

WELLESLEY PLANNING BOARD MEETING & PUBLIC HEARING
AGENDA

MONDAY, SEPTEMBER 21, 2020, 6:30 PM

ONLINE REMOTE MEETING

<https://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 (<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.

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.

Join from a PC, Mac, iPad, iPhone or Android device: <https://us02web.zoom.us/j/86009310567>

Webinar ID: 860 0931 0567

Or join by phone: Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 9128 or +1 253 215 8782

International numbers available: <https://us02web.zoom.us/j/86009310567>

AGENDA

1.	Call to Order/Confirmation of Participants
2.	Public Comments on Matters Not on the Agenda
3.	2020 Fall Special Town Meeting – Zoning Public Hearing – <i>Continued from 7/20/20</i>
	a. 323 Washington Street, Single Building Historic District
	b. Zoning Bylaw (“ZBL”) Section 1A: Addition of Large-Scale Solar Overlay District to List of Districts
	c. ZBL Sections 4 and 16D: Applying Large House Review to General Residence District
	d. ZBL Section 4: Applying Building Size Limits in General Residence District
	e. ZBL Section 16E: Tree Protection & Preservation
	f. ZBL Section 16F: Natural Resource Protection (NRP) Development
	g. ZBL Section 22E: Moratorium on Marijuana Establishments
	h. ZBL Section 25: Special Permit Granting Authority amending provisions for Registered Marijuana Dispensaries
	i. ZBL Section 16C: Drainage Review
	j. Amend ZBL to Replace “Board of Selectmen” with “Select Board”

4.	Large House Review
	a. LHR-20-03 – 15 Pine Street
5.	Project of Significant Impact
	a. PSI-20-02 – Delanson Circle – <i>Continued from 9/8/20</i>
6.	Zoning Board of Appeal Cases
	a. ZBA-2018-18 39 Atwood Street
	b. ZBA-2019-54 170-184 Worcester Street & 7 Burke Lane
	c. ZBA-2020-32 159 Linden Street
	d. ZBA-2020-34 1 Pickerel Road
	e. ZBA-2020-40 7 Cavanagh Road
	f. ZBA-2020-41 30 River Ridge
	g. ZBA-2020-42 19 Lincoln Road
	h. ZBA-2020-43 9 Wilson Street
	i. ZBA-2020-46 461 Worcester Street
	j. ZBA-2020-49 16 Rice Street
	k. ZBA-2020-54 30 Cottage Street
7.	Other Business
	a. FY21 Work Plan
	b. Planning Director’s Report
	c. Planning Board Chair Report
8.	Minutes – 11/8/17, 8/3/20, 8/11/20, 8/19/20 and 9/2/20
9.	Adjourn
Upcoming Scheduled Meetings (all meetings will be held remotely until further notice):	Planning Board: Mon: 10/5/20 & 10/19/20 at 6:30 pm Advisory Public Hearing: 9/23/20 Design Review Board: Wed. 9/30/20 & 10/14/20 at 6:30 pm Historic District Commission: Tues: 10/6/20 at 6:45 pm Historical Commission: Tues. 10/13/20 at 7:00 pm Special Town Meeting: starts Mon. 10/26/20