

*Minutes of the February 1, 2021 Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, FEBRUARY 1, 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 Present:** John Lanza

**Call to Order/Confirmation of Participants**

Ms. Johnson called the meeting of the Planning Board to order at 6:31 p.m.

**Public comments on Matters Not on the Agenda**

There were no public comments presented

**ATM Articles**

Mr. McCauley stated that the Warrant Articles Public Hearing would, include a Citizen's Petition, that was scheduled for March 1, 2021. Members of the Board agreed not to proceed with discussed Sustainability Articles at this time as more study and consideration was required. Mr. McCauley agreed that much work had to be done before the sustainability related articles could be included on a Town Meeting Warrant.

**Ms. Woodward motioned to delay presentation of Article 26 and Article 27 as reflected in the draft Warrant for Annual Town Meeting dated January 27, 2021; until Fall Special Town Meeting, 2021. Ms. Mallett seconded the motion. The vote was unanimous 5-0; Mallett-aye, Woodward-aye, Taylor-aye, Roberti-aye, Johnson-aye**

**Review of Adequacy**

62 Brookside Road – Continued from 1/7/21

Present: Attorney David Himmelberger, Representing the Applicant

Mr. Himmelberger stated Brookside Road has been maintained as a public way. and there is no certification from Town Clerk. He asked if Board would vote to approve the adequacy of way subject to DPW decision to upgrade the road and added that Town Clerk certification would mute the vote if conditioning was voted upon.

Ms. Johnson mentioned setback considerations. Related Board discussion took place.

Mr. Roberti suggested that this vote be delayed until further information is made available regarding frontage of the property. Mr. McCauley agreed with Mr. Roberti.

**Mr. Roberti motioned to continue the review of adequacy for 62 Brookside Road to the Planning Board meeting on February 16, 2021. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

### **Large House Review**

#### **LHR-20-10 – 64 Halsey Avenue (to be continued to 2/4/21)**

Mr. Roberti recused himself from the meeting in consideration of 64 Halsey Avenue.

Ms. Johnson acknowledged that due to the lengthy agenda at tonight's meeting, the Large House Review for both 64 Halsey Avenue and 35 Carisbrooke Road, would be held on Thursday, February 4, 2021.

**Ms. Woodward motioned to continue LHR-20-10 – 64 Halsey Avenue to the Planning Board meeting on February 4, 2021. Ms. Mallett seconded the motion. The vote was unanimous 4-0; Mallett-aye, Woodward-aye, Taylor-aye, Johnson-aye**

**Mr. Roberti motioned to continue LHR- 20-11 – Carisbrooke Road to the Planning Board meeting on February 4, 2021. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

#### **LHR-18-13 – 37 Ravine Road – LHR Modification**

Present: Elena Stancheva, Architect – Catalano Architects: Thomas Catalano, AIA, Catalano Architects.

Ms. Stancheva presented the amended site plan, which reflected some reduction in square footage. She noted that the Design Review Board had approved the revised plan.

Mr. McCauley affirmed that the original LHR had been approved by the Board in 2018. He detailed that the applicant had reduced size of house, with primary changes made to the front of the house.

Ms. Stancheva confirmed that there were no changes made to the stormwater or landscaping plans.

**Mr. Roberti motioned to approve the modification plan for LHR-18-13 – 37 Ravine Road in accordance with Staff Report recommendations dated 1/29/21. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

LHR-20-05 – 35 Rice Street (Cont'd from 1/4/21)

Present: Terry Ryan, Engineer – Applewood Survey Co. LLC; Joe Fournier, Architect – JFF Design; Kathy Schreiber, Landscape Architect – Schreiber Associates; Gloria Lin, Applicant-Owner

Ms. Oorthuys provided update for the project and noted that the Engineering Department had not provided response. Ms. Oorthuys stated that minor reductions had been made with TLAG and mounding only.

Mr. Fournier detailed the proposed modifications and presented a revised landscape plan, which presented the proposed modifications and lowered the TLAG slightly. He noted that an extra bedroom was eliminated and the bedroom over the garage was split in two. Explained site plan revision with additional plantings.

Ms. Johnson asked about drainage on the site. Mr. Ryan stated that water drains to the rear of the property, towards the catch basin and not towards abutting properties.

Ms. Johnson recommended modification to the photometric plan to prevent light spillage. Mr. Fournier confirmed the photometric plan would be adjusted. Ms. Johnson mentioned the prevalence of ambient light in consideration of large and numerous windows. She recommended downward-facing exterior lighting.

Mr. McCauley responded that the modified plans showed progress in regard to the mounding aspect, which was a primary concern. He acknowledged this home would be significantly larger than other homes on Rice Street but being set back further from the street helps with the aspect of scale.

