

Minutes of the January 9, 2019 Regular meeting of the Planning Board

WELLESLEY PLANNING BOARD

REGULAR MEETING

WEDNESDAY, JANUARY 9, 2019, 6:30 pm

TOWN HALL – GREAT HALL

MINUTES

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: Catherine Johnson, Patricia Mallett, Kathleen Woodward, Sheila Olson (arrived at approximately 6:50 PM) and Jim Roberti

Staff Present: Director Michael Zehner and Senior Planner Victor Panak (arrived from Design Review Board meeting at 8:15 PM)

1. Call to Order

Ms. Johnson called the meeting to order at 6:30 p.m.

2. Public Comments on Matters Not on the Agenda

Ms. Johnson asked for public comments on matters not on the agenda. There were none.

3. New Applications and/or Public Hearings

This agenda item was taken out of order at 6:35 p.m.

- a. Review and Issue Recommendation on Petition Proposing Acceptance of Polaris Circle.

Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.

Ms. Johnson stated that the acceptance of Polaris Circle as a town street will be included at Annual Town Meeting.

Mr. Zehner presented the Petition Proposing Acceptance of Polaris Circle, with the resident's signed petition and the Town's Street Acceptance Policy.

Ms. Johnson suggested that staff inform the Board of Selectmen that the percentage question/technicality might come up at Town Meeting.

Resident John Choi, 5 Polaris Circle, offered to obtain the petition signatures of the other two property owners of Polaris Circle.

Mr. Zehner suggested that securing letters of support from the two other owners would be preferable.

Ms. Johnson asked for a motion. Ms. Woodward made a motion that the Board recommend acceptance of the street based on construction being consistent with Town standards and the previously approved subdivision. Ms. Mallet seconded the motion. The Board voted unanimously (3-0) to approve the motion.

- b. Review and Issue Recommendations for January 10, 2019 ZBA Cases.

Ms. Johnson recommended that Recommendations be reviewed later in the meeting.

4. Continued/Previous Applications and/or Public Hearings.

Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.

- a. Review and Issue Recommendations for Pending 40B Comprehensive Permit Applications: 16 Stearns Road, 680 Worcester Street, Delanson Circle and 148 Weston Road.

Mr. Zehner presented updates for each of the pending 40B applications.

16 Stearns Road

Ms. Johnson asked for a rendering of larger scale for the Stearns Road project.

Ms. Woodward inquired about the borings performed at the Stearns Road project and requested full exploration analysis regarding blasting.

Ms. Johnson inquired about pre-blasting surveys including photography in regard to proximity to Sprague School.

Ms. Woodward questioned the screening and landscaping aspect in consideration of the proximity to the Sprague School and the fields. She also questioned the inclusion of catch basins on the plans and sediment controls.

Ms. Johnson mentioned the inclusion of a construction management plan.

Mr. Zehner explained that the full engineering plans had not been provided.

Ms. Johnson recommended that consideration be given to lighting.

680 Worcester Street

Ms. Woodward mentioned that there was nothing on the plans in regard to stormwater management.

Ms. Johnson recommended that the Engineering Division make definitive comments about the easement.

3 Burke Lane

Mr. Zehner indicated that a joint meeting with the Board of Selectmen would take place on January 22 and a meeting last week addressed technical aspects of the project.

Wellesley Office Park

Mr. Zehner noted that 40R work continues with the project and technical infrastructure meetings continue. He added that the Board of Selectmen public hearing would reopen on January 28.

5. Old Business

Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.

- a. Discuss 2019 Annual Town Meeting Zoning Articles
 - i. Article A: Zoning Bylaw Renumbering, Rearrangement and Correction.
 - ii. Article B: Section I, General Provisions
 - iii. Article C: Off-Street Parking Bylaw
 - iv. Article D: Outdoor Lighting
 - v. Article E: Zoning Map Corrections – Phase 3
 - vi. Article F: Rezoning of 999 Worcester Street
 - vii. Article G: Rezoning of Dexter Road/Wellesley Avenue
(No discussion; to be scheduled at a later meeting)
 - viii. Article H: Amendments and Rezoning Related to 148
Weston Road (Tentative)
 - ix. Article I: Amendments and Rezoning Related to
Delanson Circle (Tentative)

An administrative/procedural discussion took place related to preparation for Town Meeting.

Mr. Zehner reviewed the Articles as presented.

Ms. Johnson queried about owner's petition regarding Dexter Road.

6. New and Other Business

a. Planning Director's Report

Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.

Mr. Zehner informed the Board of continuance of 148 Weston Road and Delanson Circle to February 19. He included that on February 10, ZBA will be meeting to cover regular cases and reviewed selected Planning Department activities, upcoming Town Meetings, Planning Board future meetings and pending applications.

Mr. Zehner submitted a formal resignation statement.

Ms. Johnson thanked Mr. Zehner for all his efforts in directing the Planning Board. She also noted that Human Resources has asked her for permission to post the Director of Planning position and she suggested that the Board and Staff provide input regarding that posting.

Mr. Zehner offered his help to ensure a smooth transition. He acknowledged the accomplishments of staff. Ms. Johnson fully concurred and stated that she has sat with each staff member who has offered their extra help during this time.

3b. Review and Issue Recommendations for January 10, 2019 ZBA cases.

This agenda item was taken out of order at 7:35 PM

Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.

Case #2019-01 965 Worcester Street – Special Permit for signage

Ms. Johnson questioned if the new free-standing sign would be illuminated 24-hours daily. Mr. Zehner affirmed that bylaw dictates that lights are to be off by midnight.

Ms. Mallett commented that the Mazda sign is already up.

Ms. Woodward expressed her concern about setting precedent.

