

Minutes of the February 18, 2020 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, FEBRUARY 18, 2020 6:30 P.M.
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: Chair Catherine Johnson, Jim Roberti, Patricia Mallett and Frank Pinto.

Absent: Kathleen Woodward and Associate Member Sheila Olson

Staff Present: Planning Director Don McCauley

1. Call to Order

Recording of meeting started at approximately 6:45 p.m. due to time delay in recording.

2. Public Comments on Matters Not on the Agenda – Citizen Speak

There were no public comments. Ms. Johnson thanked retiring Board member, Frank Pinto, for his Service to the Board, noting that this was his next-to-last meeting.

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.

LHR – 19-17 – Large House Review – 27 Parker Road

Present: John Derderian, Owner/Contractor; Paul Beaulieu and Henry Arnaudo

Mr. Derderian provided explanation regarding the project including detail regarding the landscape plan. He maintained he had included the photometric plan and detailed the three recommendations made by the Design Review Board (DRB); change in light fixtures, the change in the color of window grills and alteration of the front porch roof design. Mr. Derderian confirmed that DRB changes had been made.

Mr. Arnaudo addressed the volume, mass and scale of the proposed home. Ms. Johnson emphasized that the concern was the mass and scale of the proposed project and stressed that the size of the building was overwhelming in consideration of the zoning district.

Mr. Pinto felt that the house was reasonable in terms of setback. Mr. Pinto inquired about the setbacks of the neighboring houses. Mr. Beaulieu indicated that the existing neighborhood homes might be 21 to 22 feet away from the 20 foot setback, with the exception of 15 Parker Road, which

included an easement. Ms. Johnson reiterated that the size of the proposed home was excessive for the neighborhood.

Mr. Roberti asked about the height of the proposed home in relation to neighboring homes. Mr. Derderian noted that there was not much difference in the heights. Mr. Roberti suggested adding landscape screening. Mr. Derderian agreed.

Ms. Mallett commented that the Parker Road neighborhood had sparse landscaping and expressed her desire for additional trees. Mr. Derderian mentioned that he was planning to add two trees in the front of the house and several on the sides of the house. Ms. Johnson indicated preference for the planting of additional trees, but asked if the applicant could plant 3" diameter trees. Mr. Derderian responded that planting three inch trees would be implemented.

Mr. Arnaudo sketched an alternate roof-line draft for the Board in effort to minimize the scale.

Ms. Mallett stated that she was in favor of modifying the roof line in order to minimize the massing aspect. She asked what the lot coverage was. Mr. Derderian answered that it was 19.7%.

Mr. Roberti was in favor of a modified roof plan to improve the scale of the plan. He affirmed that he wished to see additional landscaping plans.

Mr. McCauley noted further review and final approval by the Engineering Department was necessary.

Ms. Johnson suggested that the proposed flood lights located in the rear of the property, be eliminated. Mr. Derderian responded that the flood lighting was included for security reasons and the abutting neighbor was in favor of such lighting. Ms. Johnson explained that wildlife and related habitat was a concern and dark-sky compliance was preferred.

Mr. Roberti motioned to continue LHR 19-17 – Large House Review for 27 Parker Road to the meeting on March 4, 2020. Ms. Mallett seconded the motion. The vote was unanimous (4-0).

5. Review and Approve Articles for 2020 Annual Town Meeting

In regard to Article 32 – Tree Protection & Preservation, Mr. Pinto inquired about the width of a replacement tree. Mr. McCauley provided potential mitigation option, noting that the amended article would provide for 1" replacement ratio for every 1" that is removed. Related discussion took place.

Mr. Roberti motioned to approve Article 30 as laid out in the Warrant – Addition of Large-Scale Solar Overlay District to List of Districts. Ms. Mallett seconded the motion. The vote was unanimous (4-0).

Mr. Roberti motioned to approve Article 31 as laid out in the Warrant – Applying Large House Review to General Residence District. Ms. Mallett seconded the motion. The vote was unanimous (4-0).

Mr. Roberti motioned to approve Article 32 as laid out in the Warrant – Tree Protection & Preservation. Ms. Mallett seconded the motion. The vote was unanimous (4-0).

Mr. Roberti motioned to approve Article 33 as laid out in the Warrant – Natural Resource Protection (NRP) Development. Ms. Mallett seconded the motion. The vote was unanimous (4-0).

Mr. Roberti motioned to approve Article 34 as laid out in the Warrant – Moratorium on Marijuana Establishments. Ms. Mallett seconded the motion. The vote was unanimous (4-0).

Mr. Roberti motioned to approve Article 35 as laid out in the Warrant – Medical Marijuana Treatment Center. Ms. Mallett seconded the motion. The vote was unanimous (4-0).

Mr. Roberti motioned to approve Article 37 as laid out in the Warrant – Replace “Board of Selectmen” with “Select Board.” Ms. Mallett seconded the motion. The vote was unanimous (4-0).

