

WELLESLEY PLANNING BOARD
SPECIAL MEETING
MONDAY, AUGUST 1, 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, Associate Member Shelia Olson

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

Advisory Liaisons: None

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 7:00 P.M. He acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Patricia Mallett, Tom Taylor, Marc Charney, Shelia Olson

Public Comments on Matters Not on the Agenda

No Comments

Zoning Board of Appeals

ZBA-2022-15 - 36 Sheridan Road (Continued from 6/2/22)

Mr. McCauley explained the applicant was seeking a Special Permit to demolish an existing nonconforming house on a nonconforming lot and to replace it with a new conforming home. The plans were approved by the Historical Commission at its June 13, 2022, meeting, voting 6-1 to grant a waiver of the demo delay period.

Staff recommended ZBA grant a Special Permit.

Board Members agreed with Staff.

Ms. Woodward expressed her appreciation about decreased size and massing of the structure. She expressed concern regarding aspects of the tree protection plan, especially with regard to adjacent properties.

ZBA-2022-53 - 58 Upson Road

Mr. McCauley stated the applicant requested a new Variance, with same terms as a Variance granted in 2021. The applicant sought to remove a garage; reconstruct a new garage and carport.

Staff recommended ZBA approve issuance of the requested Variance.

Board Members agreed with Staff.

ZBA-2022-47 - 50 Central Street (Continued from 7/7/22)

Mr. McCauley stated the applicant was seeking a Special Permit to install a wall sign with logo in excess of signage by right. The revised plans had been approved by the Design Review Board (DRB).

Staff recommended ZBA approve the Special Permit based on the revised plans approved by the DRB.

Board Members agreed with Staff.

ZBA-2021-97 - Russell Road (Continued from 7/7/22)

Mr. McCauley stated the applicant was seeking a Special Permit Finding to allow removal of an existing non-conforming structure on a non-conforming lot, to allow for the construction of a new non-conforming structure. The Planning Board had previously recommended that the ZBA approve the Special Permit Finding for the project.

Staff recommended ZBA approve the Special Permit Finding.

Board Members agreed with Staff.

ZBA-2021-53 - 175 Walnut Street

Mr. McCauley reported the applicant was seeking an extension of a Variance to build a 2-story addition to an existing house on a non-conforming lot.

Staff recommended ZBA approve either the extension of the Variance, or the issuance of a new Variance, to be based on the LHR approval of the project.

Mr. Roberti stressed the importance of the structure being built according to plans. Ms. Woodward inquired if the new owner could modify existing plans. Mr. McCauley replied the owner could make modifications, provided such plans are approved by the Board.

Board Members agreed with Staff.

ZBA-2022-44 - Woodlawn Avenue (Continued from 7/7/22)

Mr. McCauley reported the applicant was seeking a Special Permit for the demolition of an existing nonconforming garage, and the construction of a new garage or shed with less than required side yard setbacks.

Staff recommended ZBA grant a Special Permit.

Board Members agreed with Staff.

ZBA 2022-46 - 3 Pickerel Road (Continued from 7/7/22)

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

Staff recommended ZBA approve the Special Permit.

Board Members agreed with Staff.

Minutes

9/13/21, 9/20/21 & 5/16/22

Mr. Taylor motioned to accept the Planning Board meeting minutes of 9/13/21 & 9/20/21, with edits submitted by Ms. Woodward. Ms. Woodward seconded the motion. It was on motion 4-0-1; Woodward-aye, Taylor-aye, Mallett-aye, Roberti-aye.

Mr. Charney abstained.

Mr. Taylor motioned to accept the Planning Board meeting minutes of 5/16/22, as edited by Ms. Woodward. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Taylor-aye, Charney-aye, Mallett-aye, Roberti-aye.

Other Business

Planning Director Report

Mr. McCauley reported 10 out of 11 Articles were passed at Town Meeting.

Planning Board Chair Report

Mr. Roberti had nothing further to add.

Adjourn

Mr. Roberti adjourned the meeting at 7:39 PM.

MINUTES APPROVED – OCTOBER 3, 2022