

Minutes of the March 7, 2019 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD

THURSDAY, MARCH 7, 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 and Secretary Kathleen Woodward.

Planning Board Absent: Patricia Mallett, Frank Pinto and Associate Member Sheila Olson.

Staff Present: Victor Panak, Interim Planning Director

1. Call to Order

Ms. Johnson called the meeting to order at 6:30 p.m. Ms. Johnson congratulated both Ms. Mallett and Mr. Pinto regarding their elections to the Planning Board. She also thanked Tom Ahern and Deed McCollum for running strong and good campaigns.

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. Consider LHR 18-17 Large House Review for 11 Pilgrim Circle – Cont'd from 2/19/19

Present: Dan Garrison, Owner and Brian Alim, Architect.

Mr. Panak provided a summary of the project stating that the owner was requesting an addition to the existing home and the TLAG is 1,396 square feet and the proposed home would have a TLAG of 3,892 square feet. The DRB (Design Review Board) recommended approval of the project with several architectural recommendations. Comments were received from the Engineering Department today and the applicant has not had a chance to respond to Engineering comments. Mr. Panak stated that he had no particular concerns with this proposed project and it is only slightly above the threshold for Large House Review and abutters would not be

significantly affected. Lighting is minimal and most of the landscape is being preserved. He noted that the project was subject to wetlands and has appeared before the Wetlands Protection Committee. Mr. Panak recommended a continuance to allow the applicant to respond to the Engineering Division comments.

Mr. Garrison said he was not in favor of tearing down the existing home and wanted to keep the landscaping as it is and rather, eliminate the existing garage with adding a new mudroom, family room, expanded kitchen, new master suite and two car garage. Mr. Garrison informed the Board that he had updated the drainage system when the initial addition was built in 2018.

Mr. Alim stated that the goal is to have the renovation blend into the neighborhood and maintain the scale of the house.

Ms. Johnson thanked the owner for maintaining the shape and character of the house but did comment about the proposed garage and the dormer above it being out of character. Mr. Alim and Mr. Garrison understood the benefit of setting the garage back a foot.

Ms. Johnson suggested eliminating the proposed flood lighting and recommended use of dark sky lighting and shielded lights. The owner suggested several alternative lighting options including a downlight instead of the spotlight. The Board was in agreement.

Ms. Woodward suggested that the owner review the Planning Board's proposed Outdoor Light Bylaw. Ms. Woodward thanked the applicant for preserving the original house and transforming it into an improved home. She questioned proposed stormwater management methods, especially with respect to the catch basins and measures to prevent any construction sediment from entering the Boulder Brook. Ms. Johnson suggested verifying the proposed methods with staff engineer. Mr. Panak agreed to submit that question to staff engineering.

Ms. Woodward commented on the beauty of the Maple tree in front of the house. The applicant was in agreement. Ms. Woodward referred to tree protection bylaw. Mr. Panak stated that Large House Review is exempt from the tree protection bylaw.

Ms. Woodward noted that there was a discrepancy regarding elevation numbers on the topography map included in the plans and requested clarification. Mr. Panak elaborated on this aspect and suggested that the applicant correct the inconsistency.

Ms. Woodward inquired about the drip line and asked if permeable pavement could be used in order to help maintain the health of the maple tree. Mr. Garrison wondering about the cost differential between asphalt and the permeable pavement and noted that using permeable pavement triggers annual reporting. Mr. Panak added that the inspection only applied to infiltration systems, which is already required. Ms. Johnson commented that such pavement would require that any future driveway installation take the permeable aspect into consideration.

Ms. Woodward asserted that the permeable pavement aspect has been recommended for applicants seeking to increase driveway space. Ms. Johnson agreed that the location of the driveway overlays a portion of the tree rooting and suggested that the applicant research this aspect further. Mr. Garrison agreed to consult with an arborist.

Ms. Johnson suggested that the owner protect the maple tree with wire fencing during the period of construction.

