

Minutes of the June 27, 2022, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, JUNE 27, 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 6:30 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Patricia Mallett, Marc Charney, Tom Taylor, Associate Member Sheila Olson, Jim Roberti

Public Comments on Matters Not on the Agenda

No Public Comments

Project of Significant Impact

PSI-22-02 – 93 Worcester Street (Continued from 5/16/22)

Present: Steven Purpura, David Tinory, Alan Koder, Jessica Viens, Kate Harrington - Richmond Group; Paul King, Consultant, Michelle Callahan, Project Manager/Engineer - Nitsch Engineering; Jeffrey Dirk, Traffic Consultant - Vanasse & Associates Inc.; Jennifer Schultz, Permitting Attorney - Sullivan & Worcester; Will Wong - Arup, David Himmelberger, Attorney for Applicant

Mr. McCauley provided summary update regarding the project.

Mr. Himmelberger stated the applicant had addressed all Town engineering comments.

Ms. Callahan provided detail regard project impacts on sewer and water services provided by the Town.

Ms. Harrington reported that additional Town electrical service into the building was not required.

Mr. Dirk reported the project would create a 30% reduction in traffic during peak times, but the daily traffic rate would likely display a slight increase.

Mr. Koder confirmed he had met with the Wellesley Fire Department regarding the types of chemicals to be stored onsite, training of first responders, PPE equipment needed by first responders, and lab waste disposal.

Mr. McCauley reported the Fire Department was awaiting a related code report.

Mr. Roberti reported the Board needed to receive additional information regarding the refuse issue and electrical requirements.

Ms. Mallett inquired if there were any issues about disposal sites. Mr. Koder responded that there were a number of licensed refuse haulers that are available.

Ms. Woodward inquired if the labs are inspected to confirm that standards are being met. Mr. Koder spoke of best practices for labs.

Ms. Mallett inquired about ease of finding disposal sites for the biowaste.

Ms. Woodward questioned the protocols used by the individual labs, and if the State inspects the labs to ensure adherence to established practice. Mr. McCauley reported the PSI process does not deal with this issue.

Mr. Himmelberger replied the commitment is to ensure the labs meet all requirements.

Mr. Purpura commented that the insurance companies who ensure the labs, have the strictest standards.

Mr. Roberti requested additional related guidance/information from Town Counsel. Mr. Taylor concurred that Town Counsel could provide additional comments regarding waste disposal plans.

Ms. Woodward opined about how other communities handle the issue of lab waste, especially the town of Lexington.

Ms. Coates reported that she reviewed safety protocols biolab records in local communities.

Mr. Roberti noted that the Wellesley MLP (Municipal Light Plant) would be addressing the related electric service aspect. Mr. Himmelberger replied that the requested electrical information had been submitted to the MLP.

Mr. Taylor reiterated that the Board was awaiting confirmation from the Fire Department regarding the coding report and confirmation that the Fire Department has the necessary PPE equipment and related training.

Resident/Neighbor Kimberly Melton, 17 Duxbury Road, asked for definition of small waste.

Resident/Neighbor David Melton, 17 Duxbury Road, acknowledged that biolabs were a new industry in Wellesley, and the Town did not have the necessary infrastructure and expertise.

Resident/Neighbor Robert Soderholm, 16 Duxbury Road, agreed that biolabs were a very new industry in Wellesley, and the Town is just now becoming familiar with biolaboratories.

Resident/Neighbor Jon Lin, 3 Dearborn Street, reported biolab level 2 can mutate to level 3.

Resident/Neighbor Diane Soderholm, 16 Duxbury Road, stated the issue reflects a lack of oversight, not regulation.

Mr. Purpura confirmed the team would continue dialogue with the Town and the neighbors.

Mr. Koder defined the differences between small quantity generators of waste, and other generators with increased waste capacity.

Mr. McCauley confirmed a response from MLP, Fire Department and Town Counsel regarding aspects of oversight and enforcement was requested.

