

*Minutes of the February 6, 2023
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD
MONDAY, FEBRUARY 6, 2023, 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: Chair James Roberti, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, Tom Taylor

Absent: Marc Charney, Shelia Olson

Staff Present: Interim Planning Director Eric Arbeene

Advisory Liaisons: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 6:32 P.M. He acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Tom Taylor, Patricia Mallett

Public Comments on Matters Not on the Agenda

No comments

Definite Subdivision

PB-22-E-1 – 93 Worcester Street

Present: Stephen Martorano, Civil Engineer-Bohler Engineering; Jennifer Schultz, Attorney-Sullivan & Worcester; Jordan Smith, Associate-Sullivan & Worcester; David Tinory-Beacon Capital; Attorney David Himmelberger

Mr. Arbeene provided summary of the project.

Mr. Himmelberger highlighted various aspects of the application.

Ms. Sullivan commented that the reason for the subdivision was to maintain the zoning status as it exists today.

Mr. Martorano confirmed that an infrastructure analysis was completed in order to determine what could be built on the property.

Mr. Roberti inquired if the applicant has responded to NRC comments. Mr. Martorano responded affirmatively, stating there may be offsite wetlands, which requires the team to detail the wetlands buffer on submitted plans.

Mr. Taylor motioned to continue PB-22-E-1 to the Planning Board meeting on 2/21/23. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye

PB-22-E-2 – 96.100 & 110 Worcester Street

Present: Stephen Martorano, Civil Engineer-Bohler Engineering; Jennifer Schultz, Attorney-Sullivan & Worcester; Jordan Smith, Associate-Sullivan & Worcester; David Tinory-Beacon Capital; Attorney David Himmelberger

The Board reviewed the proposed subdivision plans, as provided by Mr. Martorano.

Mr. Taylor motioned to continue PB-22-E-2 to the Planning Board meeting on 2/21/23. Ms. Mallett seconded the motion. It was on motion 4-0; Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye.

Large House Review

LHR-22-05 - 20 Oakland Street

Mr. Taylor motioned to continue LHR-22-05 – 20 Oakland Street, to the 3/6/23 Planning Board meeting, and to extend the action deadline to 3/8/23. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye

LHR 22-06 – 365 Worcester Street

Mr. Taylor motioned to continue LHR-22-06 – 365 Washington Street, to the 3/6/23 Planning Board meeting, and to extend the action deadline to 3/8/23. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye

Other Business

Diversity, Equity & Inclusion (DEI) Presentation

Present: Select Board Members Lisa Olney, and Ann-Mara Lanza; DEI Task Force Members Melinda Arias-Voci and Paul Merry

Ms. Olney presented progress made by the Diversity Equity and Inclusion Task Force and Annual Town Meeting Article 17. She provided summary of related DEI Task Force topics:

- History
- Task Force Membership

- DEI Task Force Charges: Phase I
Vision Statement
Mission Statement

Ms. Arias-Voci presented the various DEI Subcommittees:

- Institutional Structures Subcommittee
- Proposed Structure Post- Task Force Subcommittee
- Community Outreach and Engagement Subcommittee
- Town Resolution Subcommittee

Ms. Arias-Voci reported the Resolution Subcommittee was responsible for drafting an Anti-Racism and Anti-Bias Resolution, to be presented before Annual Town Meeting in Spring 2023.

Ms. Lanza provided a detailed explanation of the equity audit:

- Proposed Scope
- Desired Outcomes
- Cost and Timeframe Estimates

Ms. Olney stated the equity audit would be examining social issues, as opposed to environmental issues.

Mr. Merry invited PB Members to a DEI Workshop on March 14.

Mr. Taylor motioned to support Article 17, and the work of the DEI Task Force. Ms. Woodward seconded the motion. It was on motion 4-0; Mallett-aye, Woodward-aye, Taylor-aye, Roberti-aye

Housing Coordinator Position

Mr. Roberti provided details regarding his conversation with the Groton Housing Coordinator. He suggested the Planning Board schedule a follow-up discussion about the inclusion of the Housing Coordinator position. Mr. Roberti mentioned the discussion would likely be included on the February 28th Planning Board Meeting agenda.

Discussion to Appoint Permanent Planning Director

Mr. Roberti detailed the steps involved with hiring a Planning Director.

Discussion among Board Members took place.

Interim Planning Director's Report

Mr. Arbeene addressed Staff support for the various Boards, going forward.

Discussion took place regarding the future of Zoom meetings.

Planning Board Chair Report

Mr. Roberti reported that Jose Soliva was leaving the DRB, effective 3/1/23.

Mr. Roberti stated The CPTC (Citizen Planner Training Collaborative) Workshop will be held at Holy Cross on March 18, 2023. He suggested that Planning Board Members attend the Workshop.

Ms. Woodward suggested scheduling a mini retreat to consider how the Large House Review process could be streamlined.

Minutes - 6/3/21, 6/7/21, 6/28/21, 4/20/22 & 12/29/22

Mr. Taylor motioned to approve the Planning Board Minutes for 6/3/21, as presented. Ms. Mallett seconded the motion. It was on motion 2-0; Mallett-aye, Taylor-aye

Mr. Taylor motioned to approve the Planning Board Minutes for 6/7/21, as presented. Ms. Woodward seconded the motion. It was on motion 4-0; Mallett-aye, Taylor-aye, Woodward-aye, Roberti-aye

Mr. Taylor motioned to approve the Planning Board Minutes for 6/28/21, as presented. Ms. Woodward seconded the motion. It was on motion 3-0; Mallett-aye, Taylor-aye, Woodward-aye.

Mr. Taylor motioned to approve the Planning Board Minutes for 4/20/22, as presented. Ms. Woodward seconded the motion. It was on motion 3-0; Taylor-aye, Woodward-aye, Roberti-aye

Mr. Taylor motioned to approve the Planning Board Minutes for 12/29/22, as presented. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye

Adjourn

Mr. Roberti adjourned the meeting at 8:57 PM.

MINUTES APPROVED – TUESDAY, MARCH 21, 2023