Mr. Roberti moved to continue LHR 18-17 Large House Review for 11 Pilgrim Circle to March 18, 2019 and extend the action deadline to the same date. Ms. Woodward seconded the motion. The Board voted unanimously (3-0) to approve the motion.

Mr. Garrison agreed to the extension of the action deadline.

5. New Applications and/or Public Hearings

a. Consider LHR 19-01 Large House Review for 26 Oakridge Road

Mr. Panak stated that the applicant requested continuance of the hearing to the next Planning Board hearing.

Mr. Roberti moved to continue LHR 19-01 Large House Review for 26 Oak Ridge Road to the March 18, 2019 meeting. Ms. Woodward seconded the motion. The Board voted unanimously (3-0) to approve the motion. [There was no need to extend the action deadline.]

b. Consider LHR 19-02 Large House Review for 47 Lehigh Road

Present: William Foley, Contractor – CM&D; Verne Porter, Civil Engineer; Jane Shoplick, Landscape Architect - Shoplick Associates and Heather Adams, owner.

Mr. Panak provided summary of the proposed project and stated that the applicant requests a new house and the TLAG threshold for the location is 5,900 square feet and the proposed home would have a TLAG of 8,060 square feet. He added that DRB approved the project with some concern regarding the design of the rear elevations. The Engineering department submitted comment on February 27, 2019 and were satisfied with the stormwater management solutions and requested a number of provisions to the plan. The applicant did submit revised plans showing those revisions. There are still a few minor engineering requests and suggested conditioning. Mr. Panak stated that if the Board was to approve the application tonight, the applicant would be required to submit full-sized plans including revisions, as requested.

Mr. Foley stated that he has been building homes in Wellesley for many years and this project involves the building of a house for his daughter and her family next door to his present residence.

In the interest of full disclosure, Ms. Woodward mentioned that she purchased one of Mr. Foley's constructed homes. Ms. Johnson stated that aspect would not present conflict.

Ms. Adams stated that she, her husband and family have lived in Wellesley for 20 years and have lived at 47 Lehigh Road for about 11 years. She detailed that the new home would have five bedrooms and the basement and attic would be unfinished storage spaces. She explained that the vaulted ceiling home gym is to be used for physical therapy for her daughter who has severe special needs. She stated that the PT aspect is one way that the family can care for her at home. She detailed that the basement ceilings are too low to accommodate the activities necessary for her daughter. The high water table in the area prevents deeper excavation and it is important that the PT space be on the first floor so that her daughter can be easily supervised at all times.

Ms. Adams described the architecture and structure of the home.

Ms. Johnson thanked Ms. Adams for sharing with the Board. Ms. Johnson stated that there is a zoning movement to provide ways of caring for people with needs at home. Ms. Johnson indicated that if the family ever sold the property, this space could possibly be converted to accessory usage. Ms. Johnson commented that it would be helpful to have larger plans as the current plans were difficult to read.

Ms. Woodward commented that there was a significant amount of tree removal proposed. Ms. Adams replied that an arborist reviewed the tree situation and based on his recommendations, certain trees were slated to be removed. Mr. Foley detailed that one of the trees is deteriorating in a well and an oak in the rear corner which the arborist deemed dangerous and the third one is ten feet from excavation which the arborist maintains will not survive. Ms. Adams confirmed that there will be many new trees and shrubs.

Ms. Woodward mentioned that oak trees are great for the habitat. Ms. Shoplick spoke addressed the new plantings and the wildlife value associated.

Ms. Johnson addressed the effectiveness of the mass and scale.

Ms. Woodward indicated that the roofing was rather massive. Ms. Johnson noted that the wall dormers are balanced over the garage and more classic in style.

Mr. Roberti inquired about the proposed sports court. Mr. Panak confirmed that the sports court was in the interior of the home. Mr. Roberti did not understand a comment made that the interior sports court could be disruptive. Ms. Shoplick provided landscaping detail proposed for this area.

Ms. Woodward inquired about the drainage summary which stated that the impervious area will increase/decrease. Mr. Porter responded that there was an increase with impervious surface; drainage was required and Town engineering has approved it.

