

*Minutes of the March 21, 2023
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD
TUESDAY, MARCH 21, 2023, 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: Chair James Roberti, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, Tom Taylor, Marc Charney

Absent: Associate Member Shelia Olson

Staff Present: Planning Director Eric Arbeene, Senior Planner Emma Coates

Advisory Liaison: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 6:34 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Tom Taylor, Patricia Mallett, Marc Charney

Public Comments on Matters Not on the Agenda

No comments

Definitive Subdivision

PB-22-E-1 - 93 Worcester Street – BCSP Wellesley Properties – Continued from 3/6/23

Present: Steve Martorano, Civil Engineer; Jordan Smith, Attorney; David Himmelberger, Attorney

Ms. Coates provided a summary of the status of the application.

Mr. Himmelberger reported all outstanding issues from the previous Planning Board meeting had been satisfied.

Mr. Arbeene reported Town Counsel has recommended the applicant provide surety as part of the Planning Board decision. Mr. Smith replied the applicant will provide a covenant before the plans are endorsed.

Mr. Taylor motioned to approve Definitive Subdivision PB-22-E-1 for 93 Worcester Street – BCSP Wellesley Properties, including the conditions within the draft memo; with additional condition that the approval is subject to the condition that the applicant provide surety in one of the four forms enumerated in General Law Ch.41.81.U, in an amount acceptable to the Planning Board, and in a form subject to the approval of Town Counsel prior to the endorsement of the Definitive Plan. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye.

PB-22-E-2 – 96, 100 & 110 Worcester Street – BCSP Park Nine – Continued from 3/6/23

Present: Steve Martorano, Civil Engineer; Jordan Smith, Attorney; David Himmelberger, Attorney

Ms. Coates provided updated information regarding the application.

Mr. Taylor motioned to approve Definitive Subdivision PB-22-E-2 for 96, 100 & 110 Worcester Street – BCSP Wellesley Properties, with the conditions included within the draft memo, and with additional condition that the approval is subject to the condition that the applicant provide surety in one of the four forms enumerated in General Law Ch.41.81.U; in an amount acceptable to the Planning Board, and in a form subject to the approval of Town Counsel prior to the endorsement of the Definitive Plan. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye.

Large House Review

LHR -22-05 – 20 Oakland Street – Continued from 2/6/23

Present: Nick Landry, Architect; Jel Mattos, developer; Angela Kearney, Landscape Architect; Larry Shind, Owner's Attorney

Mr. Arbeene provided detail regarding application highlights and updates.

Mr. Mattos stated he has been involved in building and development in local towns for the last 10 years.

Mr. Shind remarked that the proposed lots each contain more than 20,000 square feet.

Mr. Roberti inquired if the applicant needed to return to the DRB. Ms. Coates stated the applicant has incorporated related plan changes, as recommended by the DRB.

Mr. Landry provided the various changes made to the plans.

Mr. Charney opined about the history of the development, and the effects on the neighborhood. He stated the proposed houses did not complement the existing house.

Mr. Arbeene inquired if the house is being built on top of the existing fill. Mr. Shind replied the fill would be distributed before construction. Mr. Charney recommended the grading be returned to original grade levels.

Ms. Coates noted that further clarification was needed regarding grading shown on the plans.

Ms. Mallett stated there was confusion regarding calculations about the proposed height of the structure.

Mr. Charney reiterated that the proposed houses do not complement the style of the original house.

Mr. Arbeene reported the Fire Department had requested that a fire hydrant be installed on the property.

Neighbor John Lanza, 18 Oakland Street, expressed his desire that the proposed houses be reduced in size to allow the planting of additional trees.

Neighbor Aaron Williams, 385 Worcester Street, stated that the Bancroft house was unique to the neighborhood.

Ms. Woodward stated her concern about the size of the house, and benefits associated with elimination of the third garage.

Mr. Taylor motioned to continue LHR – 22-05 for 20 Oakland Street to the Planning Board meeting of April 18, 2023; and to extend the action deadline to April 20, 2023. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Woodward-aye, Taylor-aye, Mallett-aye, Roberti-aye.

LHR-22-06 – 365 Worcester Street – Continued from 2/6/23

Nick Landry, Architect; Jel Mattos, Developer; Angela Kearney, Landscape Architect; Larry Shind, Owner's Attorney

Mr. Arbeene provided application highlights and considerations.

Mr. Landry provided updates made to the plan.

Mr. Charney inquired about a proposed sustainability program for the property.

Mr. Charney questioned the sprawl aspect of the house design. Ms. Woodward stated the best option would be to reduce the square footage of the house.

Mr. Taylor suggested that the third floor not be used as livable space.

Mr. Taylor motioned to continue LHR – 22-06 for 365 Worcester Street to the Planning Board meeting on April 18, 2023; and to extend the action deadline to April 20, 2023. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Woodward-aye, Taylor-aye, Mallett-aye, Roberti-aye.

Other Business

Appoint Senior Planner

Mr. Arbeene announced that he appointed Ms. Coates to the position of Senior Planner. Board Members provided testimony concurring that Ms. Coates was most qualified for the position.

Planning Director's Report

Mr. Arbeene stated the Town is preparing to close the Town Hall for renovations, and the remaining departments will move to 888 Worcester Street.

Planning Board Chair Report

Mr. Roberti previewed aspects associated with the upcoming Town Meeting.

Minutes – 2/6/23

Mr. Taylor motioned to approve the Planning Board meeting minutes for 2/6/23, as presented. Ms. Woodward seconded the motion. It was on motion 4-0-1; Charney-abstain, Mallett-aye, Woodward-aye, Taylor-aye, Roberti-aye.

Adjourn

Mr. Roberti adjourned the Planning Board meeting at 9:28 PM.

MINUTES APPROVED – May 1, 2023