

Minutes of the April 1, 2020 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD
WEDNESDAY, APRIL 1, 2020 6:30 P.M.
GREAT HALL/TOWN HALL

ONLINE REMOTE MEETING

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, Jim Roberti, Kathleen Woodward, Patricia Mallett, Frank Pinto and Associate Member Sheila Olson

Staff Present: Planning Director Don McCauley and Planner Tucker Beckett

1. Call to Order

Ms. Johnson called the meeting to order at approximately 6:40 p.m.

2. Public Comments on Matters Not on the Agenda – Citizen Speak

There were no public comments.

3. Scenic Road 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.

194 Pond Road (to be continued to May 4, 2020)

196 Pond Road (to be continued to May 4, 2020)

Ms. Woodward motioned to continue the Scenic Road Hearings for 194 Pond Road and 196 Pond Road, to May 4, 2020. Ms. Mallett seconded the motion. The vote was unanimous (5-0).

4. Large House Reviews

LHR-19-13 – 194 Pond Road – Continued from February 3, 2020 (to be continued to May 4, 2020)

LHR-19-14 – 196 Pond Road – Continued from February 3, 2020 (to be continued to May 4, 2020)

Mr. Woodward motioned to continue Large House Review for LHR-19-13 - 194 Pond Road and LHR- 9-14 – 196 Pond Road to May 4, 2020. Mr. Roberti seconded the motion. The vote was unanimous (5-0).

LHR-19-18 – 120 Edmunds Road – Continued from March 4, 2020

Present: Kevin Ten Brinke, Architect; Kyle Burchard, Engineer; and Jackie Gould, Landscape Architect

Mr. McCauley presented summary stating that additional engineering and design information was needed. He noted Town Engineering had not submitted additional comment, to date. Mr. McCauley acknowledged staff was reviewing submitted documentation received on Thursday.

Mr. Brinke addressed the ridge height and ceiling height, indicating he preferred altering the roof slope/pitch, rather than changing the ceiling heights. Ms. Johnson agreed with altering the pitch of the roofing.

Ms. Johnson queried about the non-traditional style of the proposed home in relation to the neighborhood. Mr. Brinke responded the style reflected a modern farmhouse, colonial style.

Mr. Brinke explained that considerable exterior lighting had been eliminated. Ms. Mallett inquired about entrance lighting and commented that such lighting was spilling off the property. Mr. Brinke confirmed he would remedy light coming off the property and would change the focus of the lighting.

Mr. Brinke reviewed the photometric design and described exterior building materials to be used on the exterior.

Mr. Burchard provided detail regarding the construction management plan; referring to limit of work and protection of tree root zone with chain link fencing. He also detailed the tree demolition plan.

Ms. Johnson asked if fill would be added. Mr. Burchard responded not.

Mr. Burchard provided detail regarding erosion control and the proposed drainage plan. Mr. Burchard suggested that the Board consider conditioning of groundwater, which might require pumping. Ms. Johnson maintained the Board would not initiate such conditioning without respective input from the Engineering Division.

Mr. McCauley affirmed the submitted plan must be exact and the construction plan could not be changed in the midst of building.

Ms. Johnson inquired about the height of the retaining wall and the chain link fencing on top of it. Mr. Burchard said the height was eight feet. Mr. McCauley explained Town height regulations in relation to special permitting.

Ms. Gould noted that the chain link fence would keep large construction trucks away from sensitive areas on the site.

Mr. Roberti motioned to continue Large House Review LHR-19-18 – for 120 Edmunds Road to the next Planning Board meeting on April 13, 2020 and extend the action deadline and grant the Chair of the Planning Department, the ability to sign administrative forms to activate final permit, per approval of the Planning Board. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

5. Review and Issue Recommendations for ZBA Cases

Mr. McCauley presented ZBA cases for Board review:

ZBA – 2020-19 – 229 Weston Road

Mr. McCauley suggested that Mr. Roberti recuse himself from discussing this case due to proximity of Mr. Roberti's residence.

Request included renovation, increased size and a circular drive. Staff recommended delay in acting due to omission of TLAG measure traffic concerns.

ZBA – 2020-20 – 180 Linden Street

Renewal of Special Permit for CVS drive-through window. Staff recommended approval.

ZBA – 2020-21 – 984 Worcester Street

Renewal of Special Permit for CVS drive through window. Staff recommended approval.

ZBA – 2020-22 – 10 Washington Street

Request for second sign. Mr. McCauley stated the proposed signage would exceed number of signs allowed under the bylaw. Ms. Johnson and Ms. Woodward agreed that inclusion of a second sign would be excessive.

ZBA – 2020-23 – 44 Sabrina Road

Request to demolish existing structure and build new structure. Staff recommended review, drainage and TLAG not included. Board members agreed that review was necessary.

ZBA – 2020-24 – 210 Walnut Street

Request for removal of existing garage and construction of new garage. Staff recommended approval.

ZBA – 2020-25 – 39 Jackson Road

Request for new dwelling. Staff recommended approval.

ZBA – 2020-26 – 45 Pine Plain Road

Request for rear addition. Mr. McCauley recused himself in consideration of site proximity to his home. Staff recommended approval.

ZBA – 2020-27 – 85 Washington Street

Request for addition to third floor, with no added nonconformity. Staff recommended approval.

ZBA – 2020-28 – 380 Washington Street

Request for signage at the Playhouse Square building. A special permit would be required in consideration of exceeding size limitation.

Mr. McCauley mentioned that such added signage might create precedence and a temporary sign exists on the property. Ms. Johnson agreed with Mr. McCauley, as did Ms. Woodward and Ms. Mallett.

6. Minutes

Mr. Roberti motioned to approval meeting minutes for 4/22/18, as amended by Catherine Johnson. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

There being no further business, Ms. Johnson adjourned the meeting at approximately 8:56 p.m.

MINUTES APPROVED: MAY 4, 2020

NEXT MEETING: APRIL 13, 2020