

Minutes of the January 13, 2022 Meeting of the Planning Board

WELLESLEY PLANNING BOARD
THURSDAY, JANUARY 13, 2022, 6:30 P.M.
ONLINE REMOTE MEETING

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.

Planning Board Members Present: Chair Catherine Johnson, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, James Roberti, Tom Taylor, Associate Member Sheila Olson

Staff Present: Planning Director Donald McCauley, Senior Planner Eric Arbeene

Advisory Liaison: John Lanza

Call to Order/Confirmation of Participants

Ms. Johnson called the meeting of the Planning Board to order at 6:34 P.M. She acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Patricia Mallett, Catherine Johnson, Tom Taylor

Public Comments on Matters Not on the Agenda

No public comments

Large House Review

LHR-21-13 – 216 Winding River Road – Continued from 1/10/22

Present: Jacob Lilley, Architect; Nathaniel Cataldo, Engineer; Bryan Obara, Landscape Architect; George Saraceno, Engineer – Town of Wellesley; David Himmelberger, Owner's Attorney

Mr. Arbeene provided project update.

Mr. Obara reviewed the proposed patio and pool plans. Ms. Johnson inquired about materials to be used in this area. Mr. Obara explained that the patio base will utilize both crushed stone and sand, which will allow water to reach the root system of existing trees.

Ms. Johnson expressed her appreciation about the applicant relocating the pool in order to protect the trees.

Mr. Taylor opined about additional trees to be preserved by revising the plans.

Mr. Roberti motioned to approve LHR-21-13 for 216 Winding River Road, subject to the general and specific conditions set forth in the Planning Department's report dated December 17, 2021; and revised with additional conditions: that the "as built" be adjusted to replace the NAVD-88 Datum to the Wellesley Datum, to address the placement of the dock when not in use, and to allow Planning Board Chair Catherine Johnson, to execute such permit on behalf of the Board. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Roberti-aye, Taylor-aye, Mallet-aye, Johnson-aye.

LHR-21-14 – 21 Riverdale Road – Continued from 1/10/22

Present: Grant and Nicole Pollock, Owners; Nick Landry, Architect: Gino Pierdomenico, Landscape Architect; Mike Freiberger, Landscape Designer; Kevin Sullivan, Neighbor; David Himmelberger, Owner's Attorney

Mr. Arbeene reviewed the application and related updates.

Ms. Olson joined the meeting at approximately 7:12 P.M.

Mr. Landry highlighted revisions made to the plans.

Mr. Himmelberger stated that by bringing the house closer to the street, the proposed retaining wall could be removed; thus decreasing the height of the ridge.

Mr. Roberti commented that the neighbor at 25 Riverdale Road, had expressed concern about stormwater runoff possibly flowing onto his property. Ms. Johnson inquired about the size of the patio in the backyard; and questioned and if the amount of impervious area would be increased.

Mr. Pollock stated that the neighbor at 25 Riverdale Road had concern that related construction would increase the chances of stormwater runoff. Mr. Himmelberger commented that the detailed stormwater report indicated a significant reduction in stormwater runoff.

Mr. Pierdomenico stated that the plans depict an increase in lawn area in the backyard, and not pavement.

Mr. Taylor noted there was a difference between the tree report as presented by the arborist, and the landscape report supplied by the applicant.

Ms. Johnson acknowledged that related plans/reports would have to be submitted in a timely fashion, to allow for Staff review.

Ms. Woodward suggested that the Oak Tree located on the right side of the property, be preserved. Ms. Pollock stated the Oak Tree was too close to the house, and had concerns that the tree could fall on the house. Ms. Woodward stated that it was important to replace canopy trees with canopy trees.

Resident and neighbor Kevin Sullivan, 25 Riverdale Road, suggested that the Planning Board consider the runoff issue.

Ms. Woodward inquired if the White Oak Tree in the left rear corner of the yard could be saved. Mr. Freiberger responded that the tree roots of the White Oak Tree would be disturbed with the construction of the retaining wall.

Ms. Johnson commented that the light fixtures detailed in the plan were not dark-sky compliant. Mr. Himmelberger indicated that the photometric plan found no evidence of light spillage onto the neighbor's lot.

Ms. Woodward opined that the proposed house was drastically different in size and style, than the rest of the neighborhood. Mr. Pollock indicated that he and his wife were trying to replicate the house which was destroyed by fire.

Mr. Roberti motioned to continue LHR-21-14 for 21 Riverdale Road to the February 3, 2022 meeting of Planning Board. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Roberti-aye, Mallet-aye, Taylor-aye, Johnson-aye.

LHR-21-15 – 27 Lathrop Road – Continued from 1/10/22

Present: Luke and Susie Perry, Owners; Rob Williamson, Architect, Nik Monahan and Reid Diamond, Haven Builders; George Saraceno, Town Engineer; David Himmelberger, Owner's Attorney

Mr. Arbeene provided update regarding the project.

Mr. Himmelberger mentioned that the site was very deep and wooded.

Mr. Perry stated the house had always been the focus of his family. Mr. Williamson confirmed the house was being placed in the same location as the present house, which would greatly minimize excavation.

