

Minutes of the February 22, 2022, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
TUESDAY, FEBRUARY 22, 2022, 6:30 PM
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, James Roberti, Tom Taylor,

Not Present: Secretary Patricia Mallett, Associate Member Shelia Olson

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

Advisory Liaison: John Lanza

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, Catherine Johnson, Tom Taylor

Public Comments on Matters Not on the Agenda

No public comments

Large House Review

LHR-21-05 – 175 Walnut Street – Continued from 1/24/22

Present: Edward Eagan, Owner; Robert Williamson, Architect, David Himmelberger, Attorney for Owner; George Saraceno, Town Engineer

Mr. Arbeene provided update of the project plans, for the proposed addition to the existing home.

Ms. Johnson inquired why the applicant was not applying to ZBA, instead of the Planning Board. Mr. Himmelberger detailed the reasons why the application was appearing before the Planning Board.

Mr. Williamson highlighted changes to the plans, including recommendations made by the Design Review Board (DRB).

Ms. Johnson inquired if any additional trees would be planted. Mr. Eagan replied in the affirmative.

Ms. Johnson asked about the driveways. Mr. Himmelberger replied there is an increase in the impervious area.

Ms. Woodward inquired about the two proposed driveways. Mr. Saraceno responded that two curb cuts would be allowed, if they were not sited within 50 feet of the street.

Mr. Taylor inquired if the lighting needed to be dark-sky compliant. Ms. Johnson commented the applicant must include a lighting proposal.

Discussion took place regarding lighting.

Ms. Woodward inquired about the composition of the retaining walls. Mr. Eagan replied the walls would be built with stone.

Mr. Roberti motioned to continue LHR-21-05 – 175 Walnut Street, to March 21, 2022; and extend the action deadline to 3/23/22. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye.

LHR-21-06 – 78 Arnold Road – Retaining Wall

Present: Bharat Singh and Brad Singh, Zen Spaces Development, David Himmelberger, Attorney for the Applicant

Mr. McCauley provided detailed regarding chronology and status of the proposed plan.

Ms. Johnson agreed with changes to the plan, as recommended by the DRB.

Mr. Singh described the aspects associated with the proposed wall. Mr. Roberti asked if a civil engineer would need to stamp the plans. Ms. Johnson inquired about the exact location of the proposed wall, and how far would the wall be from the neighbor's property. Mr. Himmelberger provided detail, adding that the boulder wall would be a stabilization structure, and would require a building permit.

Mr. Taylor commented about the proposed curved wall being straightened. Ms. Woodward expressed her preference that the proposed retaining wall be used to protect the existing tree on the site.

Mr. Roberti motioned to approve retaining wall for LHR-2106 for 78 Arnold Road, as submitted. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye.

LHR-21-08 – 16 Wedgwood Road – Continued from 1/24/22

Present: Daniel Gurian, Owner, Brian Nelson, Engineer, David Sharff, Architect

Mr. Arbeene provided detail regarding the application.

Ms. Johnson inquired about aspects of the Engineering Report.

Mr. Roberti motioned to continue LHR-21-08 for 16 Wedgwood Road, to March 7, 2022; and extend the action deadline to 3/09/22. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye.

LHR-21-16 – 20 Oakland Street – Continued from 2/7/22

Mr. McCauley stated the owner had brought in a new team, and additional time was needed before presentation to the Planning Board.

Mr. Roberti motioned to continue LHR-21-16 for 20 Oakland Street, to March 21, 2022. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye.

LHR-21-17 – 365 Worcester Street – Continued from 2/7/22

Mr. Roberti motioned to continue LHR-21-17 for 365 Worcester Road, to March 21, 2022. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye.

LHR-22-01 – 33 & 35 Pleasant Street

Present: David Brossi, Joe Brossi, Owners; Seth Chates, Architect; Brian Nelson, Engineer; Chris Peritti, Landscape Architect; Stanley Brooks, Attorney for the Owner/s

Mr. Arbeene presented update/overview regarding the project.

Mr. Brooks stated that Mr. Nelson had responded to Town engineering concerns. Mr. McCauley confirmed that remaining aspects included in the Town Engineer's recent letter, should be addressed.

