



## ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

J. RANDOLPH BECKER, CHAIRMAN  
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WALTER B. ADAMS  
DEREK B. REDGATE  
RICHARD L. SEEGEL

August 26, 2020  
7:30 pm  
Remote Business Meeting

Zoning Board of Appeals Members Present:

- J. Randolph Becker
- David G. Sheffield
- Robert W. Levy
- Walter B. Adams
- Derek B. Redgate

Present on behalf of the Zoning Board of Appeals office were Lenore Mahoney, Executive Secretary, and Carol Richards, Technical Administrator.

Mr. Becker said that one of the items on the agenda is 10 Rice Street. Mr. Sheffield said that two alternative door designs were sent by email. He said that one of the designs has a light at the top of the door that works well with the curved window that is above it. He said that it gives the appearance of two double doors. He said that the email that has the proposed doors with curved tops over the doors is appropriate with the window on the front façade with a curved top. He said that it looks like a good attempt to change the scale of the façade. He said that the email that he was referring to for approval is dated August 25, 2020 and is the second email from Mr. Kornwitz. He read an excerpt from the email that discussed sending the plan to Michael Grant. Mr. Levy projected the plan of the door with the window with the curved top above the doors, (image-asset 002.jpg). Mr. Redgate confirmed that it is one door that looks like two, which is what the Board had asked for.

Mr. Levy moved, Mr. Sheffield seconded the motion, and the Board voted unanimously to authorize Michael Grant, Building Inspector, to accept the proposed door plan sent as an attachment, image-asset.jpeg 137KB, by David Kornwitz on August 25, 2020 at 10:25 am.

Mr. Sheffield voted aye.

Mr. Levy voted aye.

Mr. Redgate voted aye.

Mr. Becker said that the Board members who sat at the remote public hearing on August 13, 2020 should discuss their experience using the new webinar format and, depending on their assessment, the whole Board would discuss holding future public hearings using the same format. He said that the August 13, 2020 had regular cases, a couple of which had public input.

Mr. Redgate said that he thought that the hearing went well. He said that having Mr. Becker quarterbacking and showing some of the visuals on the screen was key to the hearing going well. He said that the Board should continue to hold hearings to try to catch up with the caseload as soon as possible. He asked if Mr. Becker would be willing to continue running the point position.

Mr. Levy said that he thought that the hearing went well, especially by having the applicants visible on the screen and the Board members having the ability to talk with them. He said that he would have preferred to have been able to see the people who called in instead of just the audio. He said that the hearing went as well as it could and was much better than the first remote hearings.

Mr. Becker said that he would be willing to act as the assembler of the visuals for the hearings. He said that he did some screen sharing at the August 13<sup>th</sup> hearing, sharing plot plans or drawings that the Board was talking about at a particular point. He said that the Board should try to catch up to where it should be as best as it can over a reasonable timeframe.

Mr. Sheffield said that the ability to look at the drawings ahead of time on the Town's website has been helpful.

Mr. Becker discussed the outstanding cases to come before the Board. He discussed setting up the next public hearing date. The Board discussed reopening of Town Hall to the public. Mr. Becker said that he would work with the Executive Secretary to come up with a schedule to handle the backlog and the new petitions for the rest of the year.

The Board discussed holding the September 22, 2020 that was scheduled for the Whole Foods parking lot project at 442-452 Washington Street as a remote hearing. Mr. Levy said that it would be fair to the applicant for the hearing to go forward as a remote hearing. He said that it will be more than one meeting. He said that the Board has not started with traffic yet and that will be one of the bigger issues. He discussed having the applicant make a presentation at one meeting and scheduling another meeting for public comment. Mr. Becker discussed having neighborhood representatives speak at the hearings. Mr. Adams discussed communication with the Engineering Department about the location of the entrance into the parking lot. He said that the neighbors are not convinced that having the driveway opposite from Atwood Street is the best place for it.

The Technical Administrator discussed having a co-host for the remote public hearings. Mr. Becker said that duty can be assigned on a meeting by meeting basis. He said that it should not be one of the sitting members. Ms. Richards said that she or the Executive Secretary will follow up ahead of the hearings to schedule a co-host. She discussed enabling the chat feature on the webinar. Mr. Levy said that the feature should be left disabled so that the Open Meeting Law is not violated. Mr. Levy asked about the ability to see attendees at the remote hearings. Ms. Richard discussed how the webinar platform works. She discussed issues with the notice of public hearing postcards that are sent out prior to hearings and panelists using wrong link.

The Board discussed the advertisement for a new associate member. Mr. Levy suggested that the Board form a subcommittee to make a recommendation to the Board of Selectmen. He said that the subcommittee members would interview candidates and introduce them to the Board. Mr. Adams said that Board members who are not on the subcommittee should see the resumes so that they can express any thoughts about them. Mr. Becker said that the subcommittee would introduce the candidates to the Board and then the whole Board would make the recommendation to the Board of Selectmen. Mr. Levy suggested Mr. Becker and himself as the subcommittee members. Mr. Sheffield, Mr. Adams and Mr. Redgate agreed.

Mr. Adams discussed difficulties with identifying the link to the meeting. Ms. Richards said that the subject line on the email identified the meeting.

Mr. Redgate discussed scheduling the 136 Worcester Street comprehensive permit. Mr. Levy said that he spoke with Mr. Heep, who is working on the draft decision. He said that the Board members can mark up their copy of the draft and send it back to Mr. Heep, who will revise the decision. He said that the Board can then schedule a public meeting to review the revised decision.

Mr. Becker discussed the comprehensive permit projects at Delanson Circle and 148 Weston Road. Mr. Redgate said that the projects will be coming back as Site Plan Approvals, so will be new petitions.

Mr. Levy discussed the 135 Great Plain Avenue project. He said that a current matter is not before the Board but probably should be reviewed by the Building Inspector. He said that the Board has no authority to grant property rights onto Town property.

Mr. Becker discussed a petition that is currently before the Wetlands Protection Committee for 97 Russell Road. He said that petition may come before the Zoning Board.

Mr. Levy discussed authorizing the Executive Secretary to sign the decisions on behalf of the Board members. He said that there is nothing in the statute or the bylaws that obligates the Board members to sign the decisions.

As there was no further business to come before the Board, the hearing was adjourned at 8:45 pm.

Respectfully submitted,

Lenore R. Mahoney  
Executive Secretary

DRAFT