

*Minutes of the March 31, 2022, Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
THURSDAY, MARCH 31, 2022, 7:00 PM  
ONLINE REMOTE MEETING  
SPECIAL 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 James Roberti, Vice-Chair Kathleen Woodward, Marc Charney, Tom Taylor

**Absent:** Secretary Patricia Mallett, Associate Member Sheila Olson

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

**Call to Order/Confirmation of Participants**

Mr. Roberti called the special meeting of the Planning Board to order at 7:05 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Marc Charney, Tom Taylor, and Jim Roberti

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

There were no public comments presented

**Planning Board Report**

**Ms. Woodward motioned to affirm the Planning Board Report, on this date of March 31, 2022, to be presented at 2022 Town Meeting, and additionally; affirm the vote made Monday, March 28, 2022. Mr. Charney seconded the motion. It was on motion 4-0; Taylor-aye, Woodward-aye, Charney-aye, Roberti-aye**

**Discussion of Town Meeting Articles**

Mr. McCauley noted that Town Meeting comments involving Article 39 – ADUs (Accessory Dwelling Units) included:

- Minimal length of term
- Detached units
- Enforceability
- ADU size

Mr. McCauley commented that the ADU enforceability aspect was more stringent when compared to other residential buildings.

Mr. Taylor opined that a minimum ADU occupancy term of 60-days, would be preferable.

Ms. Woodward mentioned a resident comment regarding issues associated with detached ADUs. Ms. Woodward indicated the Board should be prepared for related comments at Town Meeting. Mr. Roberti noted there are some 800 pool houses/structures in Wellesley, which could potentially be converted to ADUs.

Mr. Charney mentioned the Unified Plan, which advocates for diverse housing. He stated the Planning Board should support this aspect of the Unified Plan.

Mr. Roberti stated that when examining other communities who have adopted the ADU Bylaw, there were not many new ADU permits issued. He noted that Arlington did not have one ADU application last year.

Mr. Charney mentioned that the price associated with the construction of such a detached ADU building, would not be financially viable.

Mr. McCauley presented a GIS mapping of Wellesley, which demonstrated that very few homes in the Town had 20,000 square feet, or more. Mr. Arbeene noted that considerations of wetlands and other obstructions to building were factors to consider.

Ms. Woodward suggested further definition of the mapping.

### **Article 38 - Sustainability**

Present: Mary Gard, Sustainable Wellesley; Fred Bunger, Sustainable Energy Committee; Philippa Biggers, 94 Dover Road

Mr. McCauley mentioned the heat pump initiative was a state-wide initiative.

Ms. Biggers confirmed her home has a heat pump, which is very efficient and quiet.

Ms. Woodward mentioned that initially she was concerned about the associated noise factor, and is now convinced that heat pumps are quiet. Mr. Taylor noted that the newer heat pump equipment is quieter. Mr. McCauley confirmed that Wellesley did not have a noise bylaw.

Ms. Gard maintained that Sustainable Wellesley did not receive many comments regarding noise associated with heat pumps.

Mr. Bunger mentioned the importance of PSI (Projects of Significant Interest) being reviewed and considered for ground-source heat pumps. He commented that the Fieldstone development installed heat pumps in all of the housing units.

Ms. Woodward suggested that supporters of heat pumps, make their endorsement known at Town Meeting.

Board Members discussed several other Town Meeting Warrant Articles, associated with zoning.

**Adjourn**

Mr. Roberti adjourned the Planning Board Meeting at 8:26 PM.

MINUTES APPROVED – MONDAY, JUNE 6, 2022