Mr. Roberti motioned to continue LHR-22-01 for 33 and 35 Pleasant Street, to 3/7/22. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Zoning Board of Appeals

ZBA-2021-87 – 34 Bay View Road

Mr. McCauley provided summary of the case, noting the project had been addressed at three previous ZBA meetings. He confirmed the applicant had applied for a Special Permit for the demolition of a non-conforming home, and replacing it with a proposed home. Staff recommended ZBA approve the request. Board Members agreed.

ZBA-2022-16 – 185 Linden Street

Mr. McCauley reported the applicant requested renewal of a Special Permit for continued operation of a two-lane drive, consisting of an ATM lane, and a drive-through window on the outer lane.

Staff recommended ZBA approve the renewal of the Special Permit, with the same terms and conditions. Board Member agreed.

ZBA-2022-17 – 5 Maurice Road

Mr. McCauley reported the applicant requested a Special Permit for the construction of a rear-yard addition to existing non-conforming structure.

Staff recommended ZBA approve the Special Permit, with conditions that HVAC equipment shall not be installed in yard setbacks; and include installation of stormwater infiltration system/s to offset increased flow from the proposed building. Board Members agreed.

ZBA-2022-18 – 30 Summit Road

Mr. McCauley reported the applicant requested a Special Permit for an addition to an existing non-conforming home.

Staff recommended ZBA approve the Special Permit. Board Members agreed.

ZBA-2022-19 – 372 Washington Street

Mr. McCauley reported the applicant requested a Special Permit under Section 22C, for installation of new transmission equipment for a wireless communication facility.

Staff recommended that ZBA approve the Special Permit, provided the ZBA determines the dimensional requirements are necessary for proper functioning of the equipment. Board Members agreed.

ZBA-2022-20 - 38 Seaward Road

Mr. McCauley reported the applicant requested a Special Permit for additions to rear of the existing non-conforming home.

Staff recommended ZBA approve the Special Permit, with condition that any HVAC equipment not be located in yard setbacks. Board Members agreed.

ZBA-2022-21 – 195-197 Linden Street

Mr. McCauley reported the applicant requested renewal of a Special Permit for operation of a drive-through way.

Staff recommended the ZBA approve the renewal of the Special Permit, with the same terms and conditions. Board Members agreed.

ZBA-2022-22 – 18 Massasoit Road

Mr. McCauley reported the applicant requested a Special Permit for the addition of a second-story addition to a non-conforming structure.

Staff recommended ZBA approve the Special Permit, with condition that any external HVAC equipment, not be located within yard setbacks. Board Members agreed.

ZBA-2022-23 – 56 Washington Street

Mr. McCauley reported the applicant requested Modification of Variance, for the construction of one-story garage bay.

Staff recommended the ZBA approve the Variance, with the existing terms and conditions, other than reduction of one parking space. Board Members Agreed.

ZBA-20220-24 – 106 Central Street

Mr. McCauley reported the applicant requested Site Plan Approval under Section 16A, and a Special Permit for installation of lighting.

Staff recommended the ZBA grant Site Plan Approval, conditioned on the applicant demonstrating that the existing parking facilities are adequate to meet the needs of the project; and that ZBA approve a Special Permit for lighting, under Section 16G.H, and, if applicable, approve a Special Permit for the project. Board Members agreed.

Drainage Regulations

Board Members addressed scheduling of drainage regulation public hearing. Review of drainage regulations was scheduled for 3/21/22.

Annual Town Meeting Articles

Ms. Johnson indicated the following Annual Town Meeting Articles could be included on the Consent Calendar Agenda: Article 34 - Definition of childcare, Article 41 - Outdoor Lighting, Article 42 – Signs, and Article 43 – Zoning Bylaw Reorganization.

Mr. McCauley suggested changed the language within Article 39 – Sustainability. Board Members discussed such change.

Mr. Roberti motioned to reduce the Planning Department’s budget by one full-time employee (fte), providing confirmation from the Select Board was sent to planning board stating their support for an additional fte. At the 2023 Annual Town Meeting. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Minutes:

12/6/21, 12/9/21

Mr. Roberti motioned to accept the Planning Board Minutes for 12/6/21 and 12/9/21, as edited. Ms. Woodard seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Adjourn

Ms. Johnson adjourned the Planning Board meeting at 10:45 PM.

MINUTES APPROVED – MONDAY, MAY 2, 2022