Ms. Johnson stated her concern regarding the overall status of the signage bylaw and special permitting and confirmed that she is looking forward to the codification of that bylaw. Board discussion took place.

The Planning Board recommended approval.

Case #2019-02 186 Washington Street – Special Permit for modification to a pre-existing nonconforming structure

No further comments

The Planning Board recommended approval.

Case #2019-03 53 Longfellow Road – Special Permit for modification to a pre-existing nonconforming structure

Ms. Johnson made a comment regarding the property behind the lot.

The Planning Board recommended approval.

Case #2019-04 891 Washington Street – Renewal of special permit for two-family use

Ms. Johnson commented that the Hunnewells' have a number of properties that have a carriage house or quarters that were formerly for staff housing and now regarded as a two-family consideration and the criterion is cost.

The Planning Board recommended approval.

Case #2019-05 999 Worcester Street – Renewal of variance which grants an extension of the Business District to allow for off-street parking serving the business at this address

Mr. Zehner commented that the Board recommended renewal of variance for a limited time and then to rezone the property.

Ms. Johnson commented that the time limit for the variance would serve to get the rezoning granted at Town Meeting.

An article has been submitted to the warrant for Town Meeting that would resolve the zoning of this property. In the meantime, the Planning Board recommends that the ZBA renew this Variance, as required by the conditions on a change of ownership.

Case 2019-06 36 Brook Street – Renewal of a Special Permit to allow two-family use

Mr. Zehner explained that the Town has allowed the applicant to withdraw the application and reapply subsequent to an inspection by the Building Inspector as required by the conditions of the previous Special Permit.

Ms. Johnson detailed that the condition includes the applicant reside on the premise in one of the two units.

Mr. Zehner supplemented that an abutter has raised that question at various times.

The Planning Board recommends that ZBA allow the applicant to withdraw their application and reapply subsequent to an inspection by the Building Inspector as required by the conditions of the previous Special Permit.

Case 2019-07 28 Hampton Street – Renewal of a Special Permit to allow two-family use

Ms. Johnson commented that the usage was fine.

The Planning Board recommended approval.

Case 2019-08 978 Worcester Street – Renewal of a Special Permit to allow a portion of the premises to be used as a drive-through facility

No further comments.

The Planning Board recommended approval.

Case 2019-09 258 Washington Street – Special Permit for the installation of a wall sign that exceeds the allowed maximum height

Ms. Johnson commented about the secondary sign.

Mr. Zehner referred to the recommendation by the Design Review Board regarding placement of that sign and differentiating between font sizes.

Ms. Johnson recommended that DRB probe further as they determine signage appropriateness in the future. Mr. Zehner commented about the effectiveness of ground signs. Ms. Johnson stated that retail abutters had objections about the sign because Wellesley Hills Square never had such signage.

The Planning Board recommended that ZBA approve the Special Permit with condition(s) requiring that the recommendations of the Design Review Board be followed by the applicant. However, the sign has not been modified since the Design Review Board's review and the recommendations made by the Design Review Board should be carried forward by the ZBA.

Case 2019-10 8 Meadow Lane – Special Permit for modification to a pre-existing nonconforming structure

Ms. Johnson suggested including TLAG (Total Living Area Plus Garage Space).

Mr. Zehner commented that TLAG is usually included with such plans and stated that he would follow-up on that aspect.

Ms. Johnson added that because this plan involves an older house, it might have to be considered by the Historical Commission in regards to the proposed partial demolition of the home.

The Planning Board recommended approval.

Case 2019-11 18 Maugus Avenue – Renewal of Special Permit to allow for two-family use

Ms. Johnson commented that the property had been used as a rooming house, which was part of the condition and suggested examining those conditions again before final approval before the ZBA meeting tomorrow.

The Planning Board recommended approval.

Case 2019-12 231 Forest Street – Special Permit for the installation of 7 signs that would exceed the maximum total area of signage allowed by the Bylaw

Mr. Zehner mentioned that the Bylaw does not address institutional use (Babson College is the property owner) and stated that the signs are intended as a way-finding aid.

Ms. Johnson mentioned that a special permit allowed a Babson College sign on Town property, which impedes the sight vision of drivers and requires adjustment. Mr. Zehner recommended contacting the Board of Selectmen regarding this matter.

The Planning Board recommended approval.

Case 2019-13 22 Brewster Road – Special Permit for modification to a pre-existing nonconforming structure

Ms. Johnson stated that she lives in the neighborhood and will not comment for that reason.

Ms. Woodward questioned if the addition is within the existing footprint. Mr. Zehner commented that some of it is within the existing footprint and the addition complies with setbacks. He added that Staff recommends a continuance for the applicant to make significant reduction in the scale of the project.

The Planning Board recommended that ZBA continue review of the Special Permit, while requesting that the applicant make substantial reductions in the scale of the addition.

Case 2019-14 9 Tappan Road – Special Permit for modification to a pre-existing nonconforming structure

Ms. Woodward commented on the conformity of the structure. Mr. Zehner acknowledged the confusion associated with the plan. Group discussion took place. Ms. Johnson mentioned that what is being built will correct the non-conformity aspect on one side. Mr. Zehner stated that the non-conformity is not being exacerbated.

The Planning Board recommended approval.

Case 2019-15 17 Cleveland Road – Special Permit for modification to a pre-existing nonconforming structure

There were no further comments.

The Planning Board recommended approval.

7. Adjourn

Ms. Johnson noted that there were no Public Comments because the guest speaker did not attend.

There being no other business, Ms. Johnson adjourned the meeting.

Meeting Adjourned at approximately 8:20 PM

Next Meeting: January 22, 2019

Minutes Approved: JUNE 3, 2019