

Minutes of the April 5, 2021 Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, APRIL 5, 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, Secretary Patricia Mallett, James Roberti, Tom Taylor, Associate Member Sheila Olson

Staff Present: Planning Director Donald McCauley

Advisory Member: John Lanza

Call to Order/Confirmation of Participants

Ms. Johnson opened the meeting at 6:37 P.M. Roll Call: Johnson-present, Woodward-present, Mallett-present, Roberti-present, Taylor-present

Public comments on Matters Not on the Agenda

There were no public comments

Large House Review

39 Cottage Street – Waiver Request

Present: Mike Tartamella, Architect from Patrick Ahearn, Architect

Mr. Tartamella updated project status and requested the following waivers be approved by the Board:

- Review by the Design Review Board (DRB)
- Existing Site Survey: Location, type, and size of trees over 6” caliper
- Proposed Site Plan and Stormwater Management Report and Plan
- Landscape Plan
- Photometric Plan

Mr. McCauley confirmed that the application was required to complete the Large House Review process because of TLAG.

Mr. Roberti indicated that DRB review would be beneficial.

Ms. Mallett suggested that submission of calculations associated with stormwater would be appreciated.

Mr. McCauley recommended inclusion of the proposed landscape plan.

Ms. Johnson recommended waiver of requested, with exception of stormwater and existing landscape plan. Waiving photometric plan, proposed landscape plan – displaying current vegetation.

Mr. Roberti motioned to approve the following waivers for LHR 39 Cottage Street as requested per letter from Patrick Ahearn, Architect, dated March 23, 2021; 1) Design Review Board review 4) Landscape Plan 5) Photometric Plan. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye

Zoning Board of Appeals – Site Plan Approval

ZBA-21-39 – Hunnewell School

Present: Catherine Mirick, Wellesley School Committee

Mr. Roberti recused himself.

Mr. McCauley presented overview of the Hunnewell School Site Plan and asked Board Members to provide any site plan related recommendations for ZBA consideration.

Ms. Johnson stated that the Hunnewell School Construction Management Plan lacked detail. She suggested that ZBA review the safety aspects in light of students crossing the play area. She asked if the materials proposed for the play area were permeable. Ms. Mirick responded the play area would utilize permeable materials.

Ms. Johnson commented that the proposed chain-link fencing was not in character with other fencing material used around the Library. Ms. Woodward agreed that chain-link fencing was not preferred.

Several Board Members agreed that incorporating additional brick material for the school would be more in keeping with other Town buildings.

Ms. Woodward commented that the proposed erosion control plan and tree protection plan required more detail, as presented in the Stormwater Management Plan. She indicated that further specifications regarding the staging area would be advisable.

Ms. Johnson asked about access to the construction site. Ms. Mirick stated that she would confirm that the area would be closed off to general access.

Ms. Woodward suggested that a dedicated construction-related contact number be made available for all. Ms. Johnson commented that heavy trucking had been prohibited in Wellesley Square and recommended the project be approved by the Police Department.

Ms. Johnson queried about a safe student transit mode from bus/car to the school. Ms. Mallett agreed that aspect was unclear.

Ms. Johnson asked about placement of a Hunnewell School sign and the composition of the sign.

Zoning Articles – 2021 Annual Town Meeting

- 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

After related Board discussion, Mr. McCauley suggested that the Board submit any related comments to him within the next 24 hours.

Other Business

Discussion of Work Plan for Fall Special Town Meeting

Ms. Johnson itemized several topics for Fall Special Town Meeting

- Accessory Dwelling Unit
- Revisions to Sign Bylaw

Mr. McCauley also recommended several additional topics for presentation at a Special Fall Town Meeting, which included:

- Sustainability Revisions to Existing Bylaws
- Updating FEMA Regulations
- Drainage Bylaw
- Continued Definition Codification

Sustainability Issues

Ms. Woodward mentioned that she and Ms. Olson are members of the Sustainability Working Group, which has been meeting weekly. She stated that the Working Group was currently examining sustainability initiatives in other communities.

Ms. Johnson provided detail regarding the Green Collaborative Meeting which recently took place.

Ms. Johnson mentioned that Martha Collins of the Sustainable Energy Committee suggested a Noise Ordinance, to address noise emitted from landscape equipment, such as gas blowers.

Planning Director's Report

Mr. McCauley mentioned that Town Meeting video presentations must be submitted soon. He mentioned The League of Women Voters Event scheduled for April 12.

Planning Board Chair Report

Ms. Johnson acknowledged effective garage design alternatives, as presented by Architect Jacob Lilly, member of the Historical Commission.

Minutes – 12/21/20, 1/19/21, 2/1/21 and 2/4/21

Mr. Roberti motioned to approve the minutes for 12/21/20, 1/19/21, 2/1/21 and 2/4/21, as amended. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye

Adjourn

There being no further business, Ms. Johnson adjourned the meeting at 8:22 P.M.

MINUTES APPROVED: Monday, May 24, 2021
NEXT MEETING: Tuesday, April 10, 2021