

*Minutes of the April 13, 2020 Regular Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, APRIL 13, 2020 6:30 P.M.

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, Tom Taylor, and Associate Member Sheila Olson

**Staff Present:** Planning Director Don McCauley

**1. Call to Order**

Ms. Johnson called the meeting to order at approximately 6:30 p.m.

**Joint Meeting with Selectmen – To Appoint New Planning Board Member**

Present: Board of Selectmen: Marjorie Freiman, Thomas Ulfelder, Jack Morgan, Beth Sullivan Woods, Lise Olney; Town Administrator Meghan Jop, Assistant Town Administrator Amy Frigulietti; Town Clerk KC Kato

**2. Call to Order/Confirmation of Participants**

Ms. Freiman called the Board of Selectmen meeting to order.

**Ms. Freiman moved to convene a joint meeting with the Planning Board. Mr. Ulfelder seconded the motion. The vote was unanimous (5-0), Ulfelder-aye, Woods-aye, Morgan-aye, Olney-aye, Freiman-aye.**

**Mr. Morgan moved to elect Marjorie Freiman as Chair of the joint meeting. Mr. Ulfelder seconded the motion. The vote was unanimous (9-0), Mallett-aye, Woodward-aye, Morgan-aye, Olney-aye, Johnson-aye, Roberti-aye, Ulfelder-aye, Woods-aye, Freiman-aye.**

**Mr. Morgan moved to elect Catherine Johnson as Secretary of the joint meeting. Ms. Woodward seconded the motion. The vote was unanimous (9-0), Mallett-aye, Woodward-aye, Morgan-aye, Olney-aye, Johnson-aye, Roberti-aye, Ulfelder-aye, Woods-aye, Freiman-aye.**

Ms. Johnson introduced Thomas Taylor, who is the Planning Board candidate to fill the position of Frank Pinto, who recently resigned from the Board. She said that Mr. Taylor's name was uncontested on the Town Election ballot.

Mr. Taylor stated that he has been a resident of Wellesley for 24 years did much coaching in Town. Mr. Taylor said he recently retired and was educated as an engineer, has an MBA in finance; spent half of his career as a management consultant and the other half in start-up management.

**Mr. Morgan moved to appoint Thomas Taylor to the vacant Planning Board position until the next Annual Town Election. Ms. Woodward seconded the motion. The vote was unanimous (9-0), Woodward-aye, Ulfelder-aye, Mallett-aye, Johnson-aye, Olney-aye, Morgan-aye, Roberti-aye, Freiman-aye, Woods-aye.**

**Mr. Morgan moved to dissolve the joint meeting of the Board of Selectmen and the Planning Board. Mr. Ulfelder seconded the motion. The vote was unanimous (9-0), Mallett-aye, Johnson-aye, Olney-aye, Ulfelder-aye, Woodward-aye, Woods-aye, Morgan-aye, Roberti-aye, Freiman-aye.**

Town Clerk Kato stated that she has known Mr. Taylor for thirty+ years. Ms. Kato read the oath of appointment as a Planning Board member for a term to expire on the date of the 2020 Town Election. Mr. Taylor swore to the oath of appointment and was officially sworn in.

Ms. Johnson reminded the Planning Board that it remained in session.

### **3. Public Comments on Matters Not on the Agenda**

There were no public comments.

### **4. Large House Reviews**

*LHR-19-18 – 120 Edmunds Road – Continued from April 1, 2020*

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

Mr. McCauley summarized that revised plans had been submitted a day or two ago and stated that Planning is currently reviewing those plans.

Mr. ten Brinke shared updated plans which detailed the lowering of roof pitch and modification of exterior lighting.

Ms. Johnson asked if all exterior lighting was controlled by one switch. Mr. ten Brinke replied that the lighting was on sensor which would turn off at 9:00 or 10:00 p.m.

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

Mr. Burchard updated the Board regarding: route plan included in the construction management plan, detail about the secondary building to be demolished, drainage and ledge removal.

