

Minutes of the January 4, 2021 Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, JANUARY 4, 2021, 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 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 Valerie Oorthuys

Advisory Member: John Lanza

Call to Order/Confirmation of Participants

Ms. Johnson called the meeting of the Planning Board to order at 6:32 p.m.

Ms. Johnson announced that due to the extensive agenda, several items would be addressed at a proposed Planning Board meeting on Thursday, January 7, 2021 at 6:45 p.m. She listed those items to be presented at the January 7th meeting:

- Review of Adequacy – 62 Brookside Road
- Large House Review LHR-20-08 – 46 Garden Road
- ATM Articles
- Other Business – including a date to meet with Advisory regarding the Planning budget
- Minutes

Public comments on Matters Not on the Agenda

There were no public comments presented

Review of Adequacy

10 Oakland Circle

Present: Pablo Alvarado, Builder/Applicant

Mr. McCauley detailed the applicant was requesting a Temporary Certificate of Occupancy as the road work was not completed and the homeowner was closing on the property in mid-January.

Mr. Roberti motioned to amend the escrow agreement and conditional order for 10 Oakland Circle, dated and signed June 1, 2020; written amendment will reflect extension of performance of work to be completed by June 1, 2021. Planning Director Donald McCauley to be authorized to issue a Temporary Certificate of Occupancy and sign on the behalf of the Planning Board

members. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

1 Pickerel Road

Present: David Himmelberger, Attorney for the Applicant

Mr. McCauley acknowledged that resurfacing of the road at 1 Pickerel Road was required, and drainage issues were the responsibility of the applicant. Ms. Johnson commented about the removal of the retaining wall.

Mr. Himmelberger affirmed that he was familiar with Pickerel Road upgrade agreements as recommended by the Engineering Department.

Mr. Roberti motioned to approve the Review of Adequacy for 1 Pickerel Road with condition of removal of existing retaining wall, and the applicant post a bond in the amount of \$10,242.00 to secure performance of the requirements of the Review of Adequacy and would draft customary bond agreement and allow either Catherine Johnson, Planning Board Chair; or Donald McCauley, Planning Director; to sign on behalf of the Planning Board members. Ms. Woodward seconded the motion, as amended. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

62 Brookside Road

Mr. Roberti motioned to move the Review of Adequacy for 62 Brookside Road to the Thursday, January 7, 2021 Planning Board meeting. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

Project of Significant Impact

PSI-20-03 – Hunnewell School – Continued from 12/21/20

Present: Kristen Olsen, SMMA; Alex Pitkin, SMMA; Peter Glick, SMMA; Ellen Quirk, Hunnewell School Principal; Dr. David Lussier, Superintendent of Wellesley Public Schools; Sharon Gray, WSC

Mr. Roberti recused himself from the PSI hearing in consideration of his involvement with the School Committee.

Mr. McCauley spoke of associated topics reviewed by the Board and Staff. He referenced the Proposed Conditions draft. He acknowledged the Hunnewell School design was in process, and the Board had the original plans only.

Ms. Olsen recognized that proposed fencing was included in the draft conditions. She referred to the amended plan which included the proposed fencing.

Ms. Johnson commented she would very much like to see the complete design plans, as well as wetlands permitting before the PSI. Ms. Johnson added the Board would review the PSI decision after the Wetlands Protection Committee reviewed the plans, and would reserve the right to comment about ZBA Site Review.

The topic of the proposed fencing was discussed by Board members. Dr. Lussier indicated he had concerns regarding the proposed fencing.

Ms. Woodward motioned that the Board authorize issuance of a Special Permit for the Project of Significant Impact PSI-20-03 – Hunnewell School to include the conditions set forth in the Special Permit; and additionally, to authorize Planning Board Chair Catherine Johnson, and Planning Department Director Donald McCauley to execute this permit, and to make any minor editorial changes as discussed by the Planning Board at this meeting. Ms. Mallett seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Taylor-aye, Olson-aye, Johnson-aye

Large House Reviews

LHR-20-05 – 35 Rice Street – Continued from 12/7/20

Present: Joe Fournier, Architect; Tom Ryder – Civil Engineer, Jerry Ryan, Engineer, Kathy Schreiber, Landscape Engineer

Mr. McCauley provided summary of Engineering comments, Design Review Board (DRB) recommendations and neighborhood concerns, as submitted. Mr. McCauley added that the action deadline for the project must be extended. Mr. Fournier reviewed Supplement #3, which reflected amendments to the plan as recommended by the DRB.

