

Minutes of the August 3, 2020 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, AUGUST 3, 2020, 6:30 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 Present: Chair Catherine Johnson, Kathleen Woodward, Patricia Mallett, James Roberti, Tom Taylor

Absent: Associate Member Sheila Olson

Staff Present: Planning Director Donald McCauley

Call to Order/Confirmation of Participants

Ms. Johnson called the meeting to order at approximately 6:30 p.m. Roll Call: Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

Public comments on Matters Not on the Agenda

There were no public comments

Large House Review

LHR-20-03 – 15 Pine Street - WAIVER

Mr. McCauley explained the waiver process and noted that this project was slightly over the LHR threshold. He detailed that the project requested reflected a 1 ½ car free-standing garage addition, at the end of the existing driveway.

Mr. McCauley stated that he had no problem with the waiver/s being requested, given the circumstances.

Ms. Johnson itemized the four requested waivers: existing site survey (exempting trees and utilities), Stormwater Management Report, Landscape Plan and Construction Management Plan.

Ms. Woodward indicated that she had no issues with the requested waiver.

Ms. Mallett confirmed that the applicant would be coming back before the Board regarding LHR, and noted that utilities and tree considerations would be exempt. Mr. McCauley confirmed.

Mr. Taylor stated that he was fine with the waiver request as long as the site survey would be presented to the Board by the applicant.

Mr. Roberti motioned to approve the waivers requested for Large House Review - LHR-20-03 - 15 Pine Street, as outlined in the letter of July 29, 2020 by Robert H. Williamson, architect for the applicant, and allow the Planning Director Don McCauley to finalize the waiver agreement. Ms. Woodward seconded the motion. Roll call vote, 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.

LHR- 20-02 – 81 Arnold Road – Continued from July 6, 2020

Present: David Himmelberger, Attorney representing applicants; D. Michael Collins, Architect; Brian Morgan, Architect; Kimberly Turner, Landscape Designer; Kevin O’Leary, Engineer

Mr. Himmelberger reviewed several areas that were amended after Board comments at the last meeting to include: alteration in roof overhang, increase in shutter width, some window alignment changes, garage situated back from the street, photometric plan inclusion, rain garden addition, retaining of two existing trees, revision with the Construction Management Plan and quantification of ledge removal.

Mr. Himmelberger noted that Town Engineering was satisfied and submitted written documentation of such to Mr. McCauley.

Ms. Johnson asked if the swale and rain garden would be sufficient to capture water running down the driveway. Mr. O’Leary referred to related dimensions and affirmed that the swale and rain garden installations would be sufficient to address any runoff.

Ms. Woodward affirmed that if the tree bylaw was being applied, she would not recognize arborvitae or holly as replacement trees. She recommended that care be applied with trucks installing large new trees, in consideration of the root systems of existing trees. Ms. Turner acknowledged Ms. Woodward’s concerns and confirmed that such care would be provided.

Ms. Mallett appreciated the applicant quantifying the amount of ledge removal involved and appreciated the comprehensive amendments to the Board’s comments.

Mr. Roberti asked about the letter from the Engineering Department. Mr. McCauley stated he would send that correspondence along.

Mr. Taylor asked about the location of the proposed rain garden. Mr. O’Leary replied that the rain garden would be located in the left right corner of the site.

Mr. Roberti motioned to approve the Large House Review LHR-20-02 – 81 Arnold Road, subject to normal conditions and one special condition that after the removal of existing house, the footprint area of the house will be tested for the presence of ledge. If such testing indicates the excavation and construction of the foundations of the new house would require removal of such ledge, the applicant should consult with the Planning Department and Engineering Department regarding the process for the removal of ledge. Ms. Woodward seconded the motion. Roll call vote, 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Projects of Significant Impact

PSI-20-04 - Wellesley Country Club – New Racquet Facility

Present: Ruth Mallett, Chair of the Wellesley Country Club Replacement Racquet Facility; Paul Matos, Engineer; Chris Doktor, Architect; Jerry Burke, Construction Manager; David Himmelberger, Attorney for the Wellesley Country Club

Ms. Mallett provided a brief overview of the project and stressed that the proposed project met the criteria for year-round racquet playing at the Wellesley Country Club.

Mr. Matos provided detail regarding the connecting sidewalk between the racquet area and the pool, the drainage systems, and utilities plan.

Mr. Doktor explained the cupolas were being used to address scaling on the roof.

Ms. Johnson acknowledged that the applicant would be presenting revised plans to the Design Review Board and questioned if the gable would be taller than the existing building.

Ms. Ruth Mallett noted that plans for more diversity in vegetation was being completed.

