

WELLESLEY PLANNING BOARD
REGULAR MEETING
MONDAY, JULY 7, 2014, 7:00 PM
GREAT HALL - TOWN HALL

MINUTES

Planning Board Present: Sara Preston, Deborah Carpenter, Catherine Johnson, Jeanne Conroy, and Neal Glick (*Mr. Glick arrived at approximately 7:20pm*)

Staff Present: Michael Zehner and Ethan Parsons

Also Present: Robert Rose and Mary Hagan Rose

1. Call to Order

Ms. Preston called the meeting to order at 7:00 p.m. Ms. Preston recognized Ms. Conroy for her service to the Board and to the Town as Chair of the Planning Board.

Ms. Preston announced the resignation of Ms. Erin Heacock, Planner.

2. Public Comments on Matters Not on the Agenda

Ms. Preston invited comments from members of the public on any matters not on the agenda. Hearing no comments, Ms. Preston moved to the next agenda item.

3. Continued Applications and/or Public Hearings

With no continued applications or public hearings scheduled, Ms. Preston moved to the next agenda item.

4. New Applications and/or Public Hearings

a. Review and Issue Recommendations for July 10 2014 ZBA Cases

Documents

- Memo from Planning Department Staff to Planning Board, dated July 3, 2014;
- Application materials submitted to the ZBA for ZBA2014-48, ZBA2014-49, ZBA2014-50, ZBA2014-51, ZBA2014-52, ZBA2014-53, ZBA2014-54, ZBA2014-55, ZBA2014-56, ZBA2014-57
- Email from Mr. Robert Rose to Michael Zehner, dated July 7, 2014, pertaining to the ZBA Special Permit application for 46 Old Colony Road (*provided to the Board at the meeting*); and
- Photographs of 46 Old Colony Road, provided by Mr. Robert Rose to the Board at the meeting.

Ms. Preston suggested that the Board consider the case for 46 Old Colony Road (ZBA2014-54) first since neighbors to the property were in attendance. Ms. Preston asked Mr. and Mrs. Rose if they wished to speak.

Mr. Rose provided the Board with photographs of the property and commented on the application. Mr. Rose expressed concerns and indicated that he did not support the requested Special Permit as proposed.

The Board discussed the application and directed Staff to indicate in their recommendation to the Zoning Board of Appeals that they strongly opposed the requested Special Permit for 46 Old Colony Road, ZBA2014-54. Mr. Glick arrived during the Board's discussion on this application.

The Board discussed the other ZBA applications, generally agreeing with Staff's recommendations, and issued the following recommendations to the ZBA:

ZBA2014-48, 16 Framar Road: the Planning Board recommended that the Special Permit petition be granted as submitted.

ZBA2014-49, 4 Lake Road: the Planning Board recommended that the Special Permit petition be granted as submitted.

ZBA2014-50, 889 Worcester Street: the Planning Board indicated that no action is necessary due to the Permit Extension Act automatically extending the permit expiration date to July 29, 2016.

ZBA2014-51, 32 Thomas Road: the Planning Board recommended that the Special Permit as presented be denied.

ZBA2014-52, 7 Cottage Street: the Planning Board recommended that the Special Permit be granted, but as a condition of obtaining a Building Permit the Historic District Commission shall first issue a final Certificate of Appropriateness whereby they approve final architectural details.

ZBA2014-53, 50 Prospect Street: the Planning Board recommended that the Special Permit petition be granted, and should the ZBA be of the opinion it is necessary to modify the variance, despite the lot size and shape not changing, the Board recommends the ZBA GRANT the modification.

ZBA2014-55, 10 Pickerel Road: the Planning Board recommended that the ZBA defer action on the petition.

ZBA2014-56, 37 Pond Road: the Planning Board indicated that no action is necessary due to the Permit Extension Act automatically extending the permit expiration date to July 23, 2016.

ZBA2014-57, 23 Thomas Road: the Planning Board recommended that the Special Permit be denied if the proposed addition shown on the plan is in fact a further encroachment into the side yard where one did not exist.

5. Old Business

a. Consider FY15 Meeting Calendar

Documents

- Memo from Michael Zehner to Planning Board, dated July 1, 2014, with FY15 calendar attached.

Ms. Preston asked whether any members of the Board had comments on the proposed meeting dates. Members discussed notification of meeting dates and the need to improve the scheduling of applications for consideration by the Board. ***The Board agreed on the FY15 meeting calendar as presented.***

b. Consider Liaison Appointments for FY15

Documents

- Memo from Michael Zehner to Planning Board, dated July 2, 2014, with Planning Board FY14 assignments attached.