Ms. Johnson and the other Board members concurred that the position, size, and mass of the proposed home was excessive, and drainage in combination with a high-water table were major issues. Mr. McCauley stated that Engineering had concerns about the structure in relation to easements on the rear of the property and soil conditions. Mr. McCauley recognized that the mounding aspect and ridge/roof heights were of main concern by Staff.

Mr. Roberti stressed that Engineering was not supporting the drainage plan, as presented. Mr. Roberti recommended that Town Engineer, George Saraceno be present at the next Planning Board public hearing regarding 35 Rice Street.

Mr. Roberti motioned to continue Large House Review - LHR-20-05 – 35 Rice Street to February 1, 2021 and extend the action deadline to February 17, 2021. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

LHR-20-07 – 21 Greylock Road – Continued from 12/21/20

Present: David Silverstein, Applicant; Alan Aukeman, Landscape Architect; David Himmelberger, Attorney for the Applicant

Ms. Oorthuys provided update of the project and noted that the Wetlands Protection Committee had proceeded with wetlands order. She stated that comments from an abutter regarding water runoff, were received. Ms. Oorthuys confirmed that the Board wanted to see a more comprehensive landscape plan.

Ms. Woodward stated that considerable tree coverage would be lost. Mr. Aukeman responded that the landscape plan could be amended to assure protection of all trees. Mr. Himmelberger maintained the applicant presented a robust planting plan, adding that a revised plan to reflect protection of the existing trees would be included as a condition.

Ms. Woodward suggested that review of all trees proposed for removal be assessed again, as well as conditioning to ensure additional protection for the trees to remain on the site.

Mr. Roberti motioned to approve the Large House Review - LHR-20-07 – 21 Greylock Road, subject to the normal conditions set forth in the Staff Report dated December 29, 2020, and approval of the Engineering Department; subject to final issuance of the Wetlands Order of Conditions. Subject to the further condition that the applicant revisit the proposed number of trees to be removed on the perimeters of the property, with addition of trees as well, and present a revised landscape plan to the Planning Department for the Planning Director’s final approval. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

LHR-20-08 – 46 Garden Road

Mr. Roberti motioned to continue the Large House Review – LHR-20-08 – 46 Garden Road to the Planning Board meeting to be held on Thursday, January 7, 2021. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

Advisory liaison Mr. Lanza suggested that the Planning Board present the Planning budget to Advisory on February 24, 2021 or March 3, 2021. Mr. McCauley noted responded either date was acceptable. Mr. Lanza responded he would confirm the exact date.

Zoning Board of Appeals (ZBA) Cases

Mr. McCauley stated that 183 Walnut Street would not be discussed.

ZBA-2021-01 – 6 Wilson Street

Mr. McCauley presented the request for a Variance to rise the existing home and construct a new home.

Staff recommended ZBA deny the Variance. Board members agreed.

ZBA-2021-02 - 60 Cedar Street

Mr. McCauley presented the request for a Special Permit to construct an addition and concrete patio in the rear of the property.

Staff recommended ZBA approve the Special Permit with condition that the applicant install an infiltration system to capture runoff from the new addition. The Board agreed.

ZBA-2021-03 - 38 Inverness Road

Mr. McCauley presented the request for a Variance to construct a new sunroom.

Staff recommended ZBA approve the Special Permit Finding, subject to a condition that all appropriate wetland approvals are obtained and complied with, and that the ZBA take no action on the Variance request. The Board agreed.

ZBA-2021-04 - 74 Leighton Road

Mr. McCauley presented the request for a Special Permit/and or Variance to install new HVAC pads on the left side of the property.

Staff recommended that ZBA approve a Special Permit Finding and should the ZBA determine that a Variance is the appropriate relief, then Staff recommends the ZBA approve the Variance with the same conditions. The Board agreed.

ZBA-2021-05 - 9 Durant Road

Mr. McCauley presented the request for a Special permit to raze a home and build a new single-family home. The Staff recommended ZBA deny the Special Permit. The Board agreed.

ZBA-2021-06 -21 Aberdeen Road

Mr. McCauley presented the request for a Special Permit to expand a nonconforming deck. The Wetlands Protection Committee issued a Negative Determination of Applicability.

Staff recommended approval by ZBA. The Board agreed.

Adjourn

There being no further business, Ms. Johnson adjourned the meeting at 10:07 p.m.

MINUTES APPROVED: Monday, March 22, 2021

NEXT MEETING: Thursday, January 7, 2021 – Special Meeting