Ms. Woodward stated there is need to development Town biolab regulations.

Resident/neighbor Rosemary Donahue, 610 Washington Street, stressed that the biolab use stretches the understanding of infrastructure.

Mr. Taylor motioned to continue PSI 22-02 for 93 Worcester Street, to the Planning Board meeting on 7/11/22. Ms. Woodward seconded the motion. It was on motion 5-0; Taylor-aye, Mallett-aye, Woodward-aye, Charney-aye, Roberti-aye.

Zoning Board of Appeals

ZBA-2021-56 – 97 Russell Road – (Continued to next ZBA meeting)

ZBA-2022-44 – 12 Woodlawn Avenue

Mr. McCauley explained the applicant was seeking a variance for installation of an air conditioning/heat pump unit, with less than required right side yard setback.

Staff recommends the ZBA DENY the Variance.

The Board agreed.

ZBA-2022-45 – 14 Shaw Road

Ms. Woodward abstained from discussion.

Mr. McCauley stated the applicant is seeking a Variance for installation of an air conditioning/heat pump unit with less than required right side yard setback.

Staff recommended ZBA DENY the Variance.

The Board Agreed.

ZBA-2022-46 – 3 Pickerel Road

Mr. McCauley reported the applicant is seeking a Special Permit for demolition of an existing nonconforming second story deck, and construction of a larger second story deck with less than required right side yard and rear yard setbacks.

Staff recommended ZBA DELAY ACTION on the Special Permit, and requested that the Petitioner present revised plans which would eliminate or lessen the proposed rear setback non-conformity.

The Board agreed.

ZBA-2022-47 – 50 Central Street

Mr. McCauley explained the applicant requests a Special Permit for installation of a wall sign with logo, and lettering in excess of signage allowed by right.

Staff recommended ZBA DELAY ACTION on the Special Permit until the DRB has completed its review of the proposed signage

The Board agreed.

ZBA-2022-48 – 38 Cypress Road

Mr. McCauley explained the applicant was seeking a Variance for construction of a one-story addition with less than required right side yard setbacks.

Staff recommended ZBA APPROVE the Variance.

The Board agreed.

ZBA-2022-49 – 6 Bryn Mawr Road

Mr. McCauley explained the applicant seeks a Special Permit for reconstruction of an existing nonconforming structure, and construction of a two-story addition, with less than required left side yard setbacks.

Staff recommended the ZBA DENY the Special Permit.

The Board agreed.

ZBA-2022-50 – 38 Lowell Road

Mr. McCauley reported the applicant was requesting a Special Permit and/or Variance, allowing construction of a two-car garage with a front yard setback of 32 feet.

Staff recommends the ZBA either DENY the requests for a Special Permit and/or Variance, or DELAY ACTION until further information is provided on the front setback requirement.

The Board agreed.

ZBA-2022-51 – 265 Weston Road

Mr. McCauley reported the applicant was seeking a Special Permit for demolition of an existing nonconforming garage, and construction of a two and a half story addition with less than required front yard setbacks, on an existing nonconforming structure with less than required front yard setbacks, in a Water Supply Protection District.

Staff recommended ZBA DELAY ACTION on the Special Permit in order to seek additional information on the neighborhood context. Should the ZBA act to approve the Special Permit Finding, it should add conditions that the project will contain adequate stormwater infiltration to offset the increased size of the project and will conform to design approved by the Historical Commission.

The Board agreed.

ZBA-2022-52 – 68 Curve Street

Mr. McCauley reported the applicant was seeking an Extension of a Variance, ZBA #2021-52, that was granted on July 15, 2021; and allowed for construction of a one story garage addition with less than required left side yard setbacks in a Water Supply Protection District.

Staff recommended ZBA DENY the Variance extension at this time.

The Board agreed.

Other Business

FY23 Submittal Calendar

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

Adjourn

Mr. Roberti adjourned the meeting at 8:59 PM.

MINUTES APPROVED – MONDAY, AUGUST 22, 2022