

*Minutes of the May 16, 2022, Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
WEDNESDAY, MAY 16, 2022, 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 Present:** Chair James Roberti, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, Marc Charney, Tom Taylor

**Absent:** Associate Member Sheila Olson

**Staff Present:** Planning Director Don McCauley, Senior Planner Eric Arbeene, 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 6:30 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Patricia Mallett, Marc Charney, and Jim Roberti

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

No public comments were presented

**Approval Not Required Plans**

**PBC-22-03 – 80 Hundreds Road**

Mr. McCauley detailed aspects of the ANR plan.

**Mr. Taylor motioned to endorse the ANR for PBC-22-03 - 80 Hundreds Road, with the condition that the zoning requirements be removed from the plans. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Taylor-aye, Woodward-aye, Mallett-aye, Charney-aye, Roberti-aye**

**PBC-22-04 – 71 Emerson Road**

Present: Patrick Arnow, Metrowest Engineering

Mr. McCauley provided detail regarding the ANR plan.

**Mr. Taylor motioned to endorse the ANR for PBC-22-04 - 71 Emerson Road. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Taylor-aye, Woodward-aye, Mallett-aye, Charney-aye, Roberti-aye**

### **Project of Significant Impact**

PSI -22-01 – Hardy School (Continued from 4/20/22)

Present: Patrick Rebuck, P.E. – SMMA; Tyler de Ruiter, P.E. – BETA; Kien Ho, P.E. – BETA; Alex Pitkin – SMMA; John Hart, P.E. – SMMA; Emily Sarazin, Project Manager - Compass; George Saraceno – Town Engineer; Catherine Mirick – Chair of the Wellesley School Committee; Dick Elliott, Project Manager – Town of Wellesley

Mr. Arbeene presented the related Staff Report for Hardy School, including traffic and pedestrian safety aspects; with final Select Board recommendations to follow. Mr. Arbeene confirmed that Town Engineer George Saraceno provided a number of comments regarding water, sewer, stormwater, refuge, traffic, and construction management concerns. Mr. Arbeene noted that responses to such concerns were provided by BETA, SMMA, including an Operations and Management Plan.

Mr. Rebuck presented topics with the Power Point presentation – “Project of Significant Impact Planning Board Meeting 2 – John D. Hardy Elementary School,” dated May 16, 2022.

Mr. Saraceno recommended proposed bioretention areas be considered regarding any potential runoff to neighborhood streets. Mr. Rebuck provided related detail. Mr. Saraceno mentioned that recycling and Operations and Management Plan be substantial. Mr. Rebuck confirmed additional information had been submitted.

Mr. de Ruiter provided updates regarding traffic aspects, and recent meeting with Select Board.

Mr. Roberti presented several traffic-related questions. Mr. Rebuck detailed that consensus had not been reached regarding traffic lights at Hardy Road; the opening of the Rte. 9 exit is being reviewed, and Lawrence Road has not been included in the project at this time. He noted the Select Board requested additional time to study related aspects. Mr. de Ruiter explained the influence of State and National regulations.

Ms. Woodward commented about traffic plan. Mr. Rebuck explained the proposed plan utilized the Sprague School traffic model, where opening the Rte. 9 access would decrease the associated traffic around the school and queuing on-site. Ms. Woodward recommended that Lawrence Road not be involved in the plan. She mentioned off-site stormwater mitigation measures to keep construction sediment from entering the Town infrastructure. She stressed the walkability of Hardy School, and noted the useful detail included in the Staff Report.

Mr. Taylor opined that traffic accommodations might be decreased to encourage additional walking/biking, and less cars. Mr. Ho responded the goal involves reducing car queuing on Weston Road.

Ms. Mallett explained the related traffic problems on entry onto Rte. 9 on the other side of Hardy School. She noted that provision for biking/walking was not safe, in consideration of changes in demographics and both parents are now working.

Regarding stormwater aspects, Ms. Mallett inquired about video inspections of the existing drain line. Mr. Rebuck detailed that the Town is currently working on video inspection to determine the feasibility of the proposed drainage plan. Mr. Saraceno commented that such results would likely not be completed until project site review commences.

Mr. Charney referenced the ineffective traffic plan for the Wellesley High School, and queried about the planning team for that traffic plan. He agreed that the Select Board should further study the proposed traffic plan for the Hardy School.

Mr. Charney reiterated that solar installation and electric charging stations within the Hardy parking areas would be recommended. Mr. Rebuck responded that two charging stations would be included at this time, with plans to meet future energy code. Ms. Mirick commented that solar installation could be considered at a later time. Ms. Woodward added that provisions were included for solar installation on the roof. Mr. Charney recommended laying conduits for future solar installation. Ms. Mirick thanked the Wellesley MLP for their contribution advancing this effort.

Ms. Woodward asked if the proposed driveway could be permeable. Mr. Rebuck confirmed that much consideration is being seriously considered.

Dr. Jay Prosnitz, 11 Tappan Road, agreed with energy-related recommendations, as proposed by Mr. Charney.

