

WELLESLEY PLANNING BOARD
AGENDA & ZONING PUBLIC HEARING
MONDAY, MARCH 1, 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 follow the link below to join the webinar:

<https://us02web.zoom.us/j/89110834563?pwd=NElsV1RvYm8ySnZlVWwzZUdVeTVaZz09>

Passcode: 984231 Webinar ID: 891 1083 4563

Or iPhone one-tap:

US: +13017158592,,89110834563#,,, *984231# or
+13126266799,,89110834563#,,, *984231#

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

International numbers available: <https://us02web.zoom.us/j/89110834563>

AGENDA

| | |
|-----------|--|
| 1. | Call to Order/Confirmation of Participants |
| 2. | Public Comments on Matters Not on the Agenda |
| 3. | Zoning Public Hearing |
| | a. Consolidation of ZBL Definitions |
| | b. Definitions for family, dwelling and related terms |
| | c. Citizen's Petition – 2 Edgemoor Avenue |
| 4. | Lower Falls Commercial District |
| | a. 29-35 Washington Street – Approval for FAR Increase in the Lower Falls District |
| 5. | Large House Reviews |

| | |
|--|---|
| | a. LHR-20-04 – 21 Windsor Road – Continued from 2/16/21-To be continued to 3/15/21 |
| | b. LHR-20-05 – 35 Rice Street – Continued from 2/16/21 |
| | c. LHR-20-06 – 15 Mayo Road - Continued from 2/16/21 |
| | d. LHR-20-10 – 64 Halsey Road – Continued from 2/4/21 |
| 6. | Zoning Board of Appeals |
| | a. ZBA-21-08 – 65 Crest Road – Continued from 2/4/21 |
| | b. ZBA-21-14 – 14 Old Town Road |
| | c. ZBA-21-15 – 36 Brook Street |
| | d. ZBA-21-16 – 1 Crescent Street |
| | e. ZBA-21-17 – 29-35 Washington Street |
| | f. ZBA-21-18 – 25 Oak Street |
| | g. ZBA-21-19 – 9 Franklin Road |
| | h. ZBA-21-20 – 20 Clifford Street |
| | i. ZBA-21-21 – 8 Abbott Street |
| | j. ZBA-21-22 – 8 Fiske Road |
| 7. | Other Business |
| | a. Budget |
| | b. Open Space & Recreation Plan |
| | c. Accessory Dwelling Units |
| | d. Planning Director’s Report |
| | e. Planning Board Chair Report |
| 7. | Minutes – |
| 8. | Adjourn |
| Upcoming Scheduled Meetings (all meetings will be held remotely until further notice): | Planning Board: Mon. 3/15/21 & Wed. 4/7/21 & 4/21/21 at 6:30 pm Design Review Board: Wed. 3/10/21 & 3/31/21 at 6:30 pm Historic District Commission: Tues. 3/9/21 Historical Commission: Mon. 3/8/21 at 7:00 pm Annual Town Meeting: Mon. 4/26/21 |