

Minutes of the March 15, 2021 Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, MARCH 15, 2021, 6:30 P.M.
SPECIAL 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 Present: Chair Catherine Johnson, Vice-Chair Kathleen Woodward, James Roberti, Tom Taylor, Associate Member Sheila Olson

Ms. Mallett communicated she would be several minutes late.

Staff Present: Planning Director Donald McCauley, Town Engineer George Saraceno

Others Present: Advisory Member John Lanza

Call to Order/Confirmation of Participants

Ms. Johnson opened the meeting at 6:35 P.M. Roll Call: Johnson-present, Woodward-present, Roberti-present, Taylor-present

Public comments on Matters Not on the Agenda

There were no public comments.

Zoning Public Hearing – Continued from 3/1/21

Present: Attorney David Himmelberger

- Article 27 – Replace Wellesley Housing Development Corporation with Affordable Housing Trust
- Article 28 - Consolidation of ZBL Definitions
- Article 29 - Definitions for family, dwelling and related terms
- Article 30 - Citizen's Petition – 2 Edgemoor Avenue

Mr. McCauley provided detail regarding Articles 27, 28, 29 and 30.

Ms. Mallett joined the meeting at 6:40 P.M. Roll Call: Mallett-present.

Ms. Johnson confirmed a Citizen's Petition regarding development at 25 Oak Street, had been withdrawn. Mr. Himmelberger maintained that withdrawal was the proper action in consideration of insufficient public forum/notice. Board members agreed.

Mr. Roberti motioned to close the Public Hearing regarding Articles 27, 28, 29 and 30. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.

Mr. Roberti motioned the Planning Board recommend, that in the event of Town Meeting approval of Article 27, Wellesley Housing Development Corporation will be replaced with Wellesley Affordable Housing Trust; and all related documentation will reflect such change. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.

Mr. Roberti motioned that the Planning Board approve Article 28, the Consolidation of ZBL Definitions. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.

Mr. Roberti motioned that the Planning Board recommend approval of Article 29, definitions for family, dwelling and related terms. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.

Mr. Roberti motioned that the Planning Board recommend endorsement of Article 30, Citizen's Petition – 2 Edgemoor Avenue, with the proviso that the Petition be amended to reflect the inclusion of a Single Residential A District, a twenty (20) foot portion at the rear of the lot. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.

Large House Review

LHR-20-04 – 21 Windsor Road – Continued from 3/1/21

Present: Josh and Tissha Brumm, Applicants; Blair Hines, Landscape Architect; Attorney David Himmelberger, Representative for Applicants

Mr. Himmelberger provided project updates, including additional Stormwater management provisions per recommendation of Mr. Saraceno. Added amendments to the plan included sewer clean-out and enhanced tree-protection fencing.

Mr. Saraceno noted that a revised Construction Management Plan was a condition to be satisfied before any construction work could begin.

Mr. Hines agreed to contour the proposed fencing to accommodate the two existing Sugar Maple trees, and such change would be detailed on the plans.

Mr. Roberti motioned to approve LHR-20-04 – Large House Review for 21 Windsor Road, subject to the conditions set forth in Planning Director's Staff Report and George Saraceno's Engineering Report with the additional conditions that 1.) Total phosphorous content in the soil be reviewed by George Saraceno and 2.) the Construction Management Plan be approved by the Planning Department Director and the Town Engineer prior to any demolition permits being issued; including amendment to the tree protection plan submitted to protect the two Sugar Maple Trees as discussed at this meeting, and subject to review of the Planning Director and the Engineering Department through George Saraceno. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.

LHR-20-06 – 15 Mayo Road - Continued from 3/1/21

Present: Henry Arnaurdo, Architect; Paul Beaulieu, Engineer; Thomas Ryder, Engineer; Kray Small, Landscape Engineer; Attorney Larry Schind, Representative for Applicant

Mr. McCauley provided summary of recent updates to the plan. Attorney Schind reiterated that the TLAG was reduced by 670 square feet, and the proposed home moved an additional five feet from the street. Mr. McCauley noted that there were no further impacts to the wetlands.

Ms. Johnson inquired about one rear-yard facing floodlight. Ms. Johnson requested that the proposed floodlight be eliminated.

