

WELLESLEY PLANNING BOARD
MEETING
REVISED AGENDA
MONDAY, JUNE 21, 2021, 6:30 PM
ONLINE REMOTE MEETING
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 prior to the meeting indicating the item they wish to speak on.

Please click the link below to join the webinar:

Passcode: 055965 Webinar ID: 896 7485 3625

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89674853625?pwd=Z2tJOFpEUkExbmRyWW1SQnhmMHg5Zz09>

Passcode: 055965

Or One tap mobile:

US: +13017158592,,89674853625#,,,,*055965# or
+13126266799,,89674853625#,,,,*055965#

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

Webinar ID: 896 7485 3625

Passcode: 055965

International numbers available: <https://us02web.zoom.us/j/89674853625?pwd=Z2tJOFpEUkExbmRyWW1SQnhmMHg5Zz09>

AGENDA

1.	Call to Order/Confirmation of Participants
2.	Public Comments on Matters Not on the Agenda
3.	Approval Not Required Plan
	a. PBC-21-03 – 32 Lantern Lane
4.	Large House Review
	a. LHR 21-02 – 206 Winding River Road (if continued from 6/16/21 meeting)
	a. 41 Chestnut Street – LHR Waiver Request
5.	Zoning Board of Appeals Cases
	a. ZBA 2021-42 – 26 Harris Avenue (continued from 5/6/21)

	b. ZBA-2021-52 – 68 Curve Street
	c. ZBA-2021-53 – 175 Walnut Street
	d. ZBA-2021-54 – 12 Rice Street
	e. ZBA-2021-55 – 4 Mansfield Road
	f. ZBA-2021-56 – 97 Russell Road
	g. ZBA-2021-57 – 72 Fairbanks Avenue
	h. ZBA-2021-58 – 7 Denton Road
	i. ZBA-2021-59 – 10 Park Avenue
6.	Other Business
	a. Discussion Fall Special Town Meeting
	i. Sustainable Zoning Working Group Proposals
	ii. Setbacks for Heat-pumps
	iii. Accessory Dwelling Units
	iv. Definitions of Town House and Two-Unit Dwelling
	v. Outdoor Seating for Restaurants
	vi. FEMA Map Update
	vii. Additional Articles
	b. Update on Wellesley Community Center Meeting
	c. Planning Director’s Report
	d. Planning Board Chair Report
7.	Minutes
8.	Adjourn
Upcoming Scheduled Meetings	Planning Board: Mon. 6/28/21 (offsite retreat) & Tues. 7/6/21 at 6:30 pm Design Review Board: Wed. 6/30/21 at 6:30 pm Historic District Commission: Tues. 6/29/21 at 6:45 pm Historical Commission: Mon. 7/12/21 at 7:00 pm