

*Minutes of the August 19, 2020 Regular Meeting of the Planning Board*

**WELLESLEY PLANNING BOARD**  
WEDNESDAY, AUGUST 19, 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 (arrived at 7:02 p.m.), Tom Taylor, Associate Member Sheila Olson

**Staff Present:** Planning Director Donald McCauley

**Others Present:** John Lanza, Advisory Committee

**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, Taylor-aye, Johnson-aye

**Public comments on Matters Not on the Agenda**

There were no public comments.

**Project of Significant Impact**

140-148 Weston Road – Continued from 8/11/20

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

Mr. McCauley provided project update and stated that the Board of Selectmen submitted additional comments regarding traffic late this afternoon.

Mr. Sheen provided comment on several PSI (Project of Significant impact) Draft Decision comments including Condition #7 regarding proposed sidewalk, ADA wheelchair ramp installation and the rapidly flashing crosswalk lighting from 140-148 Weston Road to the Howe Street side of Weston Road. Mr. Sheen indicated that the conditioned language should not be open-ended in terms of time.

Ms. Johnson mentioned a post-construction traffic study after issuance of a building permit to review vehicle traffic as well as pedestrian/bicycle traffic. She stated that the Pilecki cross light was not favored by the College Heights Neighborhood Association. Mr. Sheen suggested that an escrow account be implemented if the cross walk work was not completed within a year. Ms. Johnson responded that the matter should be discussed with the Board of Selectmen and/or Town Counsel. Mr. Sheen indicated that the conditioning could be addressed administratively.

Ms. Mallett suggested that the discussion be continued later in the meeting to provide Mr. Sheen time to review the latest rendition of conditioning. Mr. Sheen and the Board agreed to continue the discussion after several other agenda items were covered.

### **Residential Incentive Overlay (RIO) District Residential Incentive Overlay (RIO) District**

#### Delanson Circle – Continued from 7/20/20

Present: Nick Ogonwsky, Project Manager; Dartagnan Brown, Architect; Aaron Honsaker

Mr. McCauley stated that the Design Review Board (DRB) submitted official written approval for the project. He maintained that Notice of PSI would likely come before the Board in September.

Ms. Johnson noted that she received an e-mail from a neighbor on Hollis Street concerning the proposed sidewalk and two affordable units not showing inclusion of garages in the plans.

Ms. Woodward queried about the proposed respite area at the Corner of Hollis Street and Linden Street, with greenery and soft lighting, which was not mentioned in tonight's written decision. Mr. McCauley stated that those features were definitely a part of the design decision/approval.

Mr. Roberti asserted that if the neighborhood did want the sidewalk on the east side of Hollis Street included in the project, the applicant would fund such sidewalk. Mr. Brown responded affirmatively.

**Mr. Roberti moved to approve the Residential Incentive Overlay (RIO) District Special Permit for Delanson Circle in the format drafted by Planning Director Don McCauley with special conditioning, and to allow Chairman Catherine Johnson to sign the RIO. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.**

### **Project of Significant Impact**

#### PSI-20-04 – Wellesley Country Club – *Continued from 8/3/20*

Present: Ruth Mallett, Wellesley Country Club; Chris Doktor, Architect; Marty Ryan, General Manager – Wellesley Country Club; Phil Cordeiro, Project Manager; David Himmelberger, Attorney for the Applicant.

Mr. McCauley provided update on the project and stated that the Fire Department, Building Department and Public Works Department had approved the PSI for Wellesley Country Club WCC).

Ms. Ruth Mallett detailed that the WCC had revised the landscape plan. She maintained that repair of the chiller unit was in progress and a motor and compressor had been replaced.

Ms. Ruth Mallett explained that the Country Club had submitted an energy initiative plan to the Wellesley Sustainability Committee and is further examining possible solar installation.

Mr. Doktor presented design updates and the revised landscape plan.

Ms. Johnson requested that bushes around the historical monument be pruned. Ms. Ruth Mallett agreed that would be done.

Mr. Himmelberger stated that the addition of a bicycle rack was suggested at last night's traffic hearing. Mr. Himmelberger confirmed that the bike rack renderings would be presented at Site Plan review.

Mr. Roberti asked about possible shared road work funding. Mr. Himmelberger responded that Brookside Avenue running south of Wellesley Avenue Road to the Needham line, was not within the PSI scope and the Town Traffic Committee suggested that the applicant consider sharing in the expense of paving that area of roadway.

Ms. Johnson asked about the lighting shed area at Brookside Garden and queried if that conditioned aspect was completed. Mr. Cordeiro confirmed that multiple order of conditions had been closed and the signage had been removed.

Resident and President of Sustainable Wellesley, Phyliss Theermann, 13 Aberdeen Road, referred to a letter submitted by the WCC. WCC representatives affirmed that compliance with the "stretch code" would be included. Ms. Theerman suggested that WCC could consider further reducing omissions in this time of climate change. She suggested that future sustainability issues should be reviewed by the Planning Board.

