

*Minutes of the September 16, 2019 Regular Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, SEPTEMBER 16, 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, Kathleen Woodward, James Roberti and Frank Pinto

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

**Absent:** Patricia Mallett and 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**

PBC 19-04 – Endorsement, ANR Plan for 194-200 Pond Rd. – *Continued from 9-3-19*

*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.*

Present: Attorney Larry Schind of Kertzman and Weil, LLP and David Humphrey, of DGT Associates

Mr. Schind affirmed that since the last hearing, further clarity has been provided regarding the status of the road and a letter from Town Clerk has been provided. He detailed the chronology of 194-200 Pond Road status in relation to other similar areas of Town determined to be public ways.

Ms. Johnson asserted that the matter had been resolved in consideration of presented updates.

Mr. Roberti stated that he was also satisfied.

**Mr. Roberti motioned that the ANR Plan for 194-200 Pond Road – PBC 19-04 be approved. Mr. Pinto seconded the motion. The Board voted unanimously (3-0) to approve the motion.**

The Board proceeded to sign the Mylar regarding 194-200 Pond Road

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

*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.*

- a. Consider LHR 19-07 Large House Review for 14 Strathmore Road – *Cont'd from 9-3-19*

Ms. Johnson stated that the applicant had asked for continuation of the hearing to the next Planning Board meeting and she suggested to the applicant's attorney that the action deadline be moved to October 8, 2019.

**Mr. Roberti motioned to continue the public hearing for LHR 19-07 Large House Review for 14 Strathmore Road to October 7, 2019 and extend the action deadline to October 8, 2019. Mr. Pinto seconded the motion. The Board voted unanimously (3-0) to approve the motion.**

- b. Continuation of Public Hearing – Proposed Amendment to the Zoning Bylaw for 2020 Annual Town Meeting to Amend Section 4 by placing limits on the size of structure that may be constructed, altered, or enlarged in the General Residence District – *Continued from 5-20-19*

Ms. Harbottle stated that a related amendment article did not pass at 2019 Spring Town Meeting and this Citizen's Petition serves to adopt TLAG standards in the General Residence districts. She detailed that there are 89 private general residence properties in Wellesley which are not condominiums and less than half of the 89 properties have less than 10,000 square feet and could never be divided or include an additional unit. She summarized that approximately 25 properties would fall into this classification.

Resident and petitioner Timothy Raeke, 1 Dexter Road, stated that the mandatory Large House Review (LHR) requirement should be included in the Citizen's Petition.

Mr. Roberti asked if the petition could be amended. Ms. Johnson suggested that the present petition be withdrawn and the Planning Board adopt the petition, tweak it to become a Planning Board Zoning Article. She added that the Board could commence work on the proposed Article immediately.

Ms. Woodward arrived to the meeting at this time.

Ms. Johnson outlined that 47 general district properties are under 10,000 sq. ft. and would not qualify for development. She added that of the 25 developable properties, three have 20,000 sq. ft. + of land, nine have 15,000 – 20,000 sq. ft. of land and 34 have 10,000 – 15,000 sq. ft. of land.

Mr. Raeke agreed that the Planning Board should include the Citizen's Petition as a Planning Board Zoning Article.

Ms. Woodward mentioned that consistency was most important when examining large houses and any possible loopholes must be eliminated.

Mr. Pinto agreed with the mentioned Planning Board Zoning Article.

Mr. Roberti indicated his support of the proposed Zoning Article, as well.

**Mr. Roberti moved that the Public Hearing regarding the proposed amendment to the Zoning Bylaw for the 2020 Annual Town Meeting to amend Section 4, by placing limits on the size of structure that may be constructed, altered or enlarged in the General Residence District; to the Planning Board meeting on Monday, October 21, 2019 at 6:30 p.m. Mr. Pinto seconded the motion. The Board voted unanimously (4-0) to approve the motion.**

## 5. Other Business

### a. Planning Board Chair Report

Ms. Johnson announced an Inter-Board Meeting would take place Thursday, September 19<sup>th</sup> at 7:30 p.m. She detailed that copies of the Unified Plan will be distributed to representatives of Town Boards and Commissions. Ms. Woodward queried if all Planning Board members would receive an updated Unified Plan document. Ms. Johnson responded affirmatively.

Ms. Johnson stated that all Board members are members of the American Planning Association (APA) adding the Southern New England APA (SNEAPA) will conduct a two-day seminar on October 17, 2019 in Springfield. Ms. Johnson noted that several seminar topics sounded interesting, especially the topic of historic renovations of town centers. She added that the Planning Department had funding for enrollment and suggested that the new Town planners might have interest in attending. Ms. Woodward agreed that the opportunity would be beneficial for the recently hired Planning Department staff. Ms. Harbottle noted that a substantial student discount rate was offered.

Mr. Roberti inquired about the various staff planning positions. Ms. Johnson stated that Dana Marks will assume the preservation planning position beginning on September 25. She mentioned the candidate chosen for the Senior Planner position accepted another position and the chosen Planning Director candidate is currently having credentials verified by Human Resources.

Ms. Harbottle announced that the Wellesley Office Park 40R application is in the Planning Office for review. Ms. Johnson commented that the 40R document would be discussed at the next Planning Board meeting. Mr. Roberti suggested that a scanned electronic version be sent to members. Ms. Harbottle agreed to inquire about such scanned electronic transmission.

## 6. Minutes

**Mr. Roberti moved to approve the minutes of November 19, 2018. Ms. Woodward seconded the motion. It was on motion 2-0-2; two abstain and two in favor. Johnson-aye, Woodward – aye, Roberti – abstain and Pinto – abstain.**

**Mr. Roberti moved to approve the minutes of December 3, 2018. Ms. Woodward seconded the motion. It was on motion 3-0-1; one abstain and three in favor. Johnson-aye, Woodward – aye, Roberti – aye and Pinto - abstain.**

**Mr. Roberti moved to approve the minutes of December 17, 2018 as amended by Ms. Johnson. Ms. Woodward seconded the motion. It was on motion 3-0-1; one abstain and three in favor. Johnson – aye, Woodward – aye, Roberti – aye and Pinto - abstain.**

**Mr. Roberti moved to approve the minutes of August 19, 2019 as amended by Ms. Johnson. 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 7:03 p.m.

Next Meeting: Monday, October 7, 2019

Minutes Approved: Monday, October 7, 2019

Laura Harbottle, Interim Planning Director