

Minutes of the June 6, 2022 Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, JUNE 6, 2022 AT 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, Marc Charney, Tom Taylor, Associate Member Sheila Olson

Absent: Patricia Mallett

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 6:32 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Marc Charney, Tom Taylor, Associate Member Sheila Olsen and Jim Roberti

Public Comments on Matters Not on the Agenda

No Comments

Project of Significant Impact

PSI-22-02 – 93 Worcester Street

Present: Alan Koder, David Tinory, Matthew Stegall and Steven Purpura, Beacon Capital Partners/Applicant; Jennifer Schultz, Permitting Attorney for Applicant; Kate Harrington, Designer; Jeff Dirk of Vanessa Associates, Paul King, consultant; David Himmelberger, Applicant's Attorney

Mr. Arbeene updated the status of the project.

Mr. Purpura provided detail regarding the life sciences application, and outlined the requirements of the physical laboratory space.

Mr. McCauley confirmed the Select Board had reviewed the project.

Mr. Taylor inquired about the energy efficiencies proposed. Mr. Purpura replied that the old HVAC systems would be replaced by a more efficient system.

Ms. Woodward inquired about additional sustainability measures that might be considered. Mr. Purpura replied that additional solar installation solar might be possible.

Mr. Charney inquired about air quality studies being done. Mr. Purpura replied not.

Ms. Schultz stated that DEP would be conducting separate hearings, when individual tenants need to apply to rent space at the site.

Mr. Roberti inquired about the type of space uses, and how they might affect life safety. He stated that this aspect was a primary concern of the neighbors.

Neighbor, Diane Soderholm, 16 Duxbury Road, stated BHL2 labs are required to meet minimum equipment requirements, including incinerators and autoclaves.

Mr. Koder confirmed that waste would be collected and shipped off-site for disposal. Ms. Schultz acknowledged that no tenant would be allowed to occupy the premises, without going through many other reviews.

Mr. Roberti asked about a related timeline for review of the contents of the lab. Ms. Schultz confirmed that meetings had been scheduled with both the Fire Department and the Board of Health.

Ms. Soderholm inquired if restrictions would remain with the property, if it is ever sold. Mr. McCauley replied the conditions are recorded at the Registry of Deeds.

Neighbor Danielle Nixon, 8 Maple Road, stated the neighborhood is concerned about the proposed labs.

Neighbor Rose Mary Donahue, 9 Maple Road, indicated that the Town should engage people who have expertise in this area.

Neighbor John Lin, 3 Dearborn Street, stated the Town needed to take time to understand the safety issues around life sciences.

Ms. Schultz stated the life sciences industry is a highly regulated industry.

Ms. Woodward noted the next regulatory review would be conducted by the Zoning Board of Appeals.

Mr. Taylor motioned to continue PSI-22-02 for 93 Worcester Street, to the Planning Board meeting on 6/27/22, and to extend the action deadline; if needed, to 6/30/22. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.

Large House Review

LHR-22-04 – 20 Tappan Road (Continued from 5/16/22)

Mr. Taylor motioned to continue LHR-22-04 for 20 Tappan Road, to the Planning Board meeting on 6/21/22; and to extend the action deadline to 6/23/22. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.

Waiver Request - 41 Chestnut Street

Present: Elena Stancheva, Architect

Mr. McCauley reported the applicant had restarted the LHR process and has requested relief from having to go back before the Design Review Board (DRB). Staff agreed with the request.

Ms. Stancheva stated the plan design was being reviewed, with efforts to reduce the size to some degree.

Mr. Taylor motioned to accept the waiver request, and not require the applicant to return to the DRB, as part of the review process. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.

Waiver Request - 173 Winding River Road

Mr. McCauley reported the house was presently under construction, and near completion. He explained that the applicant would initiate the Large House Review process, once they receive the Certificate of Occupancy.

No formal action was taken.

LHR -22-02 – 43 Royalston Road (Continued from 4/6/22)

Present: Dean Behrend, Developer; Steve Cosmos, Landscape Architect; Neil Glick, Attorney representing the neighbors

Mr. McCauley detailed the status of the application.

Mr. Behrend reported that the new landscape plan included the new location for the drain structures.

Ms. Woodward inquired about possible migrating tree roots. Mr. Behrend replied the foundation is covered with an impervious product.

Mr. Charney suggested that fencing be used as a privacy barrier, instead of arborvitae.

Attorney Glick expressed concern about time deadlines and required bylaws of the Planning Board.

Ms. Woodward suggested the Board move the action deadline forward, and wait until Town Engineer George Saraceno has reviewed all responses to his outstanding questions.

Mr. Taylor motioned to continue LHR-22-02 for 43 Royalston Road, to the Planning Board meeting on 7/11/22, and to extend the action deadline to 7/15/22. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.

Minutes

Minutes for 3/21/22, 3/31/22 & 4/6/22 were reviewed.

Mr. Taylor motioned to accept the Planning Board minutes of 3/21/22, 3/31/22 and 4/6/22, as edited. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.

Other Business

FY23 Meeting and Submittal Calendars

Mr. McCauley presented the Planning Board FY23 Meeting and Submittal Calendars.

Mr. Taylor motioned to approve the FY23 Planning Board Meeting Calendar, as presented. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.

Planning Board Retreat Preparation

Mr. McCauley confirmed that the Planning Board Retreat was scheduled for 6/23/22. Discussion ensued about location and COVID-related concerns.

Planning Director's Report

Mr. McCauley had nothing further to add.

Planning Board Chair's Report

Mr. Roberti reported the Sisters of Charity were seeking to develop the property on Oakland Street; Haynes Property Management was commencing with the selling of their properties throughout Town; the former Waterman Funeral Home on Washington Street, has been sold to a developer.

Adjourn

Mr. Roberti adjourned the meeting at 9:48 PM

MINUTES APPROVED – MONDAY, AUGUST 22, 2022