

*Minutes of the February 7, 2022 Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, FEBRUARY 7, 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, Tom Taylor, Patricia Mallet, James Roberti, Associate Member Sheila Olson

**Staff Present:** Senior Planner Eric Arbeene

**Call to Order/Confirmation of Participants**

Ms. Johnson called the meeting of the Planning Board to order at 6:30 P.M. She acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Patricia Mallett, Tom Taylor.

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

No Comments

**Public Zoning Hearing on Citizens Petition**

Citizen's Petition – Rezoning of 130, 136, 140 & 140R Worcester Street

Ms. Johnson stated the Citizen's Petition had been withdrawn by the applicant.

**Large House Review**

LHR-21-15 – 27 Lathrop Road – Continued from 1/13/22

Present: Luke and Susie Perry, Owners; George Saraceno, Town Engineer; Reid Diamond, Builder; Bob Williamson, Architect; David Himmelberger, Attorney for Owners

Mr. Arbeene provided description regarding the finalized plans.

Ms. Olsen joined meeting at 6:53 P.M.

Ms. Woodward inquired if the Red Oak labeled #4, could be saved. Mr. Diamond noted the proposed Tree Protection Plan, makes provision to help protect and preserve Red Oak #4.

Ms. Mallett acknowledged that a neighbor expressed concern in consideration that the proposed rain garden might encourage mosquitos. Mr. Diamond replied that with proper maintenance, the water would disappear into the ground.

Mr. Saraceno commented the rain garden needs to be inspected annually, with an accompanying inspection report to be submitted to the Town.

**Mr. Roberti motioned to approve LHR-21-15 for 27 Lathrop Road, subject to the general and specific conditions outlined in the Staff Report, dated 1/11/22; and revised 2/7/22. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.**

### **Public Zoning Hearing on Citizens Petition**

#### Citizen's Petition – Rezoning of 130, 136, 140 & 140R Worcester Street

Ms. Johnson explained the Planning Board had received notice that the owner of the Worcester Street property, would not be seeking zoning change.

Resident John Lin, 3 Dearborn Street, expressed his concerned about how a proposed development would impact the traffic flow in the area.

Resident Kim Melton, 17 Duxbury Road, inquired about the status of the Citizen's Petition in consideration of the rezoning application being removed.

Mr. Roberti affirmed the location remains compromised because of surrounding wetlands. Ms. Johnson stated this area of Town was somewhat isolated from the rest of the Town. Ms. Mallett mentioned that entry into any proposed development, would be very challenging.

**Mr. Roberti motioned to close the Public Hearing for the Citizen's Petition to rezone 130, 136, 140 and 140R Worcester Street. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Taylor-aye, Mallett-aye, Roberti-aye, Johnson-aye.**

### **Approval Not Required (ANR) Plan**

#### PBC-22-01 30 Mayo Road & 35 Parker Road

Present: Steven Mangold, Attorney for Owner

Mr. Mangold stated the purpose of the change would be to combine the two lots.

**Mr. Roberti moved to endorse the Approval Not Required Plan PBC-22-01 for 30 Mayo Road and 35 Parker Road, with the condition to change name on plan, from Parker Street to Parker Road. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.**

**Project of Significant Impact****PSI-21-02 – Dana Hall School – continued from 1-13-22**

Present: Charlie Breslin, COO - Dana Hall School; Rob Mather, Assistant Head of School - Dana Hall School; Dario DiMare, Architect - Dario Designs

Mr. Arbeene provided update regarding the status of the project.

Ms. Johnson confirmed a request from the Select Board was presented, with consideration that the Hunnewell School project coordinates with the Dana Hall project.

**Mr. Roberti motioned to approve PSI-21-02 for Dana Hall School, with conditions set forth in the Staff Report prepared 2-5-22; to include that the applicant coordinate with the approved project at Hunnewell School. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Roberti--aye, Mallett-aye, Taylor-aye, Johnson-aye.**

**LHR-22-01 – 33 & 35 Pleasant Street**

Present: Seth Chates, Architect; Stanley Brooks, Attorney for the Applicant

Mr. Arbeene stated the applicant was requesting waiver from submittal of a photometric plan, and colored elevations. Mr. Brooks stated that Town Building Inspector, Mike Grant, indicated that the State building code supersedes the Town Bylaw.

Ms. Johnson inquired if the proposed lights are night-sky compliant. Mr. Chates replied in the affirmative.

**Mr. Robert motioned approve waiver requests for LHR 22-01 for 33 & 35 Pleasant Street, as requested in letter from client's attorney dated 1-4-22. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Roberti--aye, Taylor-aye, Mallett-aye, Johnson-aye.**

**LHR-21-16 – 20 Oakland Street – To Be Continued to 2/22/22**

**Mr. Roberti moved to continue LHR-21-16 – 20 Oakland Street to 02/22/22. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

**LHR-21-17 – 365 Worcester Street – To Be Continued to 2/22/22**

**Mr. Roberti motioned to continue LHR-21-17 – 365 Worcester Street to 02/22/22. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Taylor-aye, Mallett-aye, Roberti--aye, Johnson-aye.**

**Annual Town Meeting Articles**

Ms. Johnson stated Advisory would be voting at their upcoming meeting, regarding the Annual Town Meeting Articles.

Related Board discussion took place.

**Minutes**

Minutes for 11/15/21 and 11/22/21 were reviewed by the Board.

**Mr. Roberti moved to approve the 11/15/21 Wellesley Planning Board Minutes, as amended by all. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Roberti-aye, Taylor-aye, Mallett-aye, Johnson-aye.**

**Mr. Roberti moved to approve the 11/22/21 Wellesley Planning Board Minutes, as amended by all. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Mallett-aye, Johnson-aye.**

Mr. Roberti was not present at the 11/22/21 planning board meeting.

**Planning Director's Report**

There were no additional reports presented.

**Planning Board Chair Report**

There were no additional reports presented.

Ms. Johnson adjourned the Planning Board meeting at 8:07 P.M.

MINUTES APPROVED – WEDNESDAY, APRIL 20, 2022