Board members expressed their appreciation regarding their recent tour of the site.

Ms. Woodward confirmed that the Tree Protection Plan required further detail regarding specific trees.

Mr. Roberti motioned to approve LHR-20-06 Large House Review for 15 Mayo Road, subject to conditions set forth in the revised Staff Report by Planning Direct Don McCauley, dated March 14, 2021, with additional conditions: 1.) The light near the patio be dark-sky compliant and light will be focused on the patio only 2.) DPW will approve plans referenced in the Order of Conditions regarding drainage and the 100-year storm and will be a part of the permit 3.) New landscape plan to include the removal of a Norway Maple Tree in front of the house and to be replaced by two over-story trees with caliper greater than three inches and of native species, with the plan to be approved by the Planning Director. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.

LHR-20-10 – 64 Halsey Road – Continued from 3/1/21

Present: Daniel Ruiz, Contractor; Bill Depietri, Owner/Applicant; Thomas Ryder, Engineer; Paul Beaulieu, Engineer; Ron Searles, Architect; Kray Small, Landscape Architect

Mr. Roberti recused himself.

Mr. McCauley summarized project updates. Mr. Ruiz provided detail regarding retaining walls and associated railings.

Ms. Johnson commented about the uniqueness of the site and maintained the proposed house was designed for a level lot. She indicated a more-creative design could have been proposed for this site.

Ms. Johnson inquired about the amount of dirt which would be brought to the site. Mr. Ryder responded approximately 400 cubic yards, or about 20 truckloads.

Ms. Woodward mentioned that the view from the Crosstown Trail would be improved with the proposed vegetated buffer.

Mr. Saraceno noted that the cesspool removal and replacement process would be monitored by the Board of Health.

Ms. Woodward recommended that the Tree Protection Plan include additional detail and amendment of proposed tree protection fencing. Mr. Small agreed and confirmed that two trees would be removed from the site.

Mr. McCauley recommended that the Design Review Board (DRB) review the finalized plan.

Mr. Ruiz provided assurance that the site would be kept free of any construction-related debris.

Ms. Woodward motion to approve LHR-20-10 – Large House Review for 64 Halsey Road, subject to conditions set forth in the revised Staff Report by Planning Direct Don McCauley, dated March 13, 2021, including the following conditions: the applicant will return to the Design Review Board for approval of retaining wall design prior to construction; that the Tree Protection Plan will be augmented to provide details including six-foot high chain link fence and description, both in

narrative and inclusion in plan on how the fence will protect critical root zones and be approved by the Planning Director; with a total of five Red Maple Trees at the rear of the property. Ms. Mallett seconded the motion. The vote was unanimous 4-0; Woodward-aye, Mallett-aye, Taylor-aye, Johnson-aye

Zoning Board of Appeals (ZBA) Case

ZBA-21-03 – Delanson Circle Site Plan Approval

Present: Dartagnan Brown, Nick Ogonowsky, Ryan Noone

Mr. McCauley detailed that any Board comments regarding the Site Plan Approval process for Delanson Circle, would be forward to the ZBA for consideration.

Mr. Brown addressed changes made to the project:

- Addition of two EV Charging stations at the parking lot off of Hollis Street.
- Additional Fire hydrant
- Relocation of generator to inside the building
- Modifications to retaining wall, eliminating the need for additional blasting
- Expansion of shade structure in the courtyard
- Implementation of DRB recommendation regarding raised pavers
- Implementation of DRB recommendation to add smaller trees along the retaining wall
- Revised Pumper Truck and Tower Truck turning radius for Fire Department

Mr. McCauley agreed to submit several comments to the ZBA, as provided by the Board.

Other Business

Ms. Johnson stated that a special Board meeting would take place on Thursday, March 18, 2021 at 6:45 in order to continue discussion on the following items:

- Climate Action Plan Presentation by Sustainable Energy Director Marybeth Martello
- Remaining ZBA Cases for Review
- Accessory Dwelling Units
- Board Minutes 1/4/21 and 1/7/21

Adjourn

There being no further business, Ms. Johnson adjourned the meeting at 9:56 P.M.

MINUTES APPROVED: Monday, May 24, 2021

NEXT MEETING: Monday, March 22, 2021