

*Minutes of the January 22, 2019 Regular meeting of the Planning Board*

WELLESLEY PLANNING BOARD

REGULAR MEETING

WEDNESDAY, JANUARY 22, 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, and Sheila Olson (arrived at approximately 6:50 PM).

**Staff Present:** Director Michael Zehner and Senior Planner Victor Panak

**Absent:** James Roberti and Albert Berry

**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**

There were no public comments on matters not on the agenda.

**3. New 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 January 24, 2019 ZBA Cases

*Case #DRB18-51M and ZBA 2019-21 – 80 Walnut Street – Newton Pediatrics*

Present: Stanley Burke, representing 80 Walnut Street, LLC

Mr. Panak summarized the scope of the project and recommended approval of the project.

Mr. Burke provided an update on the project. He detailed information about the parking.

Ms. Johnson asked about site orientation and the approximate number of parking spaces needed.

Ms. Woodward asked to see the plan rendering of the building and stated that she liked the design of the building.

Ms. Mallett was in agreement that the building was appropriate for the site.

*Case #DRB18-65M and ZBA 2019-22 – Wellesley College Athletics Accessibility Renovations.*

Mr. Panak summarized the scope of the project and the proposed variance for lights.

Ms. Johnson inquired about the size of the proposed light poles.

Discussion took place regarding Babson College lighting poles of similar height.

Mr. Panak stated that he recommended that the site plan and special permitting be approved; with exception of the proposed light poles. He indicated that from a safety perspective, the proposed site plan would improve use of the fields.

Ms. Johnson asked to see the exact location of the site, in consideration of the topography, which might be lower than street grade, and perhaps less noticeable.

A photometric plan was displayed and discussed.

Ms. Mallett inquired about the frequency of night games.

Ms. Woodward commented that Wellesley College does rent out its fields.

Ms. Johnson asked at what time the games concluded at night. She asked if were possible to ask ZBA to deny the variance and condition that the College lower the light poles. She also asked if Wellesley College could dim the lighting at various times.

Mr. Panak agreed to include the dimming of lighting as a condition, and would inquire about the lighting be turned off at a certain time.

Ms. Woodward expressed concerns about disturbing the soils, proximity to wetlands, Lake Waban, the drinking water aspect and inclusion of a construction journal. She recommended that a note be included regarding the new turf composition, and confirmation that such composition would not infiltrate into the drinking water wells/aquafer.

b. Review and Issue Recommendations for February 7, 2019 ZBA Cases.

Mr. Panak confirmed that the ZBA cases for February 7<sup>th</sup> were not reviewed entirely.

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

a. Consider LHR 18-17 – Large House Review for 11 Pilgrim Circle – *Cont'd from December 17, 2018.*

Mr. Panak stated that the applicant agreed to continuance of hearing to February 19, 2019.

**Ms. Johnson asked for a motion. Ms. Woodward moved that the Planning Board agree to continue the Large House Review 18-17 – 11 Pilgrim Circle to February 19, 2019 and extend the deadline. Ms. Mallett seconded the motion. The Board voted unanimously (3-0) to approve the motion.**

- b. Consider LHR 18-16 – Large House Review for 47 MacArthur Road – *Cont'd from December 17, 2018.*

Present: Attorney David Himmelberger, Architect Paul Bayliss and Applicant Richard Juliani

Mr. Panak summarized the status of the project and recommended continuance because the new comments were recently received by the Engineering Department and the applicant has not had the opportunity to respond to those comments.

Mr. Himmelberger noted a typographical/transposition error with the title of the property. He stated that the applicant considered all the DRB recommendations and three of those recommendations were not adopted: rotation of the house, the adjustment of grading around the house and correction of the eave line on the front elevation.

Mr. Juliani distributed a document explaining the three DRB recommendations and the applicant's response.

Ms. Woodward queried about changes in the gable. Mr. Panak asked if that gable modification could be made. Mr. Juliani stated the change could be incorporated but it would not benefit the house.

Mr. Bayliss indicated that the appearance of the gable was somewhat of an optical illusion.

Ms. Johnson acknowledged that there is a steep pitch to the roof.

Mr. Zehner commended Mr. Juliani on his presentation display.

