

*Minutes of the September 20, 2022
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD
TUESDAY, SEPTEMBER 20, 2022, 7:00 PM
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 James Roberti, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, Tom Taylor, Marc Charney, Alternate Member Shelia Olson

Staff Present: Planning Director Don McCauley, Senior Planner Eric Arbeene, Planner Emma Coates, Planner Ryan Griffs

Advisory Liaisons: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 6:31 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Tom Taylor, Marc Charney, Patricia Mallett

Public Comments on Matters Not on the Agenda

No Comments

Public Hearing

Drainage Regulations

Present: Tom Harrington, Town Counsel; Maurica Miller, Counsel Associate; Dave Hickey, Town Engineer

Mr. Hickey provided various aspects of the proposed Bylaw to maintain compliance with the State MS4 regulations.

Mr. Charney inquired about how such regulation would affect the average homeowner. Mr. Hickey replied it would be triggered by acreage.

Mr. Harrington maintained the proposed regulation is essential in order to avoid fines adopted by the State.

Ms. Mallett inquired if the proposed regulations would be more stringent when compared to present LHR rules on drainage. Mr. Hickey commented on the proposed bylaw.

Ms. Woodward inquired if the bylaw would be adopted by the Planning Board. Mr. Harrington stated Town Meeting authorized the Planning Board to adopt the new regulations. Ms. Woodward recused herself.

Mr. McCauley stated the regulations will not apply to LHR applications which are currently in progress, and that all LHR applications will be governed by the bylaw.

Mr. Taylor motioned to adopt the drainage regulation as stated in the draft document, dated 8/25/22. Ms. Mallett seconded the motion. It was on motion 4-0-1; Mallett-aye, Taylor-aye, Charney-aye, Roberti-aye, Woodward-abstained

Preliminary Subdivision Public Hearing

PB-22-E-1 – 93 Worcester Street – Continued from 9/6/22

Present: Timothy Hayes, Engineer; Jordan Smith, Permitting Attorney; David Himmelberger, Attorney for the Owner

Mr. McCauley stated Staff recommends the preliminary plan be approved.

Mr. Himmelberger outlined his client's position.

Mr. Taylor inquired about the reason for splitting the properties into different subdivisions. Mr. McCauley replied the rationale for the split was to protect owners from future zoning changes.

Mr. Taylor motioned to accept the Preliminary Subdivision Plan 22-E-1 for 93 Worcester Street and to direct Staff to deliver comments to the applicant for consideration. Mr. Charney seconded the motion. It was on motion 5-0; Taylor-aye, Charney-aye, Mallett-aye, Woodward-aye, Roberti-aye.

PB-22-E-2 – 96, 100 & 110 Worcester Street – Continued from 9/6/22

Mr. Taylor motioned to accept the Preliminary Subdivision Plan 22-E-2 for 96, 100 & 110 Worcester Street and to direct Staff to deliver comments to the applicant for consideration. Mr. Charney seconded the motion. It was on motion 5-0; Taylor-aye, Charney-aye, Mallett-aye, Woodward-aye, Roberti-aye.

Large House Review

LHR-16-03 – 30 Bancroft Road – Major Modification

Present: Lee and Elizabeth Kaplan, Owners; Mark Ahearn, Pool Installer; Kevin O'Grady, Neighbor

Mr. Arbeene detailed aspects associated with the application.

Mr. McCauley stated the Planning Department had received letters of opposition from neighbors.

Ms. Kaplan highlighted the major modifications, including the increase of impervious area and the addition of four Cultec units to handle the increase in runoff.

Mr. Taylor inquired if additional Cultec units would be added. Mr. Kaplan replied in the affirmative.

Ms. Mallett inquired if additional lights will be added. Ms. Kaplan replied that the only lights to be added are those lights around the pool area.

Ms. Woodward questioned the placement of Cultec units between the pool and the neighbor's house, which lies downhill. Ms. Mallett commented there would be three trench drains along the pool, which drains into the Cultec system.

Mr. O'Grady inquired if Wellesley restricts the amount of impervious area per lot. Mr. McCauley replied not.

Neighbor Craig Mack, 14 Bancroft Road, indicated his support of the project.

Shelia Olson arrived at 7:46 PM.

Ms. Woodward acknowledged that Mr. O'Grady had several engineering-related concerns.

Mr. Taylor motioned to continue LHR-16-03 for 30 Bancroft Road to 10/3/22. Ms. Mallett seconded the motion. It was on motion 5-0; Mallett-aye, Taylor-aye, Charney-aye, Woodward-aye, Roberti-aye.

LHR-22-08 – 112 Abbott Road – Continued from 9/6/22

Mr. McCauley noted the applicant had requested that the LHR be postponed.

Mr. Taylor motioned to continue LHR-22-08 for 112 Abbott Road to October 19, 2022, and to extend the action deadline to 10/24/22. Ms. Mallett seconded the motion. It was on motion 5-0; Taylor-aye, Charney-aye, Mallett-aye, Woodward-aye, Roberti-aye.

LHR-22-12 – 50 Longfellow Road – Continued from 9/6/22

Present: Eduardo and Rebecca Delgado, Owners; Paul Beaulieu, Surveyor; Sallie Hill, Landscape Architect; Keri Murray, Architect; Kevin Quetti, Engineer; Larry Shind, Attorney for Owners

Mr. Arbeene summarized aspects of the application.

Mr. Shind stated the homeowners wished to plant a Crab Apple Tree, instead planting a Maple Tree, preferred by Staff. Ms. Hill highlighted the landscaping plan, stressing that the owners did not want to plant a Maple Tree in the front yard.

Ms. Woodward indicated her preference for planting a native tree.

Mr. Quetti reported on the engineering changes.

Ms. Mallett inquired about the pool water being pumped to the front of the house.

Mr. Taylor motioned to approve LHR-22-12 for 50 Longfellow Road, as outlined in the 9/16/22 Planning Staff Report, including eliminating condition # 4 and amending condition #5. Ms. Mallett seconded the motion. It was on motion 5-0; Taylor-aye, Mallett-aye, Woodward-aye, Taylor-aye, Roberti-aye.

Zoning Board of Appeals (ZBA)

The review of ZBA cases was postponed to the Planning Board meeting scheduled for 10/3/22.

Minutes

7/11/22, 7/20/22 & 7/25/22

Mr. Taylor motioned to accept Planning Board Minutes of 7/11/22, 7/20/22 and 7/25/22, with adjustment to the 7/11/22 minutes. Ms. Mallett seconded the motion. It was on motion 5-0; Taylor-aye, Mallett-aye, Charney-aye, Woodward-aye, Roberti-aye.

Other Business

Planning Director Report

Mr. McCauley announced his retirement effective in November.

Planning Board Chair Report

Board members expressed their appreciation for Mr. McCauley's service and dedication.

Ms. Olson announced her temporary relocation to Ireland.

Adjourn

Mr. Roberti adjourned the meeting at 8:59 PM.

MINUTES APPROVED – MONDAY, NOVEMBER 14, 2022