Resident and abutter, Amie Witten Smith, 11 Lincoln Road, stated that her home was located near the 11th hole and expressed concern about the constant humming noise from the air conditioning units. Mr. Burke responded that the humming noise is being addressed with fencing around the equipment. Ms. Johnson recommended that an update on the noise aspect be presented to the Board at the next meeting.

Ms. Woodward queried about the related noise being directed toward the Country Club and not toward the neighbors. Mr. Burke commented about such considerations on the east side.

Ms. Woodward asked if the roof runoff could be used to irrigate and not just to infiltrate. Mr. Matos stated that the runoff went into the aquifer/self-contained irrigation system. Ms. Woodward maintained that it would be more efficient to use runoff for the watering of the landscape and suggested low-impact techniques. Ms. Ruth Mallett responded that she would research such techniques.

Mr. Roberti stated that he was concerned about the air-conditioning noise and asked to hear the tape provided by Ms. Smith. He noted that the Country Club had become a commercial enterprise and the air conditioning units should be moved away from the neighbors. Ms. Johnson agreed. Ms. Ruth Mallett stated that the consultant would provide additional information in this matter.

After hearing Ms. Smith's tape, the Board agreed that the sound was irritating and worse in the evening after 6:00 p.m.

Mr. Roberti motioned to continue the Project of Significant Impact (PSI) PSI-20-04 – Wellesley Country Club – New Racquet Facility to August 19, 2020. Ms. Woodward seconded the motion. Roll call vote, 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.

PSI – 20-01 – 140-148 Weston Road – Continued from July 6, 2020

Present: Victor Sheen, Applicant; Peter Holland, Applicant; J. Berit Parkes, Construction Manager; Susan Spratt,

Mr. Sheen stated that his request to park construction vehicles at 156 Weston Road was withdrawn in consideration that there was no need to secure offsite parking.

Mr. Sheen provided update including architectural amendments and signoff from the neighborhood, but was still awaiting final communication from DPW and did address DPW concerns.

Mr. Roberti asked if the concern about the pressure treated retaining wall had been addressed. Mr. Sheen and Mr. Parkes responded that pressure treated wood would not be used.

Mr. Roberti asked about chemicals to be used for and de-icing. Mr. Parkes said willing to condition eco-friendly treatment for snow and ice removal.

Mr. Roberti asked about man holes. Ms. Susan said that the man holes were not able to be opened. Mr. McCauley noted that the sewer pipes and water pipes were the primary concern for DPW. Mr. Sheen asked if the pending information could be conditions as pending.

Ms. Mallett indicated that she was uncomfortable about approving this aspect without actual results.

Mr. Roberti asked about the sidewalk. Mr. Sheen replied that the sidewalk would be extended to Howe Street.

Resident Joel Blum, 20 Howe Street, indicated that the neighborhood was pleased with the Construction Management Plan, with some technical tweaks. He noted that the revised parking plan removed the temporary parking needs aspect. Mr. Blum mentioned the adjusted construction traffic plan.

Ms. Johnson maintained that the Board needed to see and review the revisions to the Construction Management Plan (including the construction traffic route and submission of the written Engineering Report from Town Engineer, George Saraceno). She stated that the PSI public hearing needed to be kept open for these reasons, and the Board would address these concerns at such a special Board meeting on August 11.

Ms. Woodward mentioned that a specific tree protection plan was not included and requested substantially more detail in this regard.

Ms. Woodward inquired about scheduling of heavy construction equipment. Mr. Parkes provided detail regarding arrival of such equipment.

Ms. Woodward confirmed that construction workers would not be traveling to and from the site via side roads. Mr. Sheen responded that aspect was conditioned after discussion with Mr. Blum.

Ms. Mallett mentioned the first loading time at the site would be between 7:00 and 9:00 a.m., which is prime commuter travel time on Weston Road. Ms. Johnson added that comprehensive, staggering loading times would be particularly important. Ms. Johnson emphasized that the plan must be carefully regulated. Ms. Mallett suggested that such plan be reviewed if traffic becomes an issue. Ms. Johnson confirmed such review was the intent.

Mr. Taylor asked about the runoff plan in consideration that the parking area was downhill. Mr. Parkes explained measures are planned to avoid runoff going into the Cross Town Trail.

Ms. Johnson asked about 140 Weston being part of the association and about the ADA access from that property to the sunken garden. Mr. Sheen commented that aspect would be addressed with ZBA .

Mr. Roberti motioned to continue the PSI-20-01 – 140-148 Weston Road Public Hearing from tonight to August 11, 2020. Ms. Woodward seconded the motion. Roll call vote, 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Other Business

25 Upwey Road Subdivision Compliance Update – Continued from July 6, 2020

Mr. McCauley provided status update and noted and that he and Mr. Hickey of Engineering, visited the site and confirmed there had been a change to contours at the site and water was running off the

property. He added that Engineering was awaiting receipt of additional information and the new plans would be reviewed by DPW to determine site changes and would ensure that runoff get properly directed to a drainage system.

