

Minutes of the June 15, 2020 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD

MONDAY, JUNE 15, 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 6:34 p.m.

Public Comments on Matters Not on the Agenda

Resident Walter Miller, 8 Skyline Drive, spoke of serious safety risks associated with the increasing number of small cell antennas being installed throughout the Town. He noted that he would submit related documentation to the Board.

Mr. Miller asked the Board to include this topic on the agenda of a future Board meeting. Ms. Johnson suggested that Mr. Miller follow-up with Mr. McCauley who would direct the topic to the Wellesley SEC (Sustainable Energy Commission) who works in concert with the Wellesley Municipal Light Plant and the Board of Selectmen.

Ms. Cece Doucette, advocate for safe technology, suggested the Board view the film Generation Zapped on the Kanopy streaming service.

Residential Incentive Overlay District (RIO) – 140-148 Weston Road

Present: Victor Sheen, Applicant; Peter Holland, Applicant; Ben Wilson, Architect; Jeff Dirk, Transportation Consultant; and Natalie Adams, Landscape Architect

Mr. McCauley provided project update, including extension of sidewalk draft conditioning.

Ms. Johnson asked if Mr. Sheen had reviewed the draft decision. Mr. Sheen responded that such review was taking place.

Ms. Mallett motioned to close the public hearing for 140-148 Weston Road Residential Incentive Overlay District (RIO). Ms. Woodward seconded the motion. The vote was unanimous (5-0).

**Mr. Roberti motioned to issue the Special Permit for the Residential Incentive Overlay District (RIO) project at 140-148 Weston Road as drafted and submitted by the Planning Department Director, subject to the conditions as outlined in Special Permit Conditions #1-#5 on the June 12, 2020 Draft; granting Catherine L. Johnson the approval to sign the Special Permit Decision on behalf of Planning Board. Ms. Woodward seconded the motion. The vote was unanimous (5-0).
Project of Significant Impact (PSI)**

PSI-20-01- Wellesley Park – 140-148 Weston Road

Mr. McCauley detailed that the PSI aspect was the second step in the permitting process and step three would include the site plan review with the ZBA (Zoning Board of Appeals).

Mr. Wilson presented interior and exterior architectural elements of the project, including description of proposed construction materials.

Mr. Sheen noted that soil testing results were being reviewed, as well as, grading/elevation and drainage aspects.

Ms. Johnson asked about fuel source for the project. Mr. Sheen responded that gas would be used.

Ms. Johnson queried about the scope of work in relation to trees on Town property.

Ms. Johnson commented that such extensive tree planting on-site could have impact on the existing North 40 trees. Mr. Sheen responded that such aspects would be further examined.

Ms. Johnson queried about associated traffic inflow and outflow, and the traffic situation along Weston Road.

Mr. Dirk spoke of the traffic/crossing light prospective and timing, emphasizing that the primary intent was not to worsen the current traffic situation.

Mr. Taylor inquired about vehicles turning left when exiting the site, and the timing/queuing at intersections involving both the Weston Road and Delanson Circle projects. Mr. Dirk responded that mitigation funding will ensure that the Town can implement solutions to address the Linden Street, Weston Road and Central Street intersections.

Ms. Mallett inquired about construction-related traffic on Crest Road. Mr. Sheen stated that Crest Road would not be used for such traffic. Mr. McCauley noted that a plan for construction/trucking would have to be closely examined. Ms. Johnson acknowledged that further discussion with the Police Department was necessary.

Ms. Mallett asked about post-construction road safety.

Ms. Woodward stressed that the decreased COVID-19 traffic pattern influenced the validity of the traffic study.

Ms. Johnson outlined two Engineering Department concerns: the reduced size of a water main and melting of snow. Mr. McCauley stated that residents submitted comments regarding water pressure concerns. Mr. McCauley mentioned the adequacy of a gas line. Mr. Sheen affirmed that he would be contacting the Engineering Department.

Resident Joel Bloom, 20 Howe Street, questioned the purpose of extending the sidewalk to Howe Street with a flashing cross light. Mr. McCauley responded that the intent was to aid pedestrians and cyclists. Mr. Bloom stated that the proposed crossing would likely encourage visitors to park on Howe Street. Ms. Johnson indicated that further discussion was needed.

Ms. Woodward asked about possible installation of solar panels at the site. Mr. Sheen answered that solar panels were not a consideration, due to the proposed rooftop decks. Ms. Johnson commented she would rather see solar panels than decks, and suggested that Mr. Sheen review possible solar installation options.

Mr. Roberti motioned to continue the PSI-20-01 for Wellesley Park to August 3, 2020 – 140-148 Weston Road. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

Residential Incentive Overlay District (RIO) – Delanson Circle

Present: Nick Ogonwsky, Development Manager - Trask Development; Dartagnan Brown, Architect; Aaron Honsaker, Engineer; Ryan Noone, Engineer and Natalie Adams, Architect Landscape Designer.

Mr. McCauley provided update regarding permitting, with focus on design and area improvements. He stated that the Weston Road project and the Delanson Circle project were now under different ownerships.

Mr. Brown presented renderings and provided further explanation regarding: building height, water runoff management, communications with neighbors, preservation of trees, site borings, water retention, and Hollis Street sidewalks.

Ms. Johnson questioned the terminating point of the Hollis Street sidewalk. Mr. Brown responded that final plans were being completed.

Ms. Johnson asked if the public would be able to use the proposed sidewalk benches. Mr. Brown responded affirmatively. Ms. Woodward commented that the bench area, in particular, displayed an excessive amount of hardscaping. Ms. Mallett agreed and indicated that the building design was very urban and did not convey the village image.

Ms. Johnson commented that the design was somewhat severe and suggested utilization of materials that would better reflect the style of the neighborhood.

Mr. Brown confirmed the location of the four affordable units, and stated that those units would have full accessibility to amenities.

Mr. Roberti motioned to continue the RIO special permit for Delanson Circle public hearing to July 20, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

Other Business

25 Upwey Road

Present: David Schwarzman, Owner

Mr. McCauley questioned recent changes made by the owner, and how it appeared to affect recorded drainage conditions. Ms. Johnson commented that neighbors discovered increased drainage coming from the property. Mr. Roberti noted that the Town Engineer sought to examine work done, but was not granted access to the property.

Mr. Schwartzman stated that he recently purchased 25 Upwey Road and started the landscaping project, removed a tree, had masonry work done, but did not alter drainage on property. He noted that his engineer provided a letter to Town.

Mr. McCauley affirmed that the Town Engineer should be able to examine the work done. Ms. Johnson stated that the subdivision documentation/conditioning was in place (recorded with the Registry of Deeds), and should be observed and remain consistent with intent.

Mr. Roberti indicated that the Town Engineer should be granted approval to review work done at the site.

Ms. Woodward agreed with Mr. Roberti and indicated that the owner should stop related work until a review has been performed.

Ms. Johnson stated that the matter would be included on the June 29th Planning Board meeting agenda.

Town Meeting Warrant

Mr. McCauley confirmed that the Town Meeting Warrant public hearing was scheduled for July 20, 2020.

Planning Directors Report

Mr. McCauley stated that planner Tucker Beckett had accepted a position in CT and would be leaving the Department. He noted that the Senior Planner posting had been submitted to the Human Resources Department.

Minutes – January 8, 2018 and May 18, 2020

Mr. Roberti motioned to approve the January 8, 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 18, 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 10:42 p.m.

NEXT MEETING: Monday, June 29, 2020

MINUTES APPROVED: Wednesday, August 19, 2020