Ms. Woodward asked about the selection of light fixtures. Ms. Adams affirmed that all the proposed fixtures were dark sky compliant. Ms. Woodward thanked the owner for choosing the appropriate light fixtures.

Mr. Roberti moved to approve LHR 19-02 Large House Review for 47 Lehigh Road subject to the conditions listed in the staff report dated March 4, 2019 and amended March 7, 2019. Ms. Woodward seconded the motion. The Board voted unanimously (3-0) to approve the motion.

c. Consideration of Major Revision – LHR – 18-08 for 95 Albion Road

Present: Jan Gleysteen, Architect – Jan Gleysteen Architects, Inc.

Mr. Panak detailed that this project was a revision request and was deemed to be a major revision. The revisions add building mass to the originally approved house. He added that the revisions are: addition of a shed dormer on the rear elevation, addition of a basement area way and include some minor alterations to the sliding patio doors. Mr. Panak commented that the proposed shed dormer is reasonably screened from abutters and he had no problems with the request.

Mr. Gleysteen presented the renderings of the plan revisions. He added that a small drainage structure was proposed in order to prevent any basement flooding.

Ms. Johnson asked if the TLAG would be amended on the official records. Mr. Panak commented that is not usually done with revisions.

Mr. Roberti moved to approve the Major Revision for LHR-18-08 for 95 Albion Road. Ms. Woodward seconded the motion. The Board voted unanimously (3-0) to approve the motion.

d. Discuss Chapter 40B Application for Preliminary Site Eligibility at 136-140 Worcester Street

Mr. Panak detailed that a 40B application was submitted for 136-140 Worcester Street which was previously denied by MA Housing. The applicant has resubmitted an application with the same design and number of units. He added that Ms. Johnson attended a site visit this morning and the deadline for the Town to submit a comment letter is March 29, 2019.

Mr. Roberti asked who would be writing the comment letter. Mr. Panak stated that he would be able to compose the comment letter. Ms. Johnson agreed that a draft comment letter could be started and ready for the return of Ms. Jop to sign. Ms. Johnson noted that the project may be changing slightly and made smaller.

Mr. Roberti questioned if the project is decreased, would resubmission of plans be necessary. Mr. Panak responded not. Ms. Johnson provided explanation regarding why the application would not have to be resubmitted. She commented that the parking issue was discussed with the applicant. Ms. Johnson indicated that the problems that were present with the previous application still remain, including traffic, parking, and pedestrian passage, as well as, wetland considerations.

Ms. Johnson detailed that the applicant only has a standing Purchase and Sale agreement on the property currently and a closing would take place only after a permit is issued.

Related Board discussion took place.

6. Old 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.

a. Discuss Motions for Planning Board Sponsored Articles for 2019 Annual Town Meeting (Articles 29, 30, 31, 32, 33 and 34).

Ms. Woodward stated that she read the Report to Advisory that Ms. Johnson wrote and Mr. Panak edited and found it to be succinct and excellent. Mr. Roberti agreed.

Ms. Johnson commented that the Board will get a chance to use the Report at the prep sessions for Town Meeting on Sunday, the 24th and Thursday, March 21st. She mentioned that the Planning Board should be in attendance along with Town Meeting members. Mr. Panak commented that the prep sessions are like rehearsals for Town Meeting.

Ms. Johnson commented that she would present Articles 29 and 30 and off street parking. Mr. Roberti stated that he would present the Drexter Road Article and Zoning Maps and 999 Worcester Road. Ms. Woodward stated that she would present Outdoor Lighting.

b. Review and Sign Mylar for Polaris Circle Street Acceptance Plan

Mr. Roberti had a general question about town ways being the purview of the Board of Selectmen. Ms. Johnson stated that this is one of the final pieces of the subdivision which is the purview of the Planning Board.

There being no further business, Ms. Johnson adjourned the meeting at 7:55 p.m.

Next Meeting: March 8, 2019

Minutes Approved: August 5, 2019

Victor Panak
Interim Planning Director