

*Minutes of the February 3, 2022, Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
THURSDAY, FEBRUARY 3, 2022, 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 Members Present:** Chair Catherine Johnson, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, James Roberti, and Tom Taylor

**Absent:** Sheila Olson, Associate Member

**Staff Present:** Planning Director Don McCauley, Senior Planner Eric Arbeene

**Call to Order/Confirmation of Participants**

Ms. Johnson called the meeting of the Planning Board to order at 7:02 P.M. She acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Patricia Mallett, Catherine Johnson, and Tom Taylor

**Public Comments on Matters Not on the Agenda**

No public comments

**Large House Review**

**LHR-21-14 – 21 Riverdale Road – Continued from 1/13/22**

Present: Grant and Nicole Pollock, Owners, Nick Landry, Architect; George Saraceno, Town Engineer; Gino Pierdomenico, Landscape Architect; David Himmelberger, Owner's Attorney

Mr. Arbeene detailed that many updates had been received regarding Planning Board comments made at the last meeting. Mr. Arbeene stated several outstanding items of concern remained, such as: comments from Engineering, tree removal plans, submission of an updated Tree Protection Plan, placement and height of the structure.

It was noted that additional public comment/e-mail was received from neighbors Jane and Alex Garvis, 20 Riverdale Road, who expressed concern regarding the size and scope of the project.

Mr. Saraceno stated he could re-issue a new memo, if required. Mr. Roberti questioned if the applicant had submitted additional information. Mr. Himmelberger indicated the Civil Engineer for the project, had issued a letter responding to the issues raised by Mr. Saraceno.

Ms. Johnson questioned the ridge height. Mr. Landry stated the height of the ridge was measured from the existing grade. Mr. Pollock stated the house was moved forward to help reduce the massing. Mr. Landry commented the Civil Engineer needed to update the plan, to clarify the height aspect.

Ms. Pollock acknowledged that her neighbor across the street, had submitted an e-mail to the Board, which stated their concerns. Ms. Johnson stressed the need for a corrected plan, to correctly depict the height of the building. Mr. Landry added that grade calculation was included on that plan.

Ms. Woodward stated she was surprised by the choice of honey locust trees as replacement for the trees to be removed. Mr. Pierdomenico replied he customarily does not plant Oak or Maples on a 15,000 square foot area, because of the massive canopies and root systems. Ms. Woodward asserted that the Town takes great pride in tree preservation.

Mr. Pierdomenico agreed with the need to plant additional trees on the front part of the lot. Ms. Woodward stated one way to mitigate the largeness of a house, would be by planting trees which help camouflage the house.

Ms. Johnson questioned the appropriateness of the proposed one-foot retaining wall. Mr. Himmelberger noted that the one-foot wall gradually increases to a 3.5-foot wall.

Ms. Johnson commented the stormwater plan was sufficient, but the landscaping plan; and height of the structure were still concerning.

**Mr. Roberti moved to continue LHR-21-14 for 21 Riverdale Road, to February 16, 2022. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Taylor-aye, Mallett-aye, Johnson-aye.**

### **Other Business**

#### Board Discussion of Advisory Comments on Annual Town Meeting Articles and FY22 Budget

Ms. Johnson extended thanks to Mr. McCauley and Mr. Taylor for their work on the Articles and Budget presentation to Advisory. Ms. Woodward agreed.

### **Planning Director's Report**

Nothing further was presented.

**Planning Board Chair Report**

Nothing further was presented.

**Adjourn**

Ms. Johnson adjourned the meeting at 8:19 PM

MINUTES APPROVED – WEDNESDAY, APRIL 20, 2022