Mr. Juliani addressed the issue of creating a berm on the right side yard for stormwater purposes and added that the existing home never had stormwater issues.

Ms. Johnson also commended Mr. Juliani for his detailed explanations and added that she was concerned that the proposed structure was rather massive, especially in keeping with expansive space over the three-car garage.

Ms. Mallett agreed with the massiveness of the structure.

Ms. Johnson stated that the hearing would be continued and hoped that the applicant would consider the Boards' comments and to also consider including additional plantings.

Mr. Himmelberger acknowledged the extension of the action deadline to the next Board meeting on February 4, 2019.

**Ms. Johnson asked for a motion. Ms. Woodward motioned to continue LHR 18-16 47 MacArthur Road until February 4, 2019 with an extension of this action until February 4, 2019. Ms. Mallet seconded the motion. The Board voted unanimously (3-0) to approve the motion.**

Ms. Johnson stated that the Board would now participate in a joint meeting with the Board of Selectmen regarding a review of MassHousing Eligibility Letter for 3 Burke Lane.

At 7:38 p.m., the Planning Board meeting resumed.

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

*680 Washington Street*

Mr. Zehner stated that revised plans had not been submitted and had to be submitted to the Planning Department before the February 13 meeting and indicated that he hoped that plans would be submitted to allow for Board review.

*Delanson Circle*

Mr. Zehner provided a project update and stated that the public hearing would be continued on February 19<sup>th</sup> to allow BOS and staff to consider alternatives.

*148 Weston Road*

Mr. Zehner detailed the alternative planning proposed for the project and stated that the public hearing would continue on February 19.

Group discussion took place.

*16 Stearns Road*

Mr. Zehner noted that the next public hearing for this project is scheduled for February 19, with plans to be submitted.

*3 Burke Lane*

Mr. Zehner provided status on the project.

Ms. Woodward concurred with Selectman Sullivan's assessment (as presented at the joint meeting with the Board of Selectmen earlier this evening) that 3 Burke Lane should be presented as a stand-alone project.

Ms. Johnson reiterated that the MassHousing Eligibility Letter should highlight Wellesley's concerns and emphasize that the Town wants to get behind a project that it can support. She noted that the Town would be in immediate support of such a 40R project.

## 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 Properties (*No discussion; to be scheduled for discussion at February 4, 2019 Planning Board Meeting*)
  - ix. Article H: Amendments and Rezoning Related to 148 Weston Road (*Tentative*)
  - x. 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 and stated that the Board is scheduled to present their Articles to the Advisory Committee on February 13 and Staff would prepare motions for the given Articles with Exhibits and Sections.

Ms. Johnson queried about the zoning bylaw renumbering from Roman to Arabic numbering. Mr. Zehner responded that Town Counsel would be consulted.

## 6. New and Other Business

- a. Review and Discuss Planning Director's Job Description

Ms. Johnson referred to the proposed job description document that she distributed to Board and staff, with proposed revisions made to the 2009 job description.

Ms. Woodward commented that she required more time to review the job description detail and added that much has happened in the planning field since 2009.

Mr. Zehner stated that he would review the document.

Ms. Johnson suggested that comments from the Board should be submitted to Mr. Zehner by Monday and she would meet with Mr. Zehner to finalize the job description document.

Ms. Mallett suggested that Mr. Zehner inform the Board of any area that might be omitted from the presented job description draft.

Mr. Zehner maintained that Mr. Panak is most qualified to act as the Planning Board agent when he leaves the directorship position shortly. The Board was in agreement.

b. Planning Director's Report

Mr. Zehner stated that the Board of Selectmen would be addressing 3 Burke Lane, the Wellesley Office Park, in joint discussion along with Delanson Circle and 148 Weston Road at the next meeting of BOS meeting and would include consideration of alternatives to these projects.

Ms. Johnson stated that the March 4 meeting will have to be rescheduled due to Town Affairs Night.

The Board discussed the Scheduling of future meetings took place and applicant submissions and related quorums.

## 7. Adjourn

There being no further business, Ms. Johnson adjourned the meeting.  
Meeting adjourned at approximately 7:50 p.m.  
Next Meeting: February 4, 2019

Minutes Approved: Monday, June 3, 2019