

Minutes of the July 1, 2019 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD

MONDAY, JULY 1, 2019, 6:30 P.M.

TOWN HALL – GREAT HALL

MINUTES

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, Vice-Chair Jim Roberti, Patricia Mallett and Frank Pinto.

Planning Board Absent: Secretary Kathleen Woodward, Associate Member Sheila Olson

Staff Present: Laura Harbottle AICP, Interim Planning Director

1. Call to Order

Ms. Johnson called the meeting to order at 6:30 p.m. Ms. Johnson introduced Laura Harbottle, Interim Planning Director.

2. Public Comments on Matters Not on the Agenda

There were no public comments on matters not on the agenda.

3. ANR Plans

Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.

PBC 17-05 – Duplicate endorsement, ANR Plan for 110 Pond Road

Present: Owner Tom Hunnewell, 110 Pond Road

Ms. Johnson acknowledged that part of the property at 110 Pond Road is in Natick and other parts are in Wellesley and are also in different counties. A Mylar plan is to be signed by the Board tonight so that it can be appropriately recorded in each county [Norfolk and Middlesex].

Mr. Hunnewell affirmed that the ANR was brought before the Board last year and the decision to endorse the plan was made at that time and confirmed that there were no changes to this Mylar which was stamped by the engineer a few weeks ago in order that the plans can be filed in the Middlesex County Registry of Deeds and the Norfolk County Registry of Deeds.

Board signing took place.

4. **Continued/Previous Applications and/or Public Hearings**

Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.

a. Consider Major Revision, LHR 19-06 Large House Review for 44 Ridge Hill Farm Road.

Present: Attorney David Himmelberger, Wilder, Shea and Himmelberger, LLP, and Landscape Architect Michael Coutu, Sudbury Design.

Mr. Himmelberger stated that the Board provided conditioned approval for this application which stipulated that any changes as a result of the applicant's continued permitting with the Wetlands Protection Committee, would be viewed as a major modification, therefore requiring Planning Board approval.

Mr. Himmelberger detailed that the change addresses rear yard fencing which reflects fencing being pulled away from the resource area some 35 to 40 feet away from the property line and closer to the house. The applicant has also requested that the rear corner fencing be rounded to allow deer/animal life ease of passage. Also for ease of deer passage, the Wetlands Protection Committee has recommended that parts of the side yard fencing be lowered to four feet and requested some additional planting changes. Mr. Himmelberger referred to the May 22, 2019 revised plans which depict the changed fencing.

Mr. Roberti asked about the revised plans. Mr. Himmelberger explained that the changes are shown on plan sheets L.0 and L3.0.

Mr. Coutu asserted that a camera study, a wildlife study and the changes are reflective of the findings. He added that the added vegetation is all native plantings per the requirement of the WPC (Wetlands Protection Commission).

Mr. Pinto asked if the purpose of the fence is for security. Mr. Coutu responded that the owner has dogs and is trying to keep predatory wildlife out of the main property, while allowing migration of the wildlife.

Ms. Mallett asked about plan L201. Mr. Himmelberger stated that was a prior plan that the Board has approved. She added that the changes improved the site.

Ms. Johnson affirmed that she was fine with the modification.

Mr. Roberti moved to accept revisions to LHR 19-06 Large House Review for 44 Ridge Hill Farm Road and authorize the interim Planning Director to issue a letter to that effect and the letter will state that the appeal period has been waived regarding this request. Ms. Mallett seconded the motion. The Board voted unanimously (4-0).

b. Consider LHR 19-01 Large House Review for 26 Oakridge Road – Continued from 6-17-19.

Present: Matt and Caitlin Guigli, Owners of 26 Oakridge Road.

Mr. Guigli presented some of the changes to the plan as recommended by peer review: amending of portico, a third garage bay has been eliminated, reduction in the TLAG and three dormers were eliminated at the front of the house. Mr. Guigli stated that the second round of DRB comments involved site plan and landscaping and he has reduced the driveway in width, elevations have been addressed, the tree protection plan has been resubmitted and he has performed a radius turn study, no protected trees are being removed and replanting is being done as well. He noted that everything had been submitted to Engineering and Engineering has provided final approval and the Police Department has responded with favorable determination.

Ms. Johnson asked a question regarding the lighting. Mr. Guigli mentioned a photometric study which resulted in zero horizontal light escape. The lighting plan was passed around to Board members.

Ms. Johnson commented that she had concerns regarding the landscape plan which addresses proposed uplighting which will remain as well as, a wall wash. Mr. Guigli explained that the original lighting plan has been modified appropriately in keeping with the DRB recommendations, which dictate no uplighting be used. Mr. Guigli itemized the outdoor light fixtures.

Ms. Mallett indicated that she had some concerns because the stormwater calculations were not with the renderings and referred to the communications from the Engineering Department. Ms. Johnson commented that this informational packet is the first the Board has received regarding the project. Ms. Harbottle passed the Stormwater Report from the file to the Board.

