

**Approved: September 1, 2020**

**Board of Selectmen Meeting: August 25, 2020**

**Present: Freiman, Ulfelder, Olney, Sullivan Woods**

**Also Present: Jop, Frigulietti**

**Warrants approved: none**

**Meeting Documents:**

1. Agenda
2. PSI Application
3. Transportation Impact Assessment
4. Site Plans of the Project
5. Environmental Partners Peer Review Letter
6. Walker Consultant's Peer Review Letter
7. Vanasse Response to Comments
8. Correspondence from Laurence Shind re: 194-195 Pond Road
9. Correspondence from Kray Small
10. Correspondence to Planning Dept. re: 194-196 Pond Road
11. Revised 34 Wachusett Road Drainage Easement
12. Quarterly Cash Analysis

**1. Call to Order**

Ms. Freiman, Chair, called the meeting to order at 5:00 pm online.

Ms. Freiman announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media and recorded for subsequent viewing on the cable channels or at [wellesleymedia.org](http://wellesleymedia.org).

**2. Citizen Speak**

Ms. Lanza joined the meeting. She stated that she appreciated the Board inviting Wake Up Wellesley to discuss their forums and mission. She noted she believed the issue of diversity and inclusion was a factor in the determination of Hardy/Upham project.

**3. Discuss and vote Project of Significant Impact Traffic Recommendations – Wellesley Square Residences PSI 20-02**

Applicant proponents, Mr. Brown, architect, and Mr. Dirk, project traffic consultant, joined the meeting. Town traffic consultants Mr. Fitzgerald and Ms. Davis and Mr. Standig of Walker Consultants joined the meeting.

Ms. Jop stated the Delanson project would be before the Planning Board on September 8<sup>th</sup>. She reviewed the overall project and development agreement process.

Mr. Dirk reviewed the traffic impact study and recommendations. He provided an overview of the project site and access points from Linden Street and Hollis Street. He stated the project was expected to generate an average of approximately 164 traffic trips to Linden Street over 24 hours. He noted pre-COVID Linden Street was accommodating approximately 12,000 trips per day. Mr. Dirk stated that during the weekday commuter peak times the project was expected to add approximately 10-15 trips. He noted the

existing conditions of the area required improvements and that the study included recommendations for mitigation. Mr. Dirk reviewed the crash rates at the Linden at Central Street and Linden at Weston Road intersections. He stated that the project would provide the Town with funds to conduct Road Safety Audits at the intersections and proposed those funds contribute to short-term, low-cost improvements. Mr. Dirk continued to review pedestrian and vehicle safety measures to be implemented. He noted the project would encourage use of public transportation as well as use of bicycles and the trails. The Board discussed the traffic study recommendations and potential outcomes of the Road Safety Audit to be conducted.

Ms. Sullivan Woods noted the neighborhood concerns regarding cut through traffic congestion. Mr. Dirk stated that Everett Street was the primary cut through near the site, and added that the site was expected to add 1% additional cut-through traffic to the neighborhood. The Board continued to review pedestrian safety measures. Mr. Dirk discussed how the 148 Weston Road project was considered within the traffic analysis for the Delanson project.

Mr. Pace, abutter to the project, joined the meeting. He stated that he crosses the Everett Street/Hollis Street intersection daily and believed that Hollis Street had more traffic rather than Everett due to the light signal.

Ms. Jop noted the importance of the escrow funds from the project for traffic mitigation and safety improvements in the area. Mr. Fitzgerald provided an overview of the peer review performed. He stated that placement of the crosswalk on Linden Street would be closely reviewed in consideration of the street design. He noted that short-term improvements may not assist in mitigation impacts and would prefer long-term improvements be included in the escrow funding in order to impact the traffic issues of the area. Mr. Fitzgerald continued to review the traffic issues that currently exist and the peer review traffic study recommendations.

Mr. Standig reviewed the parking area on the site. He noted that ventilation of the parking garage was required by code and added that most systems are activated by a CO sensor. Mr. Brown stated that the plan for the parking garage was to have fresh air intake on the side of the building and exhaust via filtration through the roof. He added that design and noise were considered for neighbors as well as residents of the site.

Ms. Lyne of Crest Road joined the meeting. She stated she was speaking on behalf of the College Heights Neighborhood group. She noted questions and concerns of the traffic impacts of the site. She added that the group agreed with the Environmental Partners' peer review study noting the area congestion pre-existing the project. She added that the group was concerned particularly that the end of school time was not included as a peak traffic within the study and impacts on traffic.

Mr. Pace asked that the traffic study and peer review be available online with a summary that could be understood by residents unfamiliar with traffic engineering. He stated he had concerns that the Tailby lot project continued to be in consideration.

Mr. McGill of Hollis Street joined the meeting. He stated that he would prefer speed bumps on Hollis Street. He added that he had concerns for construction traffic and parking during the project. Mr. Brown stated that as part of the PSI process the group would include a construction management plan to avoid adding any vehicles parking on the street.

