

**JOINT PUBLIC HEARING WITH WELLESLEY PLANNING BOARD AND
WELLESLEY SELECT BOARD**

**NOTICE OF PUBLIC HEARING TO MODIFY THE PROVISIONS OF THE SMART
GROWTH OVERLAY DISTRICTS AND THE WELLESLEY PARK SMART GROWTH
OVERLAY DISTRICT.**

WELLESLEY OFFICE PARK, WILLIAMS STREET

**Public Hearing to be held by the Wellesley Planning Board and Wellesley Select
Board at a meeting to begin at 6:30 p.m. on Tuesday, February 21, 2023**

Remote Virtual Meeting

<https://www.wellesleymedia.org/live-streaming.html>

The meeting will be live on local cable TV Comcast 9/Verizon 39. The meeting will also be recorded and available for later viewing on Wellesley Media.

For persons wishing to participate in the meeting, please see the link below to join the webinar:

<https://us02web.zoom.us/j/82811467228?pwd=cVFpTGhpaVd5cEo0bHJLcng0aTJFUT09>

Passcode: 466470 Webinar ID: 828 1146 7228

Pursuant to Chapter 40A, Section 5 and Chapter 40R of the Massachusetts General Laws, and the associated regulations, specifically 760 CMR 59.05(1), the Planning Board & Select Board will hold a joint public hearing to see if the Town will vote to amend the Zoning Bylaw by amending Section 3.6 Smart Growth Overlay Districts and 3.6.1 Wellesley Park Smart Growth Overlay District to allow for modifications in 3.6.K.1 Housing and Housing Affordability to allow for variation in affordability, and to allow for greater residential density and the removal of hotels as a permitted use, by:

1. Striking Section 3.6.1.C.1.j, which reads "j. Hotels", in its entirety, and renumbering the remaining sections accordingly;
2. Striking Section 3.6.1.C.2.g, which reads "g. Hotels", in its entirety;
3. Amending Section 3.6.1.D.1. by deleting the language in strikethrough and adding the language in bold:

1. Density

Development of the following uses within the Wellesley Park Overlay District shall be Limited, as follows:

- a. Multi-Family Dwellings: no more than **eight hundred fifty** ~~six hundred (850 600)~~ total Dwelling Units or twenty (20) units per acre based on the entire area of the District, whichever is greater;
- b. Small-Scale Retail Establishments: not to exceed a total of 19,500 gross square

feet; **and**

c. Offices and Office-High Tech: not to exceed a total of 700,000 gross square feet.

~~and~~

~~d. Hotels: not to exceed a total of 175 rooms.~~

Or to take any other action in relation thereto.

The submission and plans may be viewed on the Planning Department webpage at:
<http://wellesleyma.gov/1479/Planning-Board-Applications-Under-Review>

Eric Arbeene, AICP
Interim Planning Director

(MW-2/7 & 2/14, WT-2/9/23 & 2/16/23)

WELLESLEY PLANNING BOARD

**NOTICE OF ZONING PUBLIC HEARING
2023 ANNUAL TOWN MEETING
RESIDENTIAL INCENTIVE OVERLAY DISTRICT – (RIO)
125 OAKLAND STREET, SISTERS OF CHARITY**

TUESDAY, FEBRUARY 21, 2023, 6:30 P.M.

REMOTE MEETING

<https://www.wellesleymedia.org/live-streaming.html>

The meeting will be live on local cable TV Comcast 9/Verizon 39. The meeting will also be recorded and available for later viewing on Wellesley Media.

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In accordance with M.G.L., Chapter 40A, Section 5, and Section 6.4 of the Zoning Bylaws of the Town of Wellesley, Massachusetts, notice is hereby provided that the Planning Board will hold a Public Hearing to begin at 6:30 p.m. on Tuesday, February 21, 2023, on the following proposed amendment to the Zoning Map proposed to be considered at the 2023 Annual Town Meeting:

To see if the Town will vote to amend the Zoning Map of the Town of Wellesley to add 125 Oakland Street (Assessor's Parcel ID 46-1), totaling approximately 612,453 square feet in area, to the Residential Incentive Overlay District; or to take any other action in relation thereto.

The submission and plans may be viewed on the Planning Department webpage at: <http://wellesleyma.gov/1479/Planning-Board-Applications-Under-Review>

Eric Arbeene, AICP
Interim Planning Director
(MW-2/7 & 2/14 & WT-2/9/23 & 2/16/23)