

*Minutes of the August 5, 2019 Regular Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, AUGUST 5, 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, Secretary Kathleen Woodward and Patricia Mallett.

**Staff Present:** Interim Planning Director Laura Harbottle

**Absent:** Associate Member Sheila Olson

**1. Call to Order**

Ms. Johnson called the meeting to order at 6:30 p.m.

**2. Public Comments on Matters Not on the Agenda – Citizen Speak**

There were no public comments.

**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 19-03, Endorse ANR Plan for 30 Mayo Road

Present: Attorney Steve Mangold with Hemenway & Barnes

Ms. Harbottle stated that this ANR plan does not create any new lots and is a division of an existing lot.

Mr. Mangold stated that he is representing the neighbor Frederick and Caroline Waddell of 24 Mayo Road, who are requesting ownership of part of the 30 Mayo Road parcel (approximately 1,100 square feet) which is presently owned by the Talmadges.

**Mr. Roberti moved to endorse the subdivision plot plan for 30 Mayo Road per Field Resources, Inc. dated February 21, 2019. Ms. Mallett seconded the motion. The Board voted unanimously (4-0) to approve the motion.**

Ms. Johnson stated that the Mylar would be signed by the Board members directly.

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

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Consider LHR 19-07 Large House Review for 14 Strathmore Road – *Cont'd from 7/15/19*

**Mr. Roberti motioned to continue LHR 19-07 Large House Review for 14 Strathmore Road to September 3, 2019 and also extend the action deadline to September 4, 2019. Ms. Mallet seconded the motion. The Board voted unanimously (4-0) to approve the motion.**

#### 5. New Applications and/or Public Hearings

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18 Fenmere Avenue – Review Adequacy of Way

Present: Joe Fleming, owner

Ms. Harbottle detailed that DPW looked at the site a couple of years ago when 14 Fenmere Road came before the Planning Board. She added that there was much work done on the water main and DPW did want stormwater to be retained on the lot. Ms. Harbottle noted that the site appears to be within 100 feet of wetlands. Mr. Fleming responded that the property is well outside of the wetlands.

Ms. Johnson mentioned that the Engineering Department wanted the street to be paved post-construction; property line to property line.

Mr. Fleming responded he intended to pave the street after construction. Ms. Johnson added that a bond to ensure that completion was needed. Mr. Fleming agreed.

Mr. Roberti mentioned that Engineering requested revised site plans with other recommended alterations. Mr. Fleming responded that those plan modifications were completed.

**Mr. Roberti motioned to approve the Review of Adequacy of Way for 18 Fenmere Avenue subject to the applicants satisfying the requests of Town Engineer, George Saraceno in his memo of July 31, 2019 and that the applicant post bond in the amount of \$12,345.00 for the paving binder to topcoat and asphalt the entire frontage at 18 Fenmere Avenue as stated in Mr. Saraceno's memo of July 31, 2019. Ms. Woodward seconded the motion. The Board voted unanimously (4-0) to approve the motion.**

#### 6. Other Business

- a. Planning Board Recommendations on Zoning Board of Appeals Applications.

*Wellesley Plaza LLC & State Street Center*

Ms. Harbottle stated that the petitioner – Gravestar Inc. requested site plan approval for construction of additional parking, relocation of curb cut and landscaping. She detailed that this proposal sought to demolish (demolition approval granted) a two-unit house at 16 State Street and use it to expand the parking lot serving Whole Foods and Wellesley Plaza. She stated that an increase of 35 parking spaces was proposed, bringing the total to 195 spaces. She noted that the Design Review Board (DRB) had concerns about space sizes and arrangement.

Ms. Harbottle suggested that the Planning Board might want to consider:

- Review by a professional traffic engineer in consideration of safety and parking circulation
- Examine landscaping in order to make the site more attractive
- Review drainage aspects
- Address ineffective trash management

Ms. Harbottle stated that ZBA could condition additional plantings, have applicant provide an Operations and Maintenance Plan for trash control and vegetating the biobasins.

Ms. Johnson stated that the parking lot was not designed when Whole Foods opened the store and the previous grocery store parking lot remained. Ms. Johnson reiterated that ZBA should consult with the Engineering Department to assess the traffic situation with the proposed new parking entrance. She stressed that the parking circulation is not good. She affirmed that the Board should present concerns about the proposed parking entrance.

Ms. Woodward stated that the suggestions provided were good ones, and referenced the factors highlighted in her memo to ZBA dated August 5, 2019. She detailed that the only time she had problems finding a parking space was at holiday time.

Ms. Johnson added that Gravestar indicated that they wanted to enlarge existing parking spaces.