Ms. Johnson expressed concern about grade difference between the site and the neighbor's property. Mr. Burchard spoke of related conditioning specifying that Engineering would be present during the excavation process to ensure proper grading/drainage.

Ms. Johnson queried about wheel wash inclusion in the construction management plan. Mr. Burchard responded such provision would be included.

Ms. Woodward commented about tree replacement conditioning and appropriate mitigation, should trees fail after a two-year period. Ms. Woodward indicated that she was not in favor of prospective mitigation and recommended that if existing trees needed replacing, the replacement trees would be overstory trees, comparable to what is there now. Mr. ten Brinke confirmed that a tree placement note would be included on the plans. Mr. Roberti commented that Condition 4 would address the mitigation aspect.

**Mr. Roberti motioned to approve Large House Review LHR-19-18 – for 120 Edmunds Road, subject to the normal general conditions outlined in Mr. McCauley's reports dated 4/10/20 and 4/13/20, and more importantly, subject to findings and specific conditions as outlined on pages 5 and 6; specific conditions being #1-7, and #18 omitted. Ms. Woodward seconded the motion. The LHR was approved (4-0), with Tom Taylor not voting.**

Ms. Johnson reminded the applicant to continue the retaining wall planning process with DRB and the subsequent permitting requirements. Mr. McCauley confirmed that he would draft a standard approval agreement including specified conditions, and asked if the Board would vote to provide Ms. Johnson the authority to sign the agreement on behalf of the Board.

**Mr. Roberti motioned, regarding Large House Review LHR-19-18 – for 120 Edmunds Road, that Planning Board Chair Catherine Johnson, be authorized by the Planning Board, to sign any supplemental agreements with the applicant. Ms. Woodward seconded the motion. The LHR was approved (4-0), with Tom Taylor not voting.**

Mr. McCauley discussed related permit delays due to court closures caused by Covid-19.

## **5. RESIDENTIAL INCENTIVE OVERLAY DISTRICT (RIO) Public Hearing**

### **140 – 148 Weston Road – Residential Incentive Overlay District**

Present: Victor Sheen, Applicant-Manager; Peter Holland, Applicant-Manager; Dan Chen Bargmann, Architect; Katya Podsiadlo, Landscape Architect; Susan Spratt, architect

Ms. Johnson opened the Public Hearing for 148 Weston Road, RIO District. Mr. McCauley stated that at Special Town Meeting in May, 2019 the Town approved the Residential Incentive Overlay District to include this property. The PSI (Project of Significant Impact) applies to this project and will address the impacts of sewer, water, traffic, and related infrastructure concerns. Tonight's meeting addresses Town Bylaw criteria for the RIO and the amended Development Agreement, which was agreed to by the Selectmen and the applicant.

Mr. Sheen provided overview of the proposed 26-unit residential development site with 64 parking spaces.

Ms. Podsiadlo detailed hardscape features, patios, fitness area and access to the Cross Town Trail.

Mr. Roberti inquired about the height of the retaining walls. Ms. Podsiadlo responded that the main part of the front retaining wall was three feet in height (for most of the length), enough to block the headlight effect along the driveway. There is a higher retaining wall that enclosed much of the

garage driveway. Mr. McCauley added that special permitting from ZBA would be required regarding increased height and setback from property line for this second wall.

Ms. Woodward asked about the tree species proposed for the Weston Road side of the property. Ms. Podsiadlo replied that the American Elm tree would be planted.

Ms. Woodward asked about the existing home on the corner of the site. Mr. Sheen explained that the single-family home would become a 2-unit affordable dwelling.

Mr. Chen Bargmann depicted the proposed parking areas via a PowerPoint presentation. Ms. Mallett expressed concern regarding only 12 visitor parking spaces.

Mr. Chen Bargmann provided further detail regarding the unit specifications - number of bedrooms, building materials and proposed landscaping, to include a mini-garden.