Ms. Mallett questioned the site blasting aspect. Mr. Guigli stated that his family has been living in the house for four years and all neighbors have been kept informed about all aspects of the project. No one has spoken against the project and the proposed footprint is in the same location as the existing house. The ledge was not in the existing footprint area. Ms. Mallett commented that the blasting aspect has been minimized as much as possible. Mr. Guigli stated that he has extensive blasting experience and is very careful with such construction.

Mr. Pinto noted that there was no apparent drainage maintenance plan within the plans presented. Ms. Johnson noted that Cultec Systems come with a maintenance plan. Mr. Guigli stated that per Engineering's recommendation, such maintenance planning is in place. The Board reviewed the related plans as distributed by Ms. Harbottle.

Ms. Johnson advised that if the home is ever sold, the owners should leave instructions regarding Large House Review conditions regarding the particular maintenance that was required.

Ms. Mallett inquired about the impervious area and asked if impervious pavers were considered. He replied that the patio was decreased and was alerted that impervious pavement in New England is not long lasting for driveway application. Ms. Mallett asked if the applicant would consider utilizing pervious pavers on the patio.

Ms. Johnson asked if the surface of the court was the same as the driveway. Mr. Guigli replied that he wanted to use a brick double-banding around the footprint with asphalt pavement on the driveway. Ms. Johnson asked was the elevation change was from street to parking court. Mr. Guigli provided the calculation and stated that it was being decreased by one foot.

Ms. Johnson commented that this is a very massive house and would probably be much improved if it were 10% smaller in consideration of open space but was pleased to see that the TLAG was 7,000 sq. feet and not 8,100 square feet. She indicated her appreciation for the decrease in the garage area. Mr. Guigli stated he has tried to create a driveway area where his children can play safely.

Mr. Roberti commented that he was happy with the plan.

Mr. Roberti moved to approve LHR 19-01 Large House Review for 26 Oakridge Road with added conditions and recommendations as set forth in The Summary Report for 26 Oakridge Road dated November 27, 2018. Ms. Mallett seconded the motion. The Board voted unanimously (4-0) to approve the motion.

- c. Consider LHR 19-07 Large House Review for 14 Strathmore Road – Continued from 6-17-19

Ms. Johnson stated that the attorney for 14 Strathmore Road is seeking continuation of the public hearing until the July 15, 2019 Board meeting and the deadline for action must be extended to that time as well.

Mr. Roberti moved that LHR 19-07 Large House Review for 14 Strathmore Road be continued and the action deadline be extended to the July 15, 2019 meeting, as noted in David Himmelberger's e-mail to Lynda Schelling dated June 26, 2019. Ms. Mallett seconded the motion. The Board voted unanimously (4-0) to approve the motion.

5. New Applications and/or Public Hearings

Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.

- a. Consider LHR 19-10 Large House Review for 43 Kenilworth Road

Present: Thomas Catalano, Architect of Catalano Architects; William Doyle, Engineer of Doyle Engineering, Inc.; Joseph Skorupa, Landscape Architect of Gregory Lombardi Design Incorporated.

Mr. Catalano provided a summary of the project and stated that an addition was put on the property seven years ago. With a growing family, the applicant is requesting additional garage space, which reflects a TLAG of 7,090.81. Mr. Catalano provided construction detail including an increase to a three-car garage and slightly increasing the second floor space. The addition will mimic the existing home materials.

Ms. Johnson stated that this project reflects Large House review when the TLAG is increased by more than 10% and exceeds the threshold for the area.

Mr. Skorupa presented the landscape renderings which included a re-routed driveway and added turn-around and an expansion of the back yard terrace. He commented that all materials are natural materials and the added plantings are all native to Wellesley.

Ms. Johnson inquired about added lighting. Mr. Skorupa responded that it was garage entry lighting for safety only.

Mr. Doyle spoke to the increase in impervious area with an extensive underground basin system incorporated with the last addition seven years ago. The applicant is now proposing the addition of two chambers to accommodate the increase in impervious area.

Ms. Johnson commented that the lot was well screened. She inquired about Town Engineering comments. Mr. Doyle acknowledged some minor revisions by Town Engineering: curb closure – concrete spill edge, sidewalk replacement, root protection for shade tree in front of the house; all in accordance with Town standards. Ms. Johnson noted that such recommendations would be included in approval conditioning.

