

*Minutes of the June 21, 2022, Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
TUESDAY, JUNE 21, 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, Associate Member Shelia Olson

**Advisory Liaison:** Madison Riley

**Staff Present:** Planning Director Don McCauley, Senior Planner Eric Arbeene, Planner Emma Coates

**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, Patricia Mallett, Marc Charney, Tom Taylor, Jim Roberti

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

No Public Comments

**Large House Review**

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

Present: David Himmelberger, Attorney for Owner

Mr. Himmelberger confirmed the applicants had withdrawn the Large House Review application.

Ms. Woodward opined about the Large House Review process, and encouraged residents of the Town to keep involved, especially when a resource of the Town might be impacted.

Mr. Charney commented that this project embodied the spirit of the ADU (Accessory Dwelling Unit) Bylaw.

Ms. Mallett shared her disappointment about the inability to reach a compromise with the occupants of the property. She noted that some other Large House Review applications had also reached a similar level of resistance.

Mr. Roberti acknowledged that such change was unique to the Brook Path area.

Ms. Olson joined the meeting at 6:50 PM.

Resident/neighbor Jay Prosnitz, 11 Tappan Road, expressed his regret regarding the outcome of the proposed project.

### **Project of Significant Impact**

PSI-22-01 – 293 Weston Road – Hardy School (Continued from 5/16/22)

Present: Peter Rebuck, Emily Sarazin, of SMMA; Catherine Mirick, Chair - Wellesley School Committee; George Saraceno, Town Engineer; Tyler De Ruiter, Ken Ho – BETA

Mr. Arbeene provided project updates.

Mr. Rebuck detailed the results of the meeting with the Select Board.

Mr. De Ruiter confirmed that the existing traffic signal and the pedestrian crosswalk, would be removed and relocated to Hardy Road.

Mr. Roberti inquired if all the warrants had been satisfied. Mr. De Ruiter replied in the affirmative.

Ms. Woodward inquired if the traffic light would be operable during school hours. Mr. De Ruiter replied that the traffic light would be operational 24-7.

Ms. Mallett inquired if the light will be able to detect a bicyclist. Mr. De Ruiter replied in the affirmative.

Mr. Rebuck stated the Select Board asked SMMA to study the Rte. 9 exit, and to present the recommendations to the Planning Board.

Ms. Woodward requested written documentation regarding the results of the related traffic study. Mr. Roberti commented that a clearer understanding of Select Board expectations, would be appreciated.

Mr. Ho stated it would be preferable to go back and evaluate the egress issue, later in the process.

Mr. Charney inquired if the Police Department had a preference regarding the egress aspect. Mr. Rebuck explained the safety issues were restricting the use of Rte. 9 to exit the site.

Ms. Mallett stated that MassDOT played a significant part with the project. Mr. Rebuck agreed.

Mr. Roberti asked if Wellesley DPW would assume the responsibility of the reconstruction of the sidewalks on Cleveland Road. Ms. Woodward stated the neighborhood would benefit from such reconstruction and indicated the project funding should not be taken from the school budget.

Mr. Saraceno agreed that the DPW should perform the sidewalk repair on Cleveland Road.

**Mr. Taylor motioned to continue PS-22-01 Hardy School to the Planning Board meeting on 7/11/22. Ms. Woodward seconded the motion. It was on motion 5-0: Woodward-aye, Charney-aye, Mallett-aye, Taylor-aye, Roberti-aye.**

### **Large House Review**

#### LHR-22-09 – 41 Chestnut Street

Present: Samantha Day Carter, Owner; George Saraceno, Town engineer; Sam Soderholm, builder; Thomas Catalano, Architect; Peter Stephens and Dan Gordan, Landscape Architects; Brian Nelson, Engineer

Mr. McCauley provided update regarding the application.

Ms. Carter confirmed that several major design changes were made. Mr. Catalano detailed that the proposed home had been reduced in size.

Mr. Stephens confirmed that many of the existing plantings would be retained. Mr. Gordon detailed that some 80 trees on the edges of the property, were being protected and saved.

Mr. Roberti inquired about proposed change in the grade.

Ms. Woodward inquired on the differences between the first submission and the present one. Mr. Stephens acknowledged the reduction in the size of the proposed sports court, allowing many trees to remain on the site.

Mr. Stephens noted that many of the trees being removed are invasive species.

Mr. Charney mentioned that if another developer bought the property, it would be likely that additional trees would be cut down.

Ms. Mallett agreed that swapping the sports court with the proposed pavilion provided a unique solution.

Mr. Taylor indicated his approval regarding changes presented.

Mr. Sarenceno stated that impervious area will be reduced by over 500 square feet.

**Mr. Taylor motioned to approve Large House Review 22-09, for 41 Chestnut Street, with the conditions set forth in Planning Staff's draft memo dated 6/21/22; and to authorize the Chair of the Planning Board to sign the approval agreement. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Charney-aye, Mallett-aye, Taylor-aye, Roberti-aye.**

### **Zoning Board of Appeals**

Planning Board Members postponed review of ZBA cases to the next Planning Board meeting

**Minutes: 3/7/22 & 5/2/22**

**Mr. Taylor motioned to accept the Planning Board minutes of 3/07/22 and 5/02/22, as presented. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye.**

**Other Business**

**FY23 Submittal Calendar**

Mr. McCauley stated the submittal calendar would be presented at the next Planning Board meeting.

**Planning Board Retreat Preparation**

Mr. McCauley confirmed the Planning Board Retreat was scheduled for 6/23/22. Discussion regarding location and COVID concerns took place.

**Adjourn**

Mr. Roberti adjourned the meeting at 8:55 PM

MINUTES APPROVED – MONDAY, AUGUST 22, 2022