

WELLESLEY PLANNING BOARD  
MONDAY, JULY 25, 2022, 7:00 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 Members Present:** Chair James Roberti, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, Tom Taylor, Marc Charney

**Absent:** Associate Member Sheila Olson

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

**Advisory Liaisons:** Madison Riley

**Call to Order/Confirmation of Participants**

Mr. Roberti called the meeting of the Planning Board to order at 6:35 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Patricia Mallett, Marc Charney, Tom Taylor

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

No Comments

**Review of Adequacy & Scenic Road**

**15 The Waterway**

Present: Michael Quinn, Applicant; Scott Hayes, Civil Engineer; Brandon Schmitt, Director of NRC

Mr. McCauley stated the Review of Adequacy for 15 The Waterway involved the issue of the lot having adequate frontage and the Scenic Road aspect which focuses on proposed construction within the scenic road layout.

Mr. McCauley detailed the road was taken by the Town and held as parkland. He confirmed that Town Counsel determined the property is sited on a public way. Mr. Roberti commented the NRC has jurisdiction over proposed construction.

Mr. Hayes commented the building enforcement officer recommended the Review of Adequacy filing.

Mr. Roberti inquired about the list of public ways. Mr. Hayes stated the Town Clerk keeps the list of unaccepted ways and public ways. Mr. Himmelberger addressed the distinction between a public way and an unaccepted way.

Mr. Schmidt confirmed that the Town's GIS system recognizes this parcel of land listed as parkland, which is under the jurisdiction of the NRC. Mr. Schmidt stated The Waterway is an unaccepted way and does not trigger the scenic road requirement regarding public shade trees.

Resident/neighbor Tom Sargent, 25 The Waterway, explained the Waterway is part of the Indian Springs development; and asked if the applicant would be required to improve the entire length of the road. Mr. Roberti responded that the applicant is required to improve the roadway in front of his property, only.

Mr. Himmelberger indicated the lot in question had insufficient square footage to be considered a building lot.

Mr. McCauley stated the area was first a scenic road, before being classified as parkland. Mr. Hayes commented the width of the road is reflective of the layout of the Waterway, which was developed in the 1900s. Mr. McCauley mentioned the inclusion of "shoulder areas" within the scenic road.

Ms. Woodward reported the scenic road layout could be considered as more than the right-of-way. Mr. McCauley stated the intent of the scenic road is to protect the perimeter of the road.

Resident/neighbor Kyle Bernhardt, 70 Glen Road, inquired about the construction details and storage of construction supplies. Mr. McCauley responded that if the road is improved, it will be adequate to support construction vehicles and supplies.

**Mr. Taylor motioned to continue the Review of Adequacy for 15 The Waterway, to the Planning Board meeting of August 8, 2022. Ms. Mallett seconded the motion. It was on motion 5-0; Mallett-aye, Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.**

**Mr. Taylor motioned to continue the Scenic Road hearing for 15 The Waterway, to Planning Board meeting of August 8, 2022. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Taylor-aye, Mallett-aye, Charney-aye, Roberti-aye.**

### **Approval Not Required**

#### **PBC-22-06 – 100 Wellesley Avenue**

Mr. McCauley provided summary of the application, adding that the property is in the midst of the Historical Commission demolition delay process.

Mr. Roberti asked if the house would be razed for the purpose of development. Mr. McCauley replied in the affirmative.

**Mr. Taylor moved to approve ANR (Approval not Required) PBC-22-06 for 100 Wellesley Avenue. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Taylor-aye, Charney-aye, Mallett-aye, Roberti-aye.**

PBC-22-05 – 108/112 Abbott Road – Continue from 7/11/22

Present: Verne Porter, Engineer; Kent Duckham, Architect; David Himmelberg, Owner's Attorney

Mr. McCauley provided summary of the application.

Mr. Himmelberger confirmed the survey depicted delineation of two lots as described.