**Mr. Taylor motioned to continue PSI -22-01 for Hardy School to the next Planning Board meeting on June 6, 2022. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Taylor-aye, Woodward-aye, Mallett-aye, Charney-aye, Roberti-aye**

### **Large House Review**

LHR-22-02 – 43 Royalston Road (Continued from 4/6/22), to be continued to 6/6/22

Mr. McCauley provided project update, noting that the Board is awaiting additional information from the applicant.

**Mr. Taylor motioned to continue LHR-22-02 for 43 Royalston Road, to the Planning Board meeting on June 6, 2022; that the Board extend the action deadline to June 9, 2022, and set a submission deadline for receipt of remaining materials to May 26, 2022. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Taylor-aye, Woodward-aye, Mallett-aye, Charney-aye, Roberti-aye**

LHR-22-04 – 20 Tappan Road (Continued from 4/20/22)

Present: Lauri Slawsby, Alex Slawsby and Eli Slawsby, Applicants; Jonathan Chace, Chace Architecture; Michael D'Angelo, MDLA - Landscape Architect; Peter Fallon, Contractor; Jacob Lemieux, Civil Engineer; David Himmelberger, Applicant's Attorney

Mr. McCauley provided update of the project and acknowledged that many additional comments regarding the project have been submitted to Planning.

Mr. Himmelberger apologized for comments he made at the last hearing, and confirmed the accuracy of planning materials presented.

Mr. D'Angelo presented the landscape plan, noting that along the Brook Path a variety of native species would be planted; including several trees. He noted that hardscape would be utilizing permeable materials, with the exception of the proposed driveway. Mr. D'Angelo acknowledged that five of the bordering bushes were the property of the abutter, and additional measures are being included in the plan to insure the health of those bushes. He provided detail regarding the lighting plan as well.

Mr. McCauley inquired about existing tree protection measures. Mr. D'Angelo added that several trees along the Brook Path and tree behind the home, would be protected.

Mr. Chace reviewed architectural changes made to the original plan, including the outreach meeting at the applicant's home.

Ms. Lauri Slawsby stated that she has been a resident at 20 Tappan Road for forty years, and that she, her late husband, and son; have lived at the home since 1978. She noted that a bench honoring her late husband is sited at the path. She stressed that her wish was to spend the rest of her life at this property with her son and his family.

Mr. Charney indicated that the primary focus at this point was the massing and scale of the proposed structure, and he requested measures of transition from the first to second floors be detailed, in consideration of presentation from Benton Road and from the Brook Path.

Ms. Woodward stated that the primary focus mentioned in Mr. Charney's opinion, was not the opinion of other Board Members.

Mr. Chace stated that the measure from the Benton Road property line varied from 46.4 feet to 53.4 feet. He added that he would come back with such measurements from the Brook Path.

Ms. Mallett stated that she rode her bike around the subject area, and stated that the proposed mass and scale was overwhelming for the site. She recommended additional modifications/reductions be made to the plan.

Ms. Mallett asked about the percentage of lot coverage of the existing home, compared to the proposed lot coverage. Mr. Himmelberger responded the existing lot coverage reflects 1,582 square feet – 15.1%; and the proposed lot coverage reflects 2,488 square feet – 23.7%.

Ms. Mallett recommended the applicant be more responsive to public comment.

Mr. Taylor agreed with comments presented by Ms. Mallett, and there have been not modifications made since the last Board meeting. He said he was comfortable with the landscape plan, but still had problems with the proposed mass and height of the building.

Ms. Woodward addressed landscaping concerns, including lack of year-round foliage, as presented in the plans. She stressed that the proposed property would be one-third larger than the 30 closest homes, and would be clearly out of scale. Ms. Woodward commented about the effect on the natural environment, including wetlands. She noted the proposed plan did not satisfy the open space considerations. She stressed the plan did not satisfy the LHR criteria.

Ms. Woodward asked the Slawsby family to seriously consider reducing the size of the proposed home.

Mr. Charney stated that Ms. Woodward should refrain from certain comments. Ms. Woodward noted, as a point of order, a Planning Board Member was involved in construction matters abutting the Fuller

Brook Path, and that aspect should be publicly revealed in consideration of full disclosure. Mr. Roberti commented that such comparison was not relevant.

Ms. Woodward confirmed that she would not support the plan, as presented, without considerable downsizing.

Mr. Roberti asked if the proposed ridge height could be decreased. Mr. Chace said the team was open to discussion, reiterating that many modifications had already been made; such as lowering of ceilings, and stated that any further decrease would eliminate the attic living space.

Residents/neighbors Alexander and Alison Murphy, 62 Leighton Road, indicated that the proposed mass and scale is disproportionate to other neighborhood homes. Mr. Murphy indicated his concern about setting precedent, which would change the character and presentation of the neighborhood. Mr. Murphy explained the only option would be to decrease the size of home

Resident/neighbor Dr. Jay Prosnitz, 11 Tappan Road, stated the proposed home was too big, and the existing home has a ridge height of 22 feet, and the proposed home proposes a ridge height of 34 feet. Dr. Prosnitz stated that such a large structure and would affect the essence of the path, and people have been walking and using the path more than ever.