Ms. Johnson inquired about the wall beside the driveway. Mr. Williamson provided detail regarding the construction of the wall.

Ms. Johnson inquired about the increase in impervious area. Mr. Diamond confirmed a 2,000 square-foot increase in impervious surface was being proposed.

Ms. Woodward inquired about the trees that would be removed. Mr. Diamond stated that those trees would be marked.

Mr. Saraceno noted that the construction management plan required additional information.

Mr. Roberti motioned to continue LHR-21-15 for 27 Lathrop Road to the Planning Board meeting on February 2, 2022. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Mallet-aye, Taylor-aye, Roberti-aye, Johnson-aye.

Project of Significant Impact

PSI-21-02 – Dana Hall School – Continued from 1/10/22

Present: Dario DiMare, Architect – Dario Designs; Paul Coates, Dario Designs; Charles Breslin, COO – Dana Hall School; Rob Mather, Assistant Head of Schools – Dana Hall School; David Himmelberger, Attorney for the Applicant

Mr. McCauley stated Dana Hall School is proposing a universal design for the addition and renovation of classrooms; which is sustainable in nature. Mr. McCauley confirmed that traffic and engineering

considerations will be addressed at an upcoming Planning Board meeting. He noted that Select Board comments will be made available as well.

Ms. Johnson inquired about how this project could fit into any master plan the school might consider, and how such planning might affect the construction of the new Honeywell School. Mr. DiMare responded the hope was to begin construction at the end of the current school year.

Mr. DiMare detailed comments made by DRB last night, and how those recommendations could fit into the plan.

Ms. Johnson noted that the proposed building “made sense,” and would anchor the school to Wellesley, especially with the proposed usage of brick and architecture. She felt that changes to the plan were not necessarily required.

Ms. Woodward stated she was anxious to see universal design being implemented. She asked if other sustainable aspects could be presented at another meeting. Mr. DiMare agreed to presents those sustainable aspects at an upcoming meeting, along with the related engineering and traffic topics.

Ms. Johnson inquired about the timeline regarding the traffic and engineering studies. Mr. McCauley responded the traffic and engineering studies would be received within seven to ten days.

Mr. DiMare explained the significant differences between universal design and traditional ADA construction.

Ms. Woodward confirmed that a school was a perfect place to carry out the universal design philosophy.

Mr. Roberti motioned to continue the PSI – 21-02 for Dana Hall School to the February 7, 2022 Planning Board meeting. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye

Zoning Amendments for Annual Town Meeting

Ms. Johnson reported Articles A-F were presented at last week’s Advisory meeting. She added that the remaining Articles, along with the FY22 Planning Department Budget would be presented on February 2, 2022.

Ms. Johnson stated that she, Mr. McCauley, and Mr. Arbeene met earlier today to discuss the zoning amendments to be presented at the January 24th public hearing.

General Residence District and Rezoning of 219 – 229 Washington Street (Articles A and B)

Mr. McCauley addressed Articles A and B, acknowledging that zoning needs to be adaptable to changes in population and variation of uses in the Wellesley Hills district. He exemplified that the Friendly Aid site will likely never to be a single residence zone again, and finding ways to be adaptive to satisfy constantly changing needs is the objective.

Mr. McCauley noted the current challenge with Article A focuses on definitions of “professional office,” and changes in parking requirements.

Ms. Woodward mentioned that bylaws are about definitions, and a more comprehensive definition for “professional” was required.

Ms. Johnson stated that further discussion could take place at the January 24th Planning Board meeting/hearing.

Ms. Olson left the meeting at 10:23 P.M.

Mr. Himmelberger stated as representative for the Friendly Aid, the specific concern was the loss of a primary tenant leaving Friendly Aid, and the present zoning restriction of the ability to rent to a non-profit organization, only.

Mr. Roberti left the meeting at 10:30 P.M.

Board discussion continued, regarding aspects being considered regarding the Friendly Aid and the UU Church in Wellesley Hills.

Mr. Taylor said he did not have a problem with the Friendly Aid having the same rights as UU Church, and the Town cannot force either party to encompass housing.

Ms. Mallett stated she had no problem with what was previously proposed.

Flood Plan and Definition of Child Care Facility (Articles C and D)

Ms. Johnson stated Articles C and D were directed by State law. Mr. McCauley mentioned he had reaching out to Town Counsel for guidance related to summary language.

Mr. Lanza commented that Town Counsel was not available for the last Advisory meeting, and Advisory requested that Town Counsel attend the next Advisory meeting.

Town Houses – Article E

Ms. Johnson estimated that less than ten properties would be affected by the proposed Article.

Sustainability Proposals, including Heat Pumps

Ms. Johnson opined Article F would begin the sustainability process. She noted that the DRB has started the process, and the PSI process addresses various infrastructure aspects.

Ms. Woodward stated that Concord, Amherst, Brookline, Cambridge and Somerville have notable sustainability bylaws and best practices.

Ms. Johnson mentioned that one related heat pump amendment might include allowing heat pumps to be installed within side and rear setbacks.

In consideration of the lengthy meeting, Ms. Johnson proceeded to adjourn the meeting at 11:05 P.M.

APPROVED – MARCH 21, 2022