**Mr. Taylor motioned to continue PBC-22-05 for 108/112 Abbott Road, to Planning Board meeting on August 8, 2022. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Woodward-aye, Taylor-aye, Mallett-aye, Roberti-aye.**

Large House ReviewLHR-22-08-112 Abbott Road – Continued from 7/11/12

Present: Rebecca Russell, Owner; Verne Porter, Engineer; Kent Duckham, Architect, Michael Curadossi, Landscape Architect; David Himmelberger, Owner's Attorney

Mr. McCauley detailed aspects of the application. Mr. Arbeene referenced communication from the Town Engineer.

Mr. Roberti inquired about Wetlands permitting. Mr. Himmelberg confirmed the application was scheduled to be heard by the Conservation Commission.

Ms. Mallett expressed her concern about proposed drainage. Mr. Himmelberger confirmed a drainage ditch located in the rear of the property, addressed runoff from Centennial Park. Mr. Porter stated the team was renewing/improving existing connections.

Mr. Charney stated the Town did allow private drain connections to the public drainage system.

Mr. Porter mentioned that the water did drain from Centennial Park onto the property of the applicant.

Mr. Roberti inquired about the water runoff from the driveway. Mr. Porter replied such runoff would be collected by the infiltration system at the bottom of the driveway.

Ms. Woodward stated she is concerned about the proposed tree replacement plan. Ms. Mallett inquired if the four trees within the 25-foot buffer zone, where under the auspices of the Wetland Committee. Mr. McCauley stated Wetlands did have jurisdiction.

Mr. Curadossi provided detail regarding the planting plan. Mr. Charney asked if there would be enough room to plant additional trees near the intersection of Windsor Road and Abbott Road. Mr. Curadossi responded in the affirmative. Ms. Woodward reiterated her concern about the trees on the front part of the lot. Ms. Coates explained that if mature canopy trees were removed, a mitigation plan must include canopy trees of some type.

Mr. Taylor indicated his concern regarding the amount of impervious area being proposed. He inquired about the proximity of the patio to the lot line. Mr. Duckham replied the patio was 8 feet from the lot line.

Resident/neighbor Mary Beth Sandman, 93 Abbott Road, stated the stormwater runoff comes from Mass Bay property, which backs up to the houses on Abbott Road.

Resident/neighbor Tim Fulham, 9 Windsor Road, stated installation of the proposed circular driveway would likely damage the roots of the existing trees.

Resident/neighbor Norm Boucher, 114 Abbott Road, expressed his concern about runoff migrating to his property.

**Mr. Taylor motioned to continue LHR 22-08 for 108/112 Abbott Road to the Planning Board meeting on August 8, 2022. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Mallett-aye, Taylor-aye, Charney-aye, Roberti-aye.**

LHR-22-07 – 128 Cliff Road – Continued from 7/11/22

Present: Anne Snelling-Lee, Architect; Chi Man, Engineer

Mr. McCauley confirmed that the applicant had satisfied all outstanding items.

**Mr. Taylor motioned to approve LHR-22-07 for 128 Cliff Road, per conditions itemized in the Draft Staff Report dated 7/23/22. Ms. Woodward seconded the motion. It was on motion 5-0; Taylor-aye, Woodward-aye, Charney-aye, Mallett-aye, Roberti-aye.**

### **Zoning Board of Appeals**

Mr. McCauley stated that coverage regarding the Zoning Board of Appeals cases, was rescheduled to the August 1, 2022 Planning Board meeting.

### **Minutes - 9/13/21, 9/20/21 & 5/16/22**

Mr. McCauley confirmed that review of minutes for 9/13/21, 9/20/21 & 5/16/22 was postponed to the Planning Board meeting on August 1, 2022.

### **Other Business**

#### **Planning Director Report**

Mr. McCauley reported on the move of the Planning Department to 888 Worcester Street.

#### **Planning Board Chair Report**

Mr. Roberti confirmed that MA legislation had extended government meeting to March, 2023.

Mr. Roberti adjourned the meeting at 9:23 PM.

MINUTES APPROVED – TUESDAY, SEPTEMBER 20, 2022