Resident/neighbor Marie Dunell, 15 Tappan Road, shared her screen, which depicts the present home and the proposed home. She stressed that she enjoyed the Slawsby family as neighbors, but asked that the structure to be in keeping with the area.

Resident/neighbor Peter Solomon, 17 Leighton Road, shared comments made by the Murphy's. He stressed that the proposed home had four abutters, and stated that everyone who walks the path should be notified of the project.

Resident/neighbor Peter Matthew ??, noted that only a few neighbors receive notice regarding the project, and the project will affect many residents who enjoy the Brook Path. He suggested the scope of the plan be reduced.

Mr. Himmelberger asking the Board share specifics regarding modifications they would like to see incorporated in the plans. Mr. Roberti suggested that Mr. Himmelberger discuss this aspect with Staff this week, and bring those comments back to the Board.

**Mr. Taylor motioned to continue LHR-22-04 for 20 Tappen Road to the Planning Board meeting on June 6, 2022; with related submissions received by May 26, 2022; and to extend the action deadline to June 9, 2022. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Taylor-aye, Woodward-aye, Mallett-aye, Charney-aye, Roberti-aye**

### **Zoning Board of Appeals Cases**

#### **ZBA-2022-15 - 36 Sheridan**

Mr. McCauley informed the Board that the applicant was seeking a Special Permit to replace the existing home, and the project was being reviewed by the Historical Commission, as well.

Staff recommended ZBA issue a Special Permit.

Mr. Charney stated the neighbors have been working with the developer, and would likely present those concerns to ZBA. Mr. McCauley was in agreement.

ZBA-2022-40 - Kimlo Road

Mr. McCauley informed the Board that the applicant was seeking a Variance to extend a deck and make its current status legal.

Staff recommended ZBA grant the Variance.

Ms. Woodward noted that this Variance would undermine the zoning bylaw.

ZBA-2022-41 - 31 Leighton Road

Mr. McCauley explained the applicant was seeking a Special Permit to raze and construct a two-story garage. He expressed concerns regarding front setbacks.

Staff recommended ZBA not grant the Special Permit. It was noted if ZBA did recommend approval, a condition regarding installation of stormwater infiltration systems, be included.

Board Members concurred with ZBA denial, with exception of Mr. Charney.

ZBA-2022-42 – 8 Fairbanks Avenue

Mr. McCauley explained the applicant was seeking a Special Permit for construction of a deck.

Mr. McCauley stated Staff recommended approval, with conditioning that the deck and steps, not be enclosed. Board Members were in agreement.

ZBA-2022-43 - 141 Linden Street

Mr. McCauley explained the applicant was seeking a Special Permit for a parking plan with less than the required number of spaces.

Staff recommended that ZBA deny the application, due to the 8 ½ - foot parking space requirement. Mr. Roberti recommended that a peer review be included in the decision. Mr. Chaney asked about inclusion of charging stations. Mr. Himmelberger commented that charging stations might not be needed for the Goddard School.

Minutes – 3/7/22, 3/28/22 & 3/29/22

**Mr. Taylor motioned to approve Planning Board minutes of March 7, 2022 and March 29, 2022.**

**Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Charney-aye, Taylor-aye, Mallett-aye, Roberti-aye**

**Mr. Taylor motioned to approve the Planning Board minutes of March 28, 2022. Ms. Woodward seconded the motion. It was on motion 4-0-1; Taylor-abstain, Mallett-aye, Charney-aye, Woodward-aye, Jim-aye**

Other BusinessApproval of OSRP Letter with NRC

Mr. McCauley noted that Ms. Coates drafted the letter, which is largely intended to support the Unified Plan for Wellesley.

**Mr. Taylor motioned that the Planning Board accept the draft letter from Ms. Coates to the Executive Office of Energy and Environmental Affairs, and authorize Planning Director Don McCauley to sign the letter on behalf of the Planning Board. Ms. Mallett seconded the motion. The vote was unanimous 5-0; Taylor-aye, Charney-aye, Woodward-aye, Mallett-aye, Roberti-aye**

Planning Board Retreat

Board Members scheduled the Planning Board Retreat for June 23, 2022, from 3:00 pm to 6:00 pm, at the Wellesley Free Library.

Planning Director's Report

Mr. McCauley noted that Staff was working on the finalization of the Planning Board meeting schedule for the upcoming year. Members agreed to meet on July 11<sup>th</sup> and July 25<sup>th</sup>.

Discussion took place regarding the likely return to in-person meetings after July 15<sup>th</sup>, per State directive. Members discussed the hybrid meeting process.

Adjourn

Mr. Roberti adjourned the meeting at 10:21 PM.

**MINUTES APPROVED – MONDAY, AUGUST 1, 2022**