Ms. Preston asked whether she should serve as liaison to the Board of Selectmen. There was general consensus among the members that this was appropriate. Mr. Zehner indicated that he would note Ms. Carpenter and Ms. Johnson's representation on the North 40 Study Committee. Ms. Carpenter requested that another member represent the Board on the Noise and Outdoor Lighting Study Committee; Ms. Preston indicated that she would serve as the Board's representative. The Board discussed their roles as liaisons to other boards and projects and questioned whether or not Staff could or should serve this function and report to the Board as necessary.

6. New and Other Business

a. Report Back from MAPC Green Town Symposium

Documents

- Memo from Michael Zehner to Planning Board, dated July 2, 2014;
- Green Town Symposium materials (*provided to the Board at the meeting*); and
- Town of Wellesley NPDES Phase II Small MS4 General Permit Annual Report (*provided to the Board at the meeting*).

Mr. Zehner discussed the Symposium, also attended by Ms. Carpenter and Ms. Johnson. Mr. Zehner indicated that the discussion centered on stormwater and Low-Impact Development ("LID") policies, and how to incorporate associated standards in local bylaws and regulations. Mr. Glick shared his thoughts on ways in which the Board and Town could incorporate LID standards and more stringent stormwater standards. Ms. Conroy stated that the Board would need to consider whether they could incorporate such standards into their Rules and Regulations, such as for Large House Review, or whether they would first need to amend the Bylaw to do so. The Board and Staff generally discussed their authority to implement such standards. Mr. Zehner indicated that he was working to gather more information from the Department of Public Works on the current

state of stormwater regulation in the Town, and would follow up with the MAPC and other affected Town departments as part of the FY15 Work Plan.

b. Review Department of Public Works FY14 - FY16 Roadwork Projects

Documents

- Memo from Michael Zehner to Planning Board, dated July 3, 2014, with DPW - Engineering Division FY14 - FY16 Capital Roadwork Projects List attached.

The Board discussed the roadwork projects. Mr. Zehner discussed his progress in establishing a procedure for incorporating department reviews in the development of project scope. Mr. Zehner indicated that he would notify the DPW and Board of Selectmen of existing studies and plans that should inform the scope of work of projects in the current list.

c. Consider Position on Wireless Legislation

Documents

- Memo from Michael Zehner to Planning Board, dated June 30, 2014;
- Email from Peggy Patton to Michael Zehner, dated June 19, 2014;
- Form letter for the Planning Board's consideration;
- Massachusetts Municipal Association article titled "Local Zoning Threatened by Wireless Telecom Industry Bills Would Strip Cities and Towns of Control Over Wireless Facilities", dated June 16, 2014;
- Commonwealth of Massachusetts, House Bill No. 4181;
- Commonwealth of Massachusetts, Senate Bill No. 2183;
- Commonwealth of Massachusetts, Senate Bill No. 1908; and
- Federal Communications Commission, Public Notice titled "Wireless Telecommunications Bureau Offers Guidance on Interpretation of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012", dated January 25, 2013.

The Board discussed the pending wireless legislation. Ms. Conroy indicated that she would have liked to have seen a position paper on the legislation from the proponents. Ms. Preston stated that growth of wireless facilities was a concern for her. The Board did not take a position on the proposed legislation.

d. Planning Director's Report

Documents

- Memo from Michael Zehner to Planning Board, dated July 2, 2014, with June 30, 2014 Punchlist attached.

Mr. Zehner provided the Board with updates on pending Large House Review applications, applications for the Fiske and Schoefield schools, and the North 40 Study. Additionally, Mr. Zehner discussed the status of the Off-Street Parking Study.

The Board discussed the pending vacancy of the Planner position. The Board asked Mr. Zehner to consider how he would restructure the Department and staff, and to discuss his thoughts and ideas with the Board at a future meeting. The Board also indicated that they would like to know what other peer communities are doing in terms of staffing.

7. Minutes

a. June 23, 2014 Regular Meeting Minutes

Ms. Preston asked the Board for comments on the minutes. *Hearing none, Ms. Preston called for a motion to approve the June 23, 2014 Regular Meeting Minutes. Ms. Johnson made a motion to approve the minutes. Ms. Conroy seconded the motion. Ms. Preston called for a vote. The motion was approved unanimously, 5-0.*

8. Adjourn

Before adjourning, Ms. Preston recognized Ms. Johnson. Ms. Johnson discussed demolition delay bylaws and the teardown moratorium being considered in the City of Newton. Ms. Johnson provided the Board with an article on the subject from a Newton community blog "Village 14". Ms. Johnson stated that she was concerned that a moratorium in Newton would lead to more activity in Wellesley.

Hearing no other business, Ms. Preston asked for a motion to adjourn. Ms. Johnson made a motion to adjourn. Ms. Preston called for a vote. The motion was approved unanimously, 5-0.

Meeting Adjourned: 9:50pm

Next Meeting: July 21, 2014

Minutes Approved: August 4, 2014

Note: A recording of this meeting is available from the Planning Department.

Michael D. Zehner, AICP
Planning Director