Ms. Jop reviewed the draft recommendation for the Planning Board. She noted that within the recommendation are items discussed by Environmental Partners and Mr. Standig. She further noted the comments related to zoning, parking, and the Road Safety Audit. She added that the number of electric

vehicle spots had been increased from the previous plan. Mr. Brown stated that the project team has been reviewing how to expand ability for parking spaces to be converted to EV spots. The Board discussed the recommendation.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (4-0) to approve the PSI as amended for recommendation for PSI-20-02 for the Wellesley Square Residences (Wellesley Crossing) with the understanding the Chair has the authority to make edits to reflect the discussion points.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

#### **4. Discuss and Vote Removal of 3 Public Shade Trees at 194 and 196 Pond Road**

Mr. Shind, attorney for developer and owner of the property, joined the meeting. Mr. Shind reviewed the background of the request for the shade tree removal as part of the large house review with the Planning Board. He noted the scenic road meetings that had taken place and the NRC vote to preserve the trees at the 196 Pond Road site. Mr. Shind stated that the trees in question were saplings. He added that he was appealing to the Board to recommend the NRC allow for the removal of the trees.

Ms. Jop stated that she believed there was a procedural defect within the NRC hearing and decision to deny the removal without having the Board considered the issue prior to the decision. She added that the NRC would have the final decision on the trees as tree wardens. She noted the confusion and interpretations of statute and Town bylaws.

Mr. Shind continued to review the project driveway access and three trees in question. He stated that he believed that the saplings could not reasonably be considered shade trees. He noted the size of each of the saplings in question. Mr. Shind stated that without the removal of the trees there would be no reasonable placement for a driveway on the site. He added that the project owner was willing to replant trees or make a donation to the tree fund.

Ms. Freiman noted that one of the trees in question was listed as an invasive species. Ms. Olney stated she believed the NRC denied the permit for the removal of the trees based on the NRC's interpretation of the statutory process following an objection received from residents. She added that her understanding was that the denial was not based on the merit of the request. Ms. Sullivan Woods noted the history of protecting the scenic roadways and believed that should be considered when reviewing the request. She noted that the information about the presence of a healthy sugar maple appeared to be new information which was not available at the time the NRC reviewed and voted on this request. She added that she was inclined to support protecting the sugar maple sapling. Ms. Sullivan Woods stated that in naturalized settings like scenic ways, the Town should consider the importance of having a presence of trees at a range of maturity. Mr. Ulfelder stated that the sugar maple was likely to not survive and would suggest the property owner would replant a larger tree elsewhere on the property. Ms. Freiman stated that the Board should make its recommendation to the NRC and the NRC make the final determination on removal and restitution. She added she believed the developer should replant on the property in compensation for the removal of the trees.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (4-0) to recommend to the NRC support of the removal of the three public shade trees at 196 Pond Road identified in the letter from Kray Small dated July 27, 2020, with the understanding the NRC would negotiate appropriate replacement of trees to preserve the streetscape with the**

**understanding that the developer and the NRC will jointly identify appropriate replacement of a minimum of the caliber inches removed with native non-invasive tree species.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**5. Discuss and Vote Modification to 34 Wachusett Drainage Easement**

Ms. Jop noted the modified drainage easement language was approved by Town Meeting. She stated that the changes in the language that had been revised based on Town Counsel's review.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (4-0) to deem the proposed drain and drainage easement at 34 Wachusett Road to be satisfactory**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**6. Executive Director's Report**

Ms. Jop stated that early voting was open at the Tolles Parson Center. She urged residents to drop off mail in ballots at the Town Hall drop box. She stated the REMAP grant application had been submitted and the Town expected to have a response in mid-September. Ms. Jop stated the parklet at Elm Park had begun to be assembled. She added that the project moved sooner than anticipated. Ms. Frigulietti reviewed the new timeline for the parklet. Ms. Olney stated she would be holding office hours on August 27<sup>th</sup> and residents wishing to participate should contact her for the Zoom information.

**7. New Business and Correspondence**

Ms. Freiman stated that many residents had received communications within the week concerning the COVID testing for students and staff for the schools. She added that currently Wellesley was not part of a coalition for testing. She noted that a group is assisting the school department in gathering information for potential services for organizing a testing program. Ms. Freiman stated that the Board was following the discussions and noted outstanding issues, questions, and concerns remained unanswered. She added that the Board had not been engaged in official discussions. She noted the School Department was currently seeking procurement only for Wellesley and questions should be directed to the School Department. Ms. Olney noted her concerns with the project and stated she would prefer to hear directly from the School Department.

Ms. Sullivan Woods stated that the Health Department continued to work closely with Newton Wellesley Hospital and the Hospital remained committed to the Town to meet the needs of testing symptomatic individuals.

The meeting was adjourned at 7:28 pm.

The next regular meeting is scheduled for August 31, 2020 at 5:00pm online.