

Minutes of the February 19, 2019 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD

MONDAY, FEBRUARY 19, 2019, 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, Vice-Chair Jim Roberti, Albert Berry and Associate Member Sheila Olson.

Planning Board Absent: Secretary Kathleen Woodward, and Patricia Mallett

Staff Present: Senior Planner Victor Panak

1. **Call to Order**

Ms. Johnson called the meeting to order at 6:30 p.m.

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

There were no public comments on matters not on the agenda.

3. **Continued/Previous 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.

a. PSI-14-02 & PSI-13-02 – Receive and Review Post Development Traffic Report for the Tolles-Parsons Center – Presentation from Howard Stein Hudson

Present: Permanent Building Committee Chair Tom Goemaat and Transportation Consultant Elizabeth Peart of Howard Stein Hudson Consultants

Ms. Peart provided summary and stated that after the Tolles-Parsons Center was completed, her firm was retained to complete the post-construction monitoring program. The post-construction Monitoring aspect included:

- Counting cars coming into and out of the Center
- Counting cars on Washington Street (north and south)
- Performing peak hour car counts at the Center and Washington Street

- Examining the crash history on Washington Street to Wellesley Avenue and Kingsbury Street for a 12-month period prior to the opening after the opening of the Center.

The PSI traffic report had estimated that the Center generated 306 vehicle trips daily; 153 in and 153 out. She stated that traffic studies rely on the Institute of Transportation Engineers and utilize the trip generation rates. She detailed that in consideration of a senior center, such category is not in the IT book so the team worked with the Town to develop a good estimate of vehicle trips.

Ms. Peart stated that in the 18 months that the Center has been opened, the average observed daily trips were approximately 137 in and 137 out, which compares to the 153 as estimated by Howard Stein Hudson initially; thus the actual percentage was lower than estimated.

Ms. Johnson asked if Howard Stein Hudson was conservative when performing the initial Tolles-Parsons traffic studies. Ms. Peart responded that the 153 vehicle estimate was conservative. She added that for the traffic impact analysis the Center is not in operation during the standard peak hour times in the morning and in the early evening, so they studied the peak hour of the Center which is 11:00 a.m. to noon reflecting 36 vehicles in and 35 vehicles out.

Ms. Johnson commented that the Board was somewhat confused in regard to the 11% which appeared to be a much larger differential than was expected. She added that some of the questions by the Board and wondered if the estimate was somewhat high in fact, or maybe the conclusion is that the Center is not being used to its fullest capacity.

Ms. Johnson asked if there is an increase in data statistics since the time of initial traffic study. Ms. Peart responded that the most recent version of the IT Manual has come out and there is no added data. Ms. Johnson stated that carpooling might be a factor regarding the decreased vehicle numbers.

Mr. Roberti mentioned that there may be issues about the Center being used to full capacity and questioned the 5:00 p.m. to 6:00 p.m. traffic hour in relation to possibly extending the hours of operation at the Center. Mr. Roberti stated that extended operating hours idea is still in the survey stage at this time.

Ms. Johnson commented that the Wellesley COA (Council on Aging) was looking to try some extended hours from 4:00 p.m. to 6:00 p.m. and might be tested every few months to see if it might be successful and the mentioned survey would dictate that possibility, to a great extent.

Ms. Peart indicated that if a couple of hours of operation were added at the Center, the impact would be negligible, in her opinion and that Tolles-Parsons Center reflects 1 to 2% of the traffic in that area and the vehicle volume on Washington Street is not increasing much over the past several years.

Mr. Berry asked if the upcoming affordable housing units were taken into consideration when studying traffic flow. Ms. Peart responded that when the PSI was done in 2014, her group performed a future year condition and thought that 2019 was the projected year and assumed a background growth rate and included any specific projects that were considered at the time. She stated that she did not recall exactly which projects were incorporated and typically housing

developments add a small amount of traffic during peak hours. Ms. Johnson mentioned that the key to that assessment would be if the added units were senior housing units or general housing units.

Ms. Johnson stated that this concludes the PSI post-construction traffic report and had a few questions regarding reduced traffic at the Senior Center and those questions were answered.

Mr. Roberti moved to accept the Post Development Traffic Report for the Tolles-Parsons Center and the conditions of the PSI are complete. Mr. Berry seconded the motion. The Board voted unanimously (3-0) to approve the motion.

b. Consider LHR 18-17 Large House Review for 11 Pilgrim Circle – *cont'd from 1/22/19*

Mr. Panak stated that the applicants at 11 Pilgrim Circle have requested continuance to the March 7 Planning Board meeting. The applicants recognized that such continuance would extend the action deadline to March 7, 2019 as well.

