

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

WELLESLEY PLANNING BOARD
MONDAY, JUNE 1, 2020, 6:30 P.M.
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, Kathleen Woodward, Patricia Mallett, James Roberti, Tom Taylor and Associate Member Sheila Olson

Staff Present: Planning Director Donald McCauley

Call to Order/Confirmation of Participants

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

Ms. Johnson stated that the Planning Board is concerned with the quality of life in US and is doing everything possible to achieve diversity and work to achieve certain housing goals.

Ms. Johnson thanked the Wellesley Police and all first responders for their effort at this time.

Public Comments on Matters Not on the Agenda

There were no public comments

Scenic Road Hearing – Joint Hearing With NRC

194 & 196 Pond Road – Continued from April 1, 2020 – continued to June 29, 2020

Mr. McCauley acknowledged that the Scenic Road Hearing for 194 & 196 Pond Road would be continued to June 29, 2020. He stated that additional time was needed to make provision for public comment, perhaps utilizing webinars, and thanked the applicants for their patience.

Large House Review

LHR-19-13 194 Pond Road – Continued from April 1, 2020 - continued to June 29, 2020

Mr. McCauley acknowledged that the Large House Review – LHR-19-13 194 Pond Road would be continued to June 29, 2020.

LHR-19-14 196 Pond Road – Continued from April 1, 2020 – continued to June 29, 2020

Mr. McCauley acknowledged that the LHR-19-14 196 Pond Road would be continued to June 29, 2020.

Review of Adequacy

10 Oakland Circle – Continued from May 18, 2020

Present: Pablo Alvarado, Applicant; and Anthony Stella, Engineer

Mr. McCauley provided project update including stormwater drainage and inclusion of a street basin.

Ms. Johnson inquired about a Cape Cod berm and the proposed street basin. Mr. Stella provided detail.

Ms. Johnson suggested that the traffic and trucking route plan be included in the CMP (Construction Management Plan), as a contingency. Mr. Stella agreed with the inclusion of the recommended contingency.

Ms. Woodward inquired about drainage maintenance plans. Mr. McCauley provided detail regarding the inspection plans.

Mr. Roberti motioned to approve the Review of Adequacy as shown on presented plan and conditioned on the installation of road as shown; the basin, amending the OMP and George Saraceno's e-mail dated June 1, 2020; requesting inclusion of contingency plan regarding construction trucks/equipment; to include the approval of setting a performance bond in the amount of \$16,716.00. Ms. Woodward seconded the motion. The vote was unanimous, 5-0.

Residential Incentive Overlay District (RIO)

140-148 Weston Road – Continued from May 18, 2020

Present: Victor Sheen, Applicant; Peter Holland, Applicant; and Benjamin Wilson, Architect

Mr. McCauley maintained that the DRB (Design Review Board) issued a letter to the Planning Board dated May 29, 2020; affirming the applicant adequately addressed the criteria for RIO development. The DRB further indicated concerns about drainage, accessibility and retaining wall heights in relation to the sunken garden.

Ms. Johnson recommended revision of the plan to address the inclusionary access of the two affordable units at 140 Weston Road. Mr. Wilson responded further consideration was being given to that aspect.

Mr. Roberti inquired about safety enhancements to the roadway and sidewalks. Ms. Johnson commented that the traffic issue would be reviewed before final permitting, and acknowledged that several residents have expressed concern.

The Board members agreed that Board of Selectmen recommendations/language regarding sidewalk and street safety, had to be presented before the Planning Board could approve the RIO.

Mr. Roberti motioned to continue the RIO Public Hearing for 140-148 Weston Road to June 15, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

Review Articles for 2020 Annual Town Meeting/Recommend Articles for 2020 Fall Special Town Meeting

Mr. McCauley stated that in consideration of the current emergency state, all proposed non-budgetary articles would not be addressed at the June 21st Town Meeting, and would likely be addressed at a Fall Town Meeting.

Ms. Johnson explained that she, Mr. McCauley, and Town Counsel met and agreed to move all the Planning Board articles to a Fall Town Meeting.

Mr. Roberti motioned that the Planning Board vote that Annual Town Meeting take no action on Articles 30, 31, 32, 33, 34, 35, 36, 37 and 41, and that the Board vote to notify the Board of Selectmen, pursuant to M.G.L. Ch. 40A Section 5, to include the text of Articles 30, 31, 32, 33, 34, 35, 36, 37 and 41, as they appear in the 2020 Annual Town Meeting Warrant, in the next scheduled Town Meeting. Ms. Woodward seconded the motion.

Ms. Johnson moved to amend the motion to read: that the Planning Board vote that Annual Town Meeting take no action on Articles 29, 30, 31, 32, 33, 34, 35, 36, 37 and 41, and that the Board vote to notify the Board of Selectmen, pursuant to M.G.L. Ch. 40A Section 5, to include the text of Articles 29, 30, 31, 32, 33, 34, 35, 36, 37 and 41, as they appear in the 2020 Annual Town Meeting Warrant, in the next scheduled Town Meeting. Ms. Woodward seconded the amendment. The vote was unanimous (5-0).

Mr. Roberti motioned that the Planning Board authorize Planning Board Chairman Catherine Johnson, to approve/sign necessary documents to effectuate the Boards' vote taken regarding Annual Town Meeting Articles. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

Zoning Board of Appeal Cases

Mr. McCauley stated that the Zoning Board of Appeals (ZBA) was not hearing new cases, due to the current COVID-19 State of Emergency. Mr. McCauley presented several cases to the Board:

229 Weston Road – 2020-19 (continued from 4/2/2020)

Mr. McCauley stated the staff had no concerns about recommending approval for the construction of a two-story addition, but could not recommend inclusion of a circular driveway, given restrictions. No information was provided regarding impervious surface coverage or paving materials to be used.

Ms. Woodward suggested that ZBA continue the hearing until additional information was provided.

Ms. Johnson recommended that the circular driveway be eliminated.

10 Washington Street – 2020-22 (continued from 4/2/2020)

Mr. McCauley maintained that staff continued to recommend that ZBA deny the petition regarding the permitting of a second sign.

Ms. Woodward expressed concern about precedent being set for additional signage.

Ms. Johnson indicated that additional signage would not be beneficial.

380 Washington Street

Mr. McCauley noted that the petitioner was requesting pedestal-type signage, which deviated from the sign bylaw.

Staff and Board members agreed that ZBA should deny the petition.

Other Business

Planning Director's Report

Mr. McCauley referred to a letter from the Planning Board to the owners at 25 Upwey Road regarding Conditional Approval Agreement and Covenant – Subdivision PB-91-EB-1, in connection with removal of infiltration systems.

Mr. McCauley mentioned that the Planning Board received an e-mail from Wellesley Middle School 7th grader, Mina Lien. Ms. Lien inquired about “tiny house” legal status in Wellesley.

Planning Board Chair Report

Ms. Johnson encouraged all citizens to share their planning ideas.

Minutes – January 24, 2018 and May 4, 2020

Mr. Roberti motioned to approve the January 24, 2018 minutes, as amended by Ms. Johnson. Ms. Woodward seconded the motion. The vote was unanimous (2-0).

Mr. Roberti motioned to approve the May 4, 2020 minutes. Ms. Woodward seconded the motion. The vote was unanimous (5-0)

Adjourn

There being no further business, Ms. Johnson adjourned the meeting at approximately 8:43 p.m.

MINUTES APPROVED: JULY 6, 2020

NEXT MEETING: JUNE 15, 2020