

*Minutes of the September 2, 2020 Regular Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, SEPTEMBER 2, 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, 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 6:45 p.m. Ms. Johnson acknowledged some technical recording difficulties. 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-19-13 – 194 Pond Road – Continued from July 20, 2020; to be continued to October 5, 2020

Ms. Johnson detailed that there would be a Natural Resources Commission meeting concerning 194 Pond Road, which would prevent the large house review of 194 Pond Road at this evening's meeting.

**Mr. Roberti motioned to continue Large House Review - LHR-19-13 – 194 Pond Road to October 5, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

LHR-19-14 – 196 Pond Road - Continued from July 20, 2020; to be continued to October 5, 2020

Ms. Johnson detailed that there would be a Natural Resources Commission meeting concerning 196 Pond Road, which would prevent the large house review of 196 Pond Road at this evening's meeting.

**Mr. Roberti motioned to continue Large House Review - LHR-19-14 – 196 Pond Road to October 5, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

**Project of Significant Impact**

PSI-20-04 – Wellesley Country Club – Continued from August 19, 2020

Present: Ruth Mallett, Wellesley Country Club Representative; Paul Matos, Project Engineer; David Himmelberger, Attorney for Wellesley Country Club

Mr. McCauley summarized that this was the third Wellesley (WCC) Country Club Planning Board meeting for the replacement of the existing WCC Racquet Facility with a new WCC Racquet Facility.

Mr. McCauley noted that approvals had been submitted from various Town departments. He added that sustainability aspects were addressed as well.

Mr. McCauley confirmed that the Planning Board and the Design Review Board were satisfied with the PSI project. Mr. McCauley commented that Town Engineering had expressed initial concern regarding the condition of existing sewer piping and hydrant flow testing. He noted that the Board of Selectmen recommended installation of a bicycle rack.

Mr. Himmelberger suggested that the Board vote to approve the PSI with conditioning this evening.

Ms. Johnson requested that ZBA schedule site plan review for WCC in about a year. Ms. Ruth Mallett agreed. Ms. Johnson stated that hydrant testing would be done. Ms. Ruth Mallett confirmed that sewer inspection had been performed.

Mr. Roberti indicated that he was fine with the proposed conditions as well as traffic and ADA compliance.

Ms. Mallett stated she felt everything was resolved, most importantly the aspects that Town Engineering and the Board of Selectmen brought forward.

Mr. Taylor thanked the WCC community for addressing the chiller and noise aspect as brought up by neighbors.

Ms. Woodward also thanked WCC representatives for working with the Town and the neighborhood.

**Mr. Roberti motioned to close the public hearing for PSI- 20-04 – Wellesley Country Club. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

**Mr. Roberti motioned to approve the permits as set for by the Planning Director for PSI-20-04 – Wellesley Country Club, subject to conditions therein and further authorize Planning Board Chairman Catherine Johnson to finalize and sign the permit. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

### **Adjourn**

There being no further business, Ms. Johnson adjourned the meeting at 7:01 p.m.

MINUTES APPROVED: Monday, September 21, 2020

NEXT MEETING: Monday, October 5, 2020