Mr. Roberti asked if neighborhood additional comments had been presented. Mr. McCauley confirmed that neighborhood residents would have additional opportunity to comment.

Ms. Woodward expressed her concern regarding the bulk of the house, the garage being too big and roof lines being problematic. She stressed that the scale of the home would be clearly viewed by the public from the street as well as from the fields and pathways.

Ms. Olson asked if the driveway turnaround was absolutely necessary. She noted that the proposed house might be a suitable choice if located in the Cliff Estates area, but not Rice Street. Ms. Olson stated that she would be voting against this proposed plan, should she have the opportunity to vote.

Ms. Mallett indicated her appreciation for changes made since the last meeting and stressed that the structure looked the same from the street. Ms. Schreiber suggested a line of large shrubbery as screening. Ms. Woodward commented that the roofing would still tower over large plantings.

Mr. Fournier commented that neighbors had not responded to the massing and size of house. Ms. Johnson opined that on paper neighbors cannot clearly visualize the mass.

Ms. Lin stated that she wanted a large home to accommodate three generations in her family, and that the house would be in compliance with zoning regulations and setbacks.

**Mr. Roberti motioned to continue LHR-20-05 – 35 Rice Street to the Planning Board meeting on February 16, 2021. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

Mr. McCauley suggested that the height of ridge line and comparison to other homes on the street be considered.

### **Zoning Board of Appeals**

Present: Attorney David Himmelberger

#### **ZBA-2021-02 - 60 Cedar Street**

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

Staff recommended ZBA approve the Special Permit. Board members agreed.

#### **ZBA-2021-07 - 17 Paine Street**

Mr. McCauley presented request for a Special Permit to construct an addition.

Ms. Woodward inquired about window placement.

Mr. Taylor asked about placement of the bulkhead.

The Board provided related suggestions.

Staff recommended that ZBA approve the Special Permit finding, with recommendation that the petitioner modify the right side of the house and provide variation of materials to be used.

#### **ZBA-2021-08 - 65 Crest Road**

Mr. McCauley presented Special Permit request for an addition.

Mr. McCauley stated that the proposed addition might overshadow the front of the home and be out of character. Staff recommended non-approval status.

Ms. Johnson noted that the plan needed modification. Board members agreed that ZBA not approve the plan, as presented.

ZBA-2021-09 - 11 Oxbow Road

Mr. McCauley presented Special Permit request for the construction of an addition.

Staff recommended that ZBA approve the Special Permit; Board members agreed.

ZBA-2021-10 - 76 Fairbanks Avenue

Mr. McCauley presented Special Permit request for the demolition of existing house and the construction of a new house.

Staff recommended that ZBA approve the Special Permit with conditions that adequate screening be added around the rear of the property and that infiltration systems be installed to compensate for added impervious area. The Board members agreed.

ZBA-2021-11 – 148 Walnut Street

Mr. McCauley presented the requested variance for encroachment to the left-side setback and Special Permit finding regarding razing of the existing structure.

Mr. McCauley suggested that a smaller home may be considered.

Mr. Himmelberger noted that the lot shape was unusual. A related discussion continued.

Staff recommended that ZBA approve the Special Permit with conditions that infiltration systems be installed behind the structure to compensate for increased impervious area. Staff was satisfied that the topography and shape of the lot supported the approval of a variance for the encroachment into the left side setback but had further consideration regarding the construction of a smaller structure. Planning Board members agreed.

ZBA-2021-12 – 40 Park Avenue

Mr. McCauley presented the Special Permit request for the construction of a new home.

Mr. Himmelberger commented that positive comments were submitted from neighborhood residents.

Staff recommended that ZBA Delay action on the Special Permit, until additional information regarding building size in relation to neighborhood, be submitted. Should the ZBA approve the Special Permit, the removal of an accessory structure should be conditioned. Board members agreed .

ZBA-2021-13 – 3 Maple Road

Mr. McCauley presented the Special Permit request and/or Variance regarding additions.

Staff recommended that ZBA approve the Special Permit. Board members agreed.

**Other Business**

Planning Director's Report

Mr. McCauley reviewed the 2021 Planning Department Budget. Mr. Lanza provided suggestions.

Planning Board Chair Report

Ms. Johnson detailed that she had been attending the three-part CHAPA (Citizen's Housing and Planning Association) Conference which covered 40B and 40R housing production aspects.

**Adjourn**

There being no further business, Ms. Johnson adjourned the meeting at 10:13 p.m.

**Minutes Approved:** April 5, 2021

**Next Meeting:** February 4, 2021