Ms. Woodward stressed that the proposed parking lot goes against the Town's Unified Plan, specifically in regard to preservation of modestly priced housing, promotion of housing diversity, environmental sustainability, protection of natural resources and reduced reliance on cars. She suggested that Gravestar might put more effort into enforcement of those using the spaces currently, which are not necessarily people shopping at Whole Foods and the Wellesley Plaza. She mentioned that Gravestar does an inferior job with trash management and Wellesley DPW has been cleaning this private business site.

Management of snow removal in relation to basins and runoff was also discussed.

Ms. Johnson mentioned the Town spent some \$5 million to clean and enhance Fullerbrook and the path, which must be protected. She commented the potential of increased traffic at the Atwood Street and State Street intersection in light of a 150-child day care center at the former St. Paul's School on Atwood Street.

The Board recognized that they did not have deciding power in this matter but could provide strong recommendation to ZBA and fully endorse the Wetland Committee letter.

Ms. Mallett commented that the parking lot could be improved without enlarging it.

Ms. Woodward distributed copy of her letter against the project, speaking as a Board member but not reflective of the Board, as a whole. Ms. Johnson recommended that Ms. Woodward's letter and zoning map be attached to the Board's recommendations for submission to ZBA for consideration before they vote. Ms. Woodward recommending sending the same package to the Natural Resources Commission and the Wetlands Protection Committee.

*17 Chatham Circle*

Ms. Johnson summarized that the petitioner is requesting enclosing a small screen porch to become a multi-season room. She noted that such porch cuts into the side setback. The Board recommended approval.

Ms. Woodward mentioned the "porch creep" concept and asked if this property was in that classification. Ms. Johnson replied that she thought not.

*49 Sheridan Road*

Ms. Johnson stated that the petitioner is requesting demolition of an addition and construction of a new addition. She stated that the rendering was unclear. Ms. Harbottle added that the lot is conforming.

*375 Linden Street*

Ms. Johnson stated that the petitioner is requesting new construction but must wait a year. She questioned the TLAG of the house being excessive. She denied approval as presented due to size.

Mr. Roberti asked if total demolitions are going through ZBA. Ms. Johnson replied affirmatively and provided example of new construction on Strathmore Road. Mr. Roberti found this aspect problematic.

Ms. Woodward agreed that such a large house would be out of character and dwarf the other houses. She suggested that new house ZBA appeals should get the same scrutiny as LH Review applications that go before the Planning Board. Ms. Johnson agreed and detailed that ZBA wanted to schedule a joint meeting with the Planning Board to consider this process in effort to work together.

*25 Atwood Road*

Ms. Johnson stated that the petitioner is requesting removal and replacement of a garage. Staff recommended approval.

*70 Alba Road*

Ms. Johnson stated that the petitioner is requesting addition of a second garage space with the current construction project. Ms. Harbottle stated that she spoke to the petitioner and discovered that there are two plans; the current building plan and a second plan, which would require special permit approval. The Board recommended continuance until the applicant makes a final decision.

b. Discussion of Potential Warrant Articles for 2020 ATM

Ms. Johnson recommended tabling of Warrant Article discussion to the next meeting due to problems with lighting in the hall.

Ms. Johnson presented the official Town Zoning Map draft amended on 6/12/19, with focus on the Wellesley Office Park 40 R Districting, General Residence and RIO areas, and properties on Pleasant Street and Winding River Road, which have been changed according to bylaw.

**Mr. Roberti moved to adopt the Zoning Map changes for Articles 33 and 34 from the ATM and Articles 3, 6 and 7 from the 2019 Special Town Meeting as shown on the Zoning Map Draft of 6/12/19. Ms. Woodward seconded the motion. The Board voted unanimously (4-0) to approve the motion.**

c. Open Meeting Law - Public Records Law - Basic Overview Document

Ms. Johnson referenced the slide show handout as presented by Miyares, Harrington.

## 7. Planning Board Chair Report

Ms. Johnson announced that the part-time planner position (17 ½ hours per week) has been filled by graduate student Tucker Beckett, who will start work on August 14. She added that the candidate interviewed for the senior planner position accepted another post and the position will be re-posted.

Ms. Johnson stated that she and Ms. Harbottle will be reviewing the Planning Director applications and will start the interview process.

## 8. Minutes

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Ms. Woodward stated that she did not review the July 15, 2020 minutes and suggested tabling those minutes. Ms. Johnson agreed.

**Mr. Roberti motioned to approve the minutes of October 2, 2017; March 7, 2019; and March 18, 2019; correcting typographical errors as discussed and vote to review the voting sections from LHR of 11 Pilgrim Circle and 26 Oak Ridge Road and amendment from Kathleen Woodward from the March 7, 2019 minutes. Ms. Woodward seconded the motion. The Board voted unanimously (4-0) to approve the motion.**

There being no further business, Ms. Johnson adjourned the meeting at 7:45 p.m.

Next Meeting: August 19, 2019

Minutes Approved: August 19, 2019

Laura Harbottle, AICP  
Interim Planning Director