Mr. Roberti queried if “as-built” plans would be examined. Mr. McCauley responded affirmatively. Mr. Roberti asked about a camera review. Mr. McCauley affirmed such review would take place.

Ms. Mallett asked about related neighborhood concerns. Ms. McCauley noted that neighbors continue to have issues, especially after yesterday’s rain storms.

Ms. Woodward asked about reconstructing of contours at the site. Mr. McCauley confirmed.

Neighbor Kevin Cullinan, 53 Kirkland Circle, spoke of the contouring at 25 Upwey Road.

Mr. Roberti stated that nothing could be done until the plans were in hand.

Ms. Johnson assured everyone that the topic would be included in upcoming Board agendas.

Planning Director’s Report

Mr. McCauley had no reports

Planning Board Chair Report

Ms. Johnson stated that the Planning Board retreat would take place on Wednesday, August 5th at 4:30 p.m.

Zoning Board of Appeal Cases:

Mr. McCauley described the ZBA cases to be heard on August 13th:

ZBA-2020-29 – 139 Overbrook Drive

Mr. McCauley expressed concern about the size, height and setbacks regarding the proposed request for a garage and second story addition. He detailed that a major concern included the front elevations and did not recommend the project.

Mr. Roberti noted that the project would not create new non-conformity. Ms. Johnson spoke of expedient growth. Ms. Mallett agreed the project reflected too much house in relation to the lot.

Ms. Woodward indicated that the new design had no resemblance to the existing structures and is an excessively big house which is extremely close to the street.

Mr. McCauley confirmed that he would convey the Board’s comments and would not approve due to excessive size.

ZBA-2020-30 – 8 Brookfield Road

Mr. McCauley stated that the owner was requesting a two-story addition towards the back of the property.

Ms. Johnson commented that she would recommend the project.

ZBA-2020-30 309 Washington Street

Mr. McCauley outlined the renewal of a permit to allow for additional off-street parking at the Unitarian Church.

ZBA-2020-33 - 951 Washington Street

Mr. McCauley provided detail regarding the CVS drive-thru permit renewal.

ZBA-2020-35 - 342 Washington Street –

Mr. McCauley explained the request for sign replacement at the Bank of America.

Ms. Woodward had issue with this sign and color. She was surprised that DRB approved the signage. Ms. Johnson agreed and confirmed that the proposed signage appeared illuminated.

Ms. Woodward stated the sign would not be consistent with the building or the surroundings.

Mr. Roberti suggested a sign similar to the Boston Private Bank, which is appropriate.

The Board did not support the sign.

ZBA-2020-36 - 24 Belair Road

Mr. McCauley indicated his concern regarding the proposed teardown project which would re-orient the building, and would not benefit the neighborhood. Ms. Johnson confirmed that the proposed design was not in keeping with the neighborhood.

ZBA-2020-37 – 9 Leewood Road

Mr. McCauley stated that the proposed addition would not be detrimental to the neighborhood. Ms. Johnson agreed.

ZBA-2020-38 - 458 Washington Street

Mr. McCauley stated that the renewal of the drive through window at The Needham Bank and was appropriate.

ZBA-2020-39 - 6 Cavanagh Road

Mr. McCauley recused himself from the case, noting he lives in the neighborhood.

Ms. Johnson recommended modification to the plan as it would extend the conforming property line and is located in the water supply district. Mr. Roberti indicated that the concern was proximity to the neighbor.

Mr. McCauley suggested approval with conditioning.

ZBA-2020-45 - 889 Worcester Road

Mr. McCauley provided detail associated with the renewal of permit for a chiropractic office.

Minutes – 11/17/20, 6/15/20, 6/29/20 & 7/6/20

Ms. Johnson recommended that minutes for June 15, 2020 be tabled because the minutes were not printed on both sides.

Mr. Roberti motioned to accept the minutes of 11/17/20, as amended. Ms. Woodward seconded the motion. Roll call vote, 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Mr. Roberti motioned to accept the minutes of 6/29/20, as amended. Ms. Woodward seconded the motion. Roll call vote, 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Mr. Roberti motioned to accept the minutes of 7/6/20, as amended. Ms. Woodward seconded the motion. Roll call vote, 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Adjourn

There being no further business, Ms. Johnson adjourned the meeting at 9:04 p.m.

MINUTES APPROVED: Monday, September 21, 2020

NEXT MEETING: Wednesday, August 19, 2020