Mr. Roberti moved to continue the LHR 18-17 Large House Review for 11 Pilgrim Circle to the next Planning Board meeting to March 7, 2019 and the applicants understand that the action deadline would be extended to March 7, 2019. Mr. Berry seconded the motion. The Board voted unanimously (3-0) to approve the motion.

c. Consider LHR 18-18 Large House Review for 17 Monadnock Road – *cont'd from 2/4/19*

Present: Mike Tartamella, AIA

Mr. Panak stated that the LHR application was first reviewed by the Planning Board at the February 4, 2019 meeting and the board agreed to continue the application hearing today due to the outstanding comments from the Engineering Division who did not have the opportunity to comment on those revised plans before the Board meeting. The Planning Board also had a request for additional information, including a request for a large tree key and building coverage information. Mr. Panak detailed that both of those requests were addressed and the Engineering Division provided final comments on the project in an email dated February 12, 2019.

Ms. Johnson thanked Mr. Tartamella for including the tree detail.

Mr. Tartamella reviewed the revised aspects of the project, including a broadening of the chimneys. He added that he would get a full set of plans to the Planning Department before moving forward. Mr. Berry and Mr. Roberti stated that they were fine with the plans.

Mr. Roberti moved to approve LHR 18-18 Large House Review for 17 Monadnock Road subject to the conditions as listed in the Staff Report. Mr. Berry seconded the motion. The Board voted unanimously (3-0) to approve the motion.

d. Discuss Board Reports and Recommendations for 2019 Annual Town Meeting Zoning Articles

Mr. Panak stated that the purpose of presentation is to discuss new information regarding Article 33 and the zoning map corrections and to make a motion to finalize the Boards direction regarding that article.

Mr. Panak detailed that Article 33 is composed of two pieces; 36 Pleasant Street which is currently shown on the zoning map as split between general residence and single residence. He stated that the warrant article provides the option to rezone the property into the single residence district or the general residence district. Based on new input from the abutting neighbor and the property owner, the Planning Board should move to rezone the property into single residence district. He explained that the property owner is comfortable with that zoning change.

Ms. Johnson asked if the Board could get an e-mail from the home owner for Town records. Mr. Panak agreed to obtain such correspondence from the owner.

Mr. Panak provided information regarding the Winding River properties and the option for each of the five parcels to rezone it to the single residence 40,000 square foot residence or into the Parks & Recreation district which potentially could be more consistent with its current use. Four of the properties are under private ownership and there was hesitancy to zone them under the Parks & Recreation and Conservation district and the owners of these four properties have expressed strong preference for the single residence 40,000 square foot district. He recommended that the Board action for these five parcels is to rezone four of them (those owned by residents of Needham) to the single residence 40,000 square foot district and rezone the fifth which is owned by the Needham Conservation Commission to the Parks & Recreation Conservation district.

Mr. Panak stated that the Needham Conservation Commission is comfortable with the rezoning. Ms. Johnson asked if the Needham Conservation Commission communicated their agreement via e-mail. Mr. Panak responded affirmatively.

Needham resident, Tracy Rubin, 42R Winding River Road, Needham thanked the Board for considering the preferences of the residents and was very impressed by the Planning Board's willingness to listen to residents. Ms. Johnson replied that if the Board does not listen to the residents, then we have no reason to be here. The Board thanked Ms. Rubin. Ms. Johnson stated that the final decision lies with Town Meeting vote which starts on March 25 and the zoning articles might be voted on several days after the beginning of Town Meeting and then goes to the Attorney General for the seal of approval.

Mr. Roberti moved to approve the rezoning of 36 Pleasant Street to the single family district and vote to rezone the five properties on Winding River Road, one to the Parks & Recreation Conservation district and the other four into the single residence 40,000 square foot district. Mr. Berry seconded the motion. The Board voted unanimously (3-0) to approve the motion, Johnson –aye, Roberti – aye and Berry - aye.

Ms. Johnson noted that the Board would likely revote on all articles at the next meeting when a full Board is present and will be able to alter the report that goes into Advisory as a unanimous 5-0 vote on all articles. She detailed that the report is in draft form at this time and needs a motion to allow Mr. Panak and I to finish the report and send it to Advisory.

