 to add to the list of zoning districts the Smart Growth Overlay Districts, Wellesley Park Smart Growth Overlay District and Commercial Recreation Overlay District.
- Amendment of the Zoning Bylaw to modify Section XIVF Residential Incentive Overlay for the purposes of allowing its application over a greater number of zoning districts, allowing for additional levels of residential density, and making other associated changes.
- Amendment of the Zoning Bylaw to modify Section XIX Yard Regulations to provide for exemption of parcels in the Residential Incentive Overlay district from certain dimensional requirements.
- Amendment of the Zoning Map to rezone properties located at 1-3 Delanson Circle, 2-4 Delanson Circle, 6 Delanson Circle, 8 Delanson Circle, 5-7 Delanson Circle, 12-18 Hollis Street (Assessor's Parcel ID#s 123-13, 123-9, 123-10, 123-11, 123-12, 123-14), the area to be rezoned totaling approximately 82,000 square feet in area, into the Residential Incentive Overlay district.
- Amendment of the Zoning Map to rezone the property located at 6 Delanson Circle (Assessor's Parcel ID# 123-10) and portions of properties located at 2-4 Delanson Circle and 8 Delanson Circle (Assessor's Parcel ID#s 123-9 and 123-11), the area to be rezoned totaling approximately 20,000 square feet in area, from the Single Residence District and 10,000 Square Foot Area Regulation District to the General Residence District.
- Amendment of the Zoning Map to rezone the properties located at 112 Weston Road, 134 Weston Road, 138 Weston Road, 140 Weston Road, 144 Weston Road, and 148 Weston Road (Assessor's Parcel ID#s 137-36, 150-1, 149-1, 149-2, 149-3, 149-4), the area to be rezoned totaling approximately 155,000 square feet in area, into the Residential Incentive Overlay district.
- Amendment of the Zoning Map to rezone the properties located at 138 Weston Road, 140 Weston Road, 144 Weston Road, and 148 Weston Road (Assessor's Parcel ID#s 149-1, 149-2, 149-3, 149-4), the area to be rezoned totaling approximately 77,000 square feet in area, from the Single Residence District and 15,000 Square Foot Area Regulation District to the General Residence District.

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) or will be mailed upon request. 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.

Victor Panak
Interim Planning Director

(4/18/19, 4/25/19 – Wellesley Townsman)