Ms. Johnson asked if there would be public access to the proposed mini-garden. Mr. Sheen said likely not, in consideration of safety. Ms. Johnson suggested that a public sidewalk could lead as far as the entrance to the Weston Road garden. Mr. Sheen responded he would examine that aspect.

Mr. Taylor inquired if suggested access to the Cross Town Trail, would be via four or five breaks in the fencing. Ms. Podsiadlo confirmed that to be the case. Ms. Johnson commented that the area discussed would have to be cleared of extensive poison ivy and stones.

Mr. Taylor noted that the distance between the entry signage and the existing tree shown on several plans, was inconsistent. Ms. Podsiadlo responded the signage would be adjusted.

Ms. Johnson queried about market demographics. Mr. Holland stated that the market would be Wellesley residents who want to downsize.

Ms. Woodward expressed her concerns regarding inter-connections. She emphasized that the presented design was attractive, but not appropriate for the area; in consideration of the geometric and urban design, and not what the Board anticipated.

Ms. Johnson maintained that the public hearing for the RIO should continue and the public must be aware of the online/remote comment opportunities.

Ms. Mallett stated that a bus stop on Weston Road would not be preferred in consideration of increased traffic. She expressed concern about inability for the public to present comments at this time and echoed the concerns of other Board members.

Ms. Johnson proposed implementation of an increased outreach plan, perhaps using the Swellesley Report and social media in the unusually difficult time. She reiterated that tonight's presentation did not reflect what was initially presented to the Town, and opined that the proposed target market might not be Wellesley downsizers, but could attract a younger population.

**Mr. Roberti motioned to continue the Residential Incentive Overlay District (RIO) Public Hearing for 140-148 Weston Road, to the May 4, 2020 Planning Board hearing. Ms. Woodward seconded the motion. The vote was unanimous (5-0).**

## 6. Other Business

### *Discuss PSI Process and Upcoming Meeting Schedule*

Mr. McCauley detailed that a PSI permit issued by the Planning Board would be based on input from other Town Boards, in relation to several factors, including: compatibility, safety and traffic impacts.

Ms. Johnson stated that with the 140-148 Weston Road PSI, there is difficulty with traffic and the proposed two exits compound traffic issues on Weston Road. She noted that the Police Department would be involved in the review process.

Mr. Roberti asked about the Development Agreement restraints. Mr. McCauley commented that the proposed design is very much different than what was presented at Town Meeting. Mr. Roberti recommended differing PSI hearings until the fall. Mr. McCauley mentioned timing restraints due to Covid-19 regulations and the Municipal Relief Act.

Ms. Johnson commented that 140-148 Weston Road, the Delanson, and Hunnewell School projects needed to be assessed together. Mr. McCauley stated he would explore other technical options, as well as public outreach.

Mr. McCauley announced that Town Elections would likely take place on June 16<sup>th</sup> and an abbreviated Town Meeting, would be scheduled for the following week.

Ms. Johnson encouraged all to vote via mail/absentee ballot.

*Draft FY20/FY21 Planning Board Schedule*

The Board reviewed application deadlines.

**Mr. Roberti motioned that the Planning Board adopt the FY20/FY21 Planning Board Schedule. Ms. Woodward seconded the motion. The vote was unanimous (5-0).**

*Minutes – 3/19/18, 4/4/18 & 2/18/20*

Ms. Johnson noted that the corrections to the minutes were not substantive.

**Mr. Roberti motioned to approve the Planning Board meeting minutes for 3/19/18, and 4/4/18, as amended by Catherine Johnson and comments made by Ms. Woodward regarding the 4/4/18 minutes. Ms. Woodward seconded the motion. The vote was unanimous (3-0).**

**Mr. Roberti motioned to approve the Planning Board meeting minutes for 2/18/20, as amended by Catherine Johnson. Ms. Woodward seconded the motion. The vote was unanimous (3-0).**

There being no further business, Ms. Johnson adjourned the meeting at approximately 9:55 p.m.

MINUTES APPROVED: MAY 4, 2020

NEXT MEETING: MAY 4, 2020