Mr. Roberti motioned to approve LHR 19-10 Large House Review for 43 Kenilworth Road with normal conditions and also including any conditions set forth in a letter to Interim Planning Director Laura Harbottle from Matthew Herson, Staff Engineer dated June 24, 2019. Ms. Mallett seconded the motion. The Board voted unanimously (4-0) to approve the motion.

b. Consider Major Revision, LHR 19-10 Large House Review for 200 Oakland Street

Present: Matthew Murphy, Owner

Mr. Murphy detailed that the construction project is being completed where a garage, kitchen and bedroom were added. He added that the interior is finished and he realized that a retaining wall should be added to the front of the house with a three foot grade change where the driveway meets the road. He noted that a large pine tree should be removed. In relation to the proposed retaining wall, Mr. Murphy presented a third request that right angles be utilized with the retaining wall, rather than the curving specified in the plans, due to cost differential. Ms. Johnson responded that altering from angle to curved retaining wall would require a separate request. She inquired regarding the cost differential. He replied that the concrete curve forming is more labor intensive than an angled application. Ms. Johnson questioned if the applicant had to present this modification to the Wetland Commission. Mr. Murphy responded affirmatively which resulted in a meeting two months ago with the Commission's approval. Ms. Johnson noted that the driveway will be gravel.

Mr. Roberti asked if a formalized drawing of the retaining wall would be submitted by a structural engineer. Mr. Murphy confirmed that a civil engineer would have to sign off on such a plan. Ms. Johnson commented that an "as built" would likely be required. Mr. Roberti suggested that the applicant speak to Field Resources about the situation.

Mr. Pinto stated that a structural engineer might not be necessary for a two foot retaining wall. Mr. Murphy agreed and added that the section which meets with the staircase (6 feet tall) requires sign-off by a structural engineer. Ms. Johnson detailed the retaining wall bylaw.

Ms. Mallett questioned how much of the retaining wall had already been constructed. Mr. Murphy explained that the part completed did not have bearing on this aspect. Ms. Johnson was in agreement.

Ms. Johnson noted that the subject tree, would likely be killed by the wall. Mr. Murphy agreed with Ms. Johnson's assessment. Mr. Pinto added that the subject tree was not in good shape presently. Mr. Murphy affirmed.

Ms. Johnson detailed that this home is one of the more historic homes in Wellesley and healthy maple trees are around the house. Mr. Murphy stated that he has maintained the trees over the years and felt that the retaining wall was fair enough away from the maples so they would not be affected. Ms. Johnson recommended not approving the requests until a site plan is presented which provides more retaining wall detail. Mr. Murphy responded that an occupancy permit would not be issued until the retaining wall aspect is resolved.

Group discussion followed.

Ms. Johnson presented a motion to read that major changes to LHR 17-07 Large House Review for 200 Oakland Street as requested by the applicant to include the removal of a pine tree at the front of the property next to the driveway is approved and that the basic location of the wall is approved, but with the condition that it slides from a major revision to a minor revision and that the applicant must submit a stamped civil engineer's plan showing this wall that can then be approved by the Planning Staff.

Mr. Roberti so moved in the words of conditioned approval. Ms. Mallett seconded the motion. The Board voted unanimously (4-0) to approve the motion.

5. Other Business

a. Planning Board Chair Report

Ms. Johnson stated that applicants have been submitted for the part-time planner position and she and Ms. Harbottle selected three candidates for interviews. She indicated that this person would be hired as soon as possible. In regard to the Senior Planner position, Ms. Johnson detailed that many applications were received today and the same selection procedure would follow.

Ms. Johnson reminded members of the Board Retreat next Tuesday evening at 6:30 p.m. in order to address election of officers and Annual Town Meeting preparation.

b. Consider Adoption of Official Zoning Map that Includes Zoning Map Updates from 2019 ATM and 2019 STM.

Ms. Johnson stated that the Attorney General approved everything that the Board proposed and voted favorably on. She noted that the DHCD (Department of Housing and Community Development) must approve its portion of the 40R zoning for Wellesley Office Park. As soon as DHCD approval is granted, the Board can change the Zoning Map. Town Clerk has asked for a reprint of the Zoning Bylaw because of significant changes made with changing from Roman numerals to Arabic.

6. Minutes

Ms. Johnson recognized that the recording secretary, Debra Takacs, has been doing a fine job with the Board minutes and there are only five sets of past minutes to be completed for 2019 and some missing minutes for the year 2018 will be completed as well.

Ms. Johnson noted that the minutes for March 25, 2019 had been completed. This meeting was somewhat unusual because it took place the night before Town Meeting and a quorum was not present. Ms. Johnson distributed the March 25, 2019 minutes for approval by the Board.

Mr. Roberti moved to approve the minutes as amended for February 19, 2019, March 25, 2019 and June 17, 2019. Ms. Mallett seconded the motion. The Board voted unanimously (3-0) to approve the motion. Mr. Pinto abstained due to absence from the meetings.

There being no further business, Ms. Johnson adjourned the meeting at 8:10 p.m.

MINUTES APPROVED: MONDAY, JULY 15, 2019

Laura Harbottle, AICP
Interim Planning Director