

WELLESLEY PLANNING BOARD
MONDAY, AUGUST 08, 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, Tom Taylor, Marc Charney

Absent: Secretary Patricia Mallett

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

Advisory Liaison: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 6:34 P.M. He acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Marc Charney, Tom Taylor

Public Comments on Matters Not on the Agenda

No Comments

Preliminary Subdivision

PB 22-E-1 93 Worcester Street (Continued from 7/11/22)

Present: Stephen Martorano, Engineer; Adam Weisenberg, Permitting Attorney; David Himmelberger, Applicant's Attorney

Mr. McCauley reported the applicant was seeking preliminary feedback from the Planning Board.

Mr. Himmelberger confirmed the applicant would be discussing outstanding comments with Town Engineer George Saraceno. The applicant agreed to continuing the hearing.

Ms. Woodward asked about contamination at the site. Mr. Himmelberger replied the contamination was left by Mass DOT.

Mr. Taylor motioned to continue PB 22-E-1 for 93 Worcester Street to the Planning Board meeting on 8/22/22. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor aye, Woodward-aye, Charney-aye, Roberti-aye.

PB 22-E-2 - 96, 100 & 110 Worcester Street (Continued from 7/11/22)

Mr. Taylor motioned to continue PB 22-E-2 for 96, 100 & 110 Worcester Street to the Planning Board meeting on 8/22/22. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor aye, Woodward-aye, Charney-aye, Roberti-aye.

Review of Adequacy & Scenic Road

15 The Waterway (Continued from 7/25/22)

Present: Michael Quinn, Applicant; Scott Hayes, Engineer

Mr. McCauley reported that Town Counsel determined a Review of Adequacy was not necessary, and any proposed work must be approved by the NRC (Natural Resources Commission).

Mr. Taylor motioned the Planning Board finds The 15 Waterway a public way, and no further action by the Planning Board is required. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor-aye, Woodward-aye, Charney-aye, Roberti-aye.

Scenic Road

Ms. Olson joined the meeting briefly, and left the meeting due to health issues.

Mr. McCauley reported the Town designated The Waterway as a scenic road in 1978 and eventually took the land in 1992. Mr. McCauley reviewed aspects of the scenic road designation, and related layout.

Mr. McCauley reported the paperwork for the scenic road had not been located, and added research was required.

Ms. Woodward asked if the library had the appropriate Advisory Reports in their stacks.

Mr. Hayes reported the original subdivision plan for The Waterway was completed in 1908, and the scenic road layout had not changed. The Town completed a plan layout in the 1990s.

Ms. Woodward mentioned the possibility of a Public Shade Tree being sited close to the scenic road.

Mr. Taylor motioned to continue the scenic road hearing for 15 The Waterway to the Planning Board meeting on 8/22/22. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.

Approval Not Required

PBC-22-05 – 108/112 Abbott Road (Continued from 7/25/22)

Present: Buck Russell and Rebecca Russell, Owners; Verne Porter, Engineer; David Himmelberg, Attorney for owners

Mr. McCauley stated that a new plot plan had been received and Town Counsel approved the new plan.

Mr. Himmelberger reported the survey detailed dimensions of parcel A, confirmed that lot was non-buildable.

Mr. Taylor motioned to approve ANR PBC-22-05 for 108/112 Abbott Road. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor-aye, Woodward-aye, Charney-aye, Roberti-aye.

Large House Review

LHR-22-08-112 Abbott Road (Continued from 7/25/22)

Present: Buck Russell & Rebecca Russell, owners; Verne Porter, Engineer, Kent Duckham, Architect; Blair Easter, Architect; Michael Curadossi, Landscape Architect; David Himmelberger, Attorney for owners

Mr. McCauley detailed the status of the application, including Planning staff site visit.

Mr. Roberti reported the Town Engineer had not been able to review Mr. Porter's comments regarding the wetlands permit. Mr. Himmelberg noted the Wetland Committee was continued to 8/25/22.

Mr. Himmelberger stated a row of arborvitae had been replaced with Red Maples, but the Wetlands Committee had requested a mix of trees be used.

Mr. Himmelberger confirmed the impervious area had been reduced some 800 square feet, from 2,500 square feet.

Ms. Woodward acknowledged the improvements with the revised plans, and mentioned the neighbor's concerns about the size of the structure.

Mr. Charney expressed his approval of the amended plans.

Mr. Roberti indicated his appreciation about the renovation the house, instead of tearing it down and the possibility of constructing an even larger house.

Ms. Woodward mentioned her distain of circular driveways.

Mr. Taylor motioned to continue LHR 22-08 for 112 Abbott Road, to the Planning Board meeting on 8/22/22 and to extend the action deadline to 8/25/22. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Taylor-aye, Charney-aye, Roberti-aye.

Minutes - 6/6/22, 6/21/22 & 6/27/22

Board Members agreed to table the review of 6/6/22, 6/21/22 & 6/27/22 Planning Board minutes to the Planning Board meeting on 8/22/22.

Other Business

Drainage Regulations

Mr. McCauley stressed the need to adopt new drainage regulations and suggested discussing such regulations at a public hearing to be held at the 9/20/22 Planning Board meeting.

Mr. Roberti asked which department would be implementing the drainage regulations. Mr. McCauley replied that the Department of Public Works would be required to review the permit applications.

Submittal Calendars

Mr. Taylor motioned to adopt the submittal calendars for projects of significant impact (PSIs) and review of adequacy (ROAs) submitted by the Planning Staff. Mr. Charney seconded the motion. It was on motion 4-0; Charney-aye, Taylor-aye, Woodward-aye, Roberti-aye.

Planning Director Report

Mr. McCauley reported an employment offer had been made to a fourth planner who would be primarily responsible for historic considerations.

Planning Board Chair Report

Mr. Roberti inquired about defined responsibilities for Emma Coates. Mr. McCauley reported Ms. Coates had taken on responsibility for DRB matters.

Ms. Woodward requested that tree information appear in one document.

Adjourn

Mr. Roberti adjourned the meeting at 7:58 PM.

MINUTES APPROVED – OCTOBER 3, 2022