Ms. Johnson asserted that the Planning Board advocates for sustainability in Wellesley, and noted that presently, the Board does not consider sustainability as a separate goal. She suggested that the Planning Board assist with promoting solar incentives via bylaw to help advance sustainability.

Ms. Johnson indicated her concern regarding the WCC logo signage for the proposed racquet facility and requested that the size of such signage be reduced. Ms. Ruth Mallett affirmed that the sign would be reviewed and would be appropriately sized.

**Mr. Roberti moved to continue the Project of Significant Impact – PSI-20-04 – Wellesley Country Club to September 2, 2020. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.**

### **Other Business**

#### Release – Tree Protection Escrow for 15 Falmouth Circle

Mr. McCauley acknowledged that planting documentation had been submitted.

Ms. Woodward indicated her appreciation of notice and asked that continued release notification be presented to the Board.

Ms. Johnson added that the tree protection bylaw would be presented at the October Town Meeting.

#### 25 Upwey Subdivision Compliance Update

Mr. McCauley stated that he and Mr. Hickey of DPW visited the site and had not received further correspondence from the owner or his representative/s.

Mr. McCauley recommended that a hearing regarding such compliance be scheduled for September 21, and encouraged neighbor participation. He hoped that related progress might be made in the meantime.

Ms. Mallett asked what action the Planning Board might consider. Mr. McCauley responded that the Board could require re-installation of the infiltration system.

Mr. Roberti suggested that Town counsel attend the public hearing as well.

Resident and neighbor Kevin Cullinan, 53 Kirkland Circle, noted that neighbors would attend the public hearing.

### **Project of Significant Impact**

140-148 Weston Road – *Resumed from earlier recess to review documentation.*

Mr. Sheen addressed Condition #8 and stated that his team would complete the required work as outlined in the traffic memorandum or would reimburse the Town for such completion.

Mr. McCauley stated that the Town would likely want to control that work in conjunction with the applicant's team. Ms. Johnson indicated her preference that the Town control the work mentioned.

In regard to Condition #9, Mr. Sheen affirmed that he never agreed to a long-term transportation improvement plan.

Ms. Johnson asked about the definition of a short-term transportation plan. Mr. Sheen responded that such definition detailed no more than \$10,000 for the associated funding provision in an escrow account. Mr. Roberti asked if this aspect ever came up in previous BOS discussions. Mr. Sheen said not.

Ms. Johnson suggested that the Planning Board consult with the Board of Selectmen regarding this matter. Mr. Sheen confirmed he would not agree with the long-term transportation agreement.

Condition #13, the upgrading of sewer pipe was discussed, as well as associated I&I Mitigations.

Mr. Roberti asked if Mr. Sheen would agree to reduce the I&I by \$80,000. Mr. Sheen responded that he could not agree to such an amount.

Ms. Mallett recognized that further direction from Engineering was necessary. Mr. Roberti agreed.

Mr. McCauley suggested that the Board consult with the Board of Selectmen. Related discussion ensued.

At approximately 9:05 p.m. Town Administrator Meghan Jop joined the meeting.

Ms. Jop explained that Condition #8 dictated the specific importance of a left-hand turn from Central Street to Weston Road. She stressed that the Road Safety Analysis had been delayed due to COVID-19. Ms. Jop emphasized that the Town had been examining this intersection for a number of years and this project would contribute to the difficulties. Mr. Sheen argued that the conditions were based on pre-COVID conditions.

Mr. Sheen said his team would assume the \$10,000 contribution and the Delanson Circle project would contribute an additional \$10,000.

Ms. Johnson asked Ms. Jop how willing the Board of Selectmen might be to have the Planning Board make that decision for the Town. Ms. Jop replied that the Board of Selectmen requested the study be completed, before going forward.

Ms. Woodward asked if a particular percentage had been consented to with other such projects. Ms. Jop said that such figure was dependent on the project; its location and use.

Ms. Mallett said that problems with Weston Road had been-long standing and this project would only exacerbate the issue.

Mr. Sheen stated he would go back to the original 40B proposal in light of this conditioning issue if an agreement could not be mutually agreed upon; though the initial 40B plan was not his preference.

After intense discussion, conditioning language was amended to the satisfaction of the Board and the applicant.

**Mr. Roberti motioned to approve the PSI for 140-148 Weston Road as set forth in the draft decision, with the proviso that the decision will be signed and finalized by Planning Chair Catherine Johnson. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.**

Minutes – 6/15/20 & 7/20/20

**Mr. Roberti motioned to approve the Planning Board minutes for 7/20/20 as amended by Ms. Mallett, Ms. Woodward and Mr. Taylor. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.**

**Mr. Roberti motioned to approve the Planning Board minutes for 6/15/20 as amended. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.**

**Adjourn**

There being no further business, Ms. Johnson adjourned the meeting at 9:50 p.m.

MINUTES APPROVED: Monday, September 21, 2020

NEXT MEETING: Monday, October 5, 2020