Mr. Roberti moved to permit Victor Panak, staff and Catherine Johnson, Chairman of the Board, to be authorized by the Planning Board to complete the report and submit it to Advisory in due course. Mr. Berry seconded the motion. The Board voted unanimously (3-0) to approve the motion.

4. **New and Other Business**

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.

Present: Peter Tamm, Attorney with Goulston & Storrs, PC, Representing the Wellesley Office Park; George Cole of Leggat McCall Properties

Mr. Panak provided summary of the 40R District Application for Preliminary Determination of Eligibility for Wellesley Office Park. He explained that last Thursday he sent the application to the Department of Housing and Community Development (DHCD) and created a preliminary webpage on the Planning website for the Wellesley Office Park 40R district, which at this time includes the application form that was submitted to DHCD and the required attachments. He stated that he will be updating the webpage with other materials for the general public inclusive of presentations that the applicant and Planning Director Michael Zehner presented to the Board of Selectmen and the Advisory Committee. He provided detail regarding the application submission to DHCD.

Ms. Johnson asked if there is opportunity for tweaking the bylaw before presentation at Town Meeting. Mr. Panak responded in the affirmative.

Mr. Tamm explained that the focus here is the bylaw as an overlay district and there was some push and pull in regard to the bylaw, mostly between Mr. Zehner and himself and ended up with a good outcome for both the Town and the owner. He detailed that the key issues as considered by DHCD is:

- Assurance that housing density meets bylaw requirements – 20 units per acre (minimum).
- Affordability Component – this exceeds the affordability component – 25% instead of the 20% mandated.
- All 550 (maximum # of units permitted) are rental units. All 550 will count in Town's Subsidized housing numbers.

Ms. Johnson commented that the first building would include about 350 units. Mr. Tamm agreed and stated that the development team sought 600 units and the Town reduced that number to 550, which is still acceptable within the bylaw requirements. He stated that most recently John Hancock and their initial development partner, Hanover concluded that an initial phase of 320 would fit in the location for Phase I and will still allow for a viable second phase of 230 or so units.

Mr. Roberti questioned the local preference term, which is the first time he heard the related term and asked for further explanation about the term. Mr. Tamm replied that the development agreement will reflect is that all the projects that are developed under this overlay, will have to comply with the affordability regulations and there is an obligation that in accordance with the affordable housing restrictions that developed units will be made available by local preference in the lottery to community members to the maximum extent allowable. He added that the local preference is meaningful for the community and the

greatest challenge now is the 40R requires that overlay housing be started by an expedited process and not subject to any other approvals. He explained that the traffic answers are not available at this time and know that the transportation impacts of Phase I are immaterial.

5. New Applications and/or Public Hearings

a. Review and Issue Recommendations for March 7, 2019 ZBA Cases

142 Grove Street – Dana Hall School Athletic Field & Driveway

Mr. Panak explained that the Dana Hall School is proposing to convert an existing athletic field from natural grass to synthetic turf, and the realignment of the existing Grove Street driveway 85' north. Additional site improvements include removal of existing trees and the installation of new landscaping, hardscaping, and lighting. Also proposed is a 20-foot-tall (adjustable) ball safety netting system, a stormwater management system to capture run-off from the synthetic turf and two new stone entry walls with Dana Hall School limestone signage to be illuminated by low voltage LED up-lights.

Mr. Panak stated that the project complies with bylaws, with the exception of the sign bylaw as the proposed signage exceeds the maximum area allowed and number of standing signs per lot. He noted that the signage did receive favorable recommendation from the Design Review Board and Staff recommends approval with conditions which include DRB signage recommendations for the project.

323 Washington Street

Mr. Panak provided explanation for the petitioner, the Wellesley Historical Society who is requesting renewal of a special permit to use the structure for storage and care of collections, office working and meeting space. Improvements on the site have to be made before expanded events on the site can take place.

Ms. Johnson commented that site improvements and house improvements will be made in order to move the collections to the site.

Mr. Berry asked if the approval for additional work at the site expired as well. Mr. Panak replied that renewal of the special permit would include the expanded use as was requested last year and there are conditions which Staff recommends be granted as well.

14 Curve Street

Mr. Panak detailed that the petitioner is requesting a modification to a variance for an addition within left and right side setbacks. He added that the portion of encroachment was allowed by variance and is not a pre-existing, non-conforming structure so modification of the building requires modification of the variance. In consideration of previously approved modification of variance, Staff recommended approval of the case. Mr. Panak suggested that the project might just require a special permit for the work proposed.