6. Review and Issue Recommendations for March 5, 2020 ZBA Cases

Mr. McCauley presented ZBA Cases for Board review:

ZBA – 2020-06 – 46 Overbrook Drive – Special Permit (Continued from 2/6/20)

Special Permit request for demolition of existing home and new construction. Staff maintained prior recommendations that ZBA seek confirmation on front yard depth, examine drainage, lighting, landscaping and TLAG. Staff recommended delaying any action until such information was submitted for review. The Board agreed with staff recommendations.

ZBA – 2020-07 – 18 Jefferson Road – Special Permit/Finding (continued from 2/6/2020)

Special Permit request for demolition of existing home and new construction on an undersized lot. Staff recommended inclusion of conditions to include Dark Sky and Tree Protection and Preservation compliance. Mr. Roberti commented that the former house had already been razed. Ms. Johnson added the applicant was amending the construction plans.

ZBA – 2020-12 – 20 Cushing Road - Special Permit/Finding

Special Permit request for two-story addition, razing and rebuilding of a non-conforming garage on a significantly undersized lot. Staff recommended inclusion of conditions to include installation of infiltration systems to not increase stormwater runoff and compliance with the Tree Protection Bylaw. The Board agreed that the proposed addition was not excessively large.

ZBA – 2020-13 – 148 Walnut Street – Special Permit/Finding

Special Permit request for demolition of existing home and new construction with less than required side setbacks. Staff recommended that ZBA not approve the creation of a non-conforming left side setback and that ZBA seek information on lighting, landscaping, drainage and to delay action until related submission were received and reviewed. Mr. McCauley stressed that the abutting property belonged to the Town of Wellesley. Ms. Johnson commented that drainage considerations should be carefully reviewed in consideration of site proximity to the Schofield School playground.

ZBA – 2020-14 – 29 Damien Road – Special Permit/Finding

Special Permit request for additions to a non-conforming structure on a non-conforming lot. Staff recommended ZBA approve the Special Permit.

ZBA – 2020-15 – 14 Windsor Road – Special Permit/Finding

Special Permit request for razing existing non-conforming garage and constructing a new non-conforming garage attached to a proposed two-story rear addition. Staff recommended inclusion of conditioning documenting that proposed right side setback for the garage, could not provide a basis for any further non-conformities and that landscape screening be provided.

ZBA – 2020-16 – 57 Mayo Road – Special Permit/Finding

Special Permit requested replacement of an addition to rear of the structure, with slight nonconformity. Staff recommended that ZBA approve the Special Permit.

ZBA – 2020-17 – 54 Prospect Street – Special Permit/Finding

Special Permit requested demolition of existing structure and construction of a new structure on a pre-existing, non-conforming lot. Staff recommended that ZBA approve the Special Permit, subject to a condition that the structure will not increase stormwater runoff.

ZBA – 2020-18 – 73 Whittier Road – Variance

Variance requested for deck structure on the back of a recently constructed pool. Mr. Pinto commented about potential neighborhood concerns. Mr. McCauley expressed concern about permitting of the pool. Ms. Johnson noted the Town pool bylaw specifications were not comprehensive. Mr. Pinto suggested that such bylaw be reviewed. Ms. Johnson agreed with Board review of bylaw, at a later time.

The Board recognized that the proposed deck structure and pool application/plans were not well-documented, making review most difficult.

7. Other Business

FY2021 Budget

Discussion regarding pay plan took place. Ms. Johnson suggested that such a printed report would be most beneficial.

Planning Director's Report

Mr. McCauley spoke of the BETA Wellesley Sports Complex Transportation Monitoring Report. He stressed that the traffic impact was greater than anticipated, with increased impact on Weston Road. Mr. McCauley stated that the Board would be discussing such impact/issues at a future meeting. Board discussion ensued regarding the proposed traffic light on Worcester Road.

Mr. McCauley described the Wellesley Municipal Light Plant's expansion of existing, pole-mounted antenna system. He also mentioned Town re-cycling opportunities/listing as compiled by a Wellesley resident.

Planning Board Chair Report

Ms. Johnson thanked Mr. McCauley for his efforts compiling Charrette information to be presented to the Advisory Committee.

Vote to Approve the May 7, 2018 Minutes

Mr. Roberti motioned to approve the May 7, 2018 Minutes. Ms. Mallett seconded the motion. The vote was unanimous (2-0). It was noted that Mr. Pinto and Ms. Mallett were not present for the May 7, 2018 meeting.

There being no further business, Ms. Johnson adjourned the meeting at approximately 8:30 p.m.

MINUTES APPROVED: WEDNESDAY, APRIL 1, 2020

NEXT MEETING: WEDNESDAY, MARCH 20, 2020

**Donald McCauley
Planning Director**