Ms. Johnson stated that the lot is a narrow, rectangular lot and she would like the ZBA to act conservatively.

Mr. Berry commented that without any narrative, how can the decision be made. Mr. Panak responded that it is because ZBA previously granted the variance and the decision called out lot shape as the reason for granting the variance and ZBA needs to follow precedent.

26 Church Street

Mr. Panak stated that the commercial petitioner is requesting a sign that would exceed the number of wall signs allowed by right and for hanging signs on or over a public sidewalk/street or way. The DRB recommended approval of the signage and Staff recommends approval of the Special Permit.

Ms. Johnson asked about the LED lighting and related detail and suggested that the DRB look more closely at such lighting in the future. Mr. Panak stated that the LED lighting utilized here would give the letter on the sign a glow effect but was not sure of the brightness aspect. Ms. Johnson queried if the lighting was on 24/7 and suggested recommendation to ZBA be that illuminated signs be turned off after hours of operation. Mr. Panak affirmed that the lighting aspect would be added as a condition of approval.

9 Juniper Road

Mr. Panak detailed that the petitioners are seeking a Special Permit for the modification of a pre-existing nonconforming structure to construct a second-floor addition and a one-story addition. He stated that the modification does result in the intensification of existing nonconformities but the alterations would not be substantially more detrimental to the neighborhood. Staff recommended approval of this Special Permit.

Ms. Johnson stated that she liked the plans and stated that the project was fine.

26 Atwood Street

Mr. Panak stated that the petitioners are seeking a Special Permit for the modification of a pre-existing nonconforming structure that includes replacing existing garage with a new garage.

Ms. Johnson commented that the current detached garage is an oversized shed which should be demolished.

Mr. Panak added that the proposed alteration would result in the intensification of existing nonconformity but the altered structure would not be more detrimental to the neighborhood and is a very minor change. Staff recommended approval of the Special Permit.

57 Fuller Brook Road

Mr. Panak explained that the petitioners were seeking a Special Permit for the modification of a pre-existing nonconforming structure and modifications include a second-floor addition and a one-story rear addition. Mr. Panak affirmed that the modification would intensify the existing nonconformities but is not more detrimental to the neighborhood.

The Board agreed that the proposed project was fine.

8 Lawrence Road

Mr. Panak stated that the petitioner is seeking a Special Permit for the modification of a nonconforming structure and that the petitioner last appealed to ZBA several months ago and withdrew without prejudice. Mr. Panak further detailed that the petitioner is proposing to remove the garage that has a nonconforming rear yard setback and build an addition to the nonconforming main structure. Mr. Panak asserted that the setbacks are very slight in consideration of two existing structures.

Mr. Roberti asked if attaching the two structures would be preferable. Mr. Panak indicated that the petitioner might be able to do it that way and Staff recommended that ZBA deny the variance. Related Board discussion took place.

Ms. Johnson recognized that the lot is small in consideration of what is being proposed.

50 Woodridge Road

Mr. Panak explained that the petitioner is seeking a Special Permit for the modification of a pre-existing nonconforming structure and modifications include the demolition of the existing structure and the construction of a new dwelling that will comply with all dimensional requirements. He added that the project would result in the intensification of existing nonconformities because of the added building mass on a nonconforming lot.

Mr. Panak stated that Staff recommended that ZBA deny the Special Permit or continue review of the application, requesting that the applicant reduce the scale of the right and rear elevation and decrease massing given the proximity and scale of the immediate abutter and would be more detrimental to the neighborhood than the existing structure.

Ms. Johnson agreed that size and massing is considerable and would present a dwarfing appearance with consideration of abutting homes.

195-197 Linden Street

Mr. Panak explained that the petitioner was seeking renewal of a Special Permit to allow a portion of the premises to be used as a drive-through facility for Wellesley Bank. Staff recommended that ZBA approve the Special Permit.

The Board agreed with staff recommendation.

Ms. Johnson recommended that Board members consider attending other Board/Committee meetings that might have relevance to Planning, such as Board of Selectmen meetings, Advisory Committee meetings, etc. She suggested that this might be useful in preparation of Town Meeting. Mr. Berry and Mr. Roberti agreed with Ms. Johnson's suggestion.

There being no further business, Ms. Johnson adjourned the meeting at 8:00 p.m.

Next Meeting: Thursday, March 7, 2019

Minutes Approved: Monday, July 1, 2019 – Laura Harbottle, Interim Planning Director

