

**WELLESLEY PLANNING BOARD**

**NOTICE OF ZONING PUBLIC HEARING  
ANNUAL TOWN MEETING**

**MONDAY, MARCH 1, 2021, 6:30 PM  
REMOTE MEETING**

Residents can view the meeting from the link above (<https://www.wellesleymedia.org/live-streaming.html>). The online meeting will also be streaming live and will be telecast live on Comcast channel 9 and Verizon channel 39. The meeting will also be recorded and available for later viewing on Wellesley Media.

Join from a PC, Mac, iPad, iPhone or Android device:

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/89110834563?pwd=NElsV1RvYm8ySnZlVWwzZUdVeTVaZz09>

**Webinar ID:** 891 1083 4563

**Passcode:** 984231

Or iPhone one-tap:

US: +13017158592,,89110834563#,,,,\*984231# or  
+13126266799,,89110834563#,,,,\*984231#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1  
346 248 7799 or +1 669 900 9128

International numbers available: <https://us02web.zoom.us/j/kcPyL55tC>

In accordance with M.G.L., Chapter 40A, Section 5, and Section 26 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 Monday, March 1, 2021 on the following proposed amendments to the Zoning Bylaw and Zoning Map proposed to be considered at the 2021 Annual Town Meeting:

**ARTICLE 27.** To see if the Town will vote to amend the Zoning Bylaw by deleting every instance of the term "Wellesley Housing Development Corporation" and inserting, in place thereof, the term "Affordable Housing Trust" or "Board of Trustee", as applicable, from the Zoning Bylaw and any amendment to the Zoning Bylaw approved at the Annual Town Meeting beginning April 26, 2020; or take any other action in relation thereto.

**ARTICLE 28.** To see if the Town will amend the Zoning Bylaw by (1) amending the definition of or adding a definition for the following terms in Section 1B:

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WELLESLEY TOWN  
PLANNING BOARD

Abandoned Sign  
Address Sign  
Administering Agency or Monitoring Agent  
Affordable Housing  
Affordable Housing Restriction  
Affordable Rental Unit  
Affordable Homeownership Unit  
Altered  
Animated Sign  
Annual Average Daily Traffic (AADT)  
Applicant  
Application  
Approving Authority or Plan Approval Authority  
As-of-Right Development  
Assisted Units  
Audible Sign  
Average Daily Traffic (ADT)  
Awning  
Awning Sign  
Banner  
Beacon  
Best Management Practices (BMP's)  
Build Factor  
Building  
Building Sign  
Business Establishment  
Caliper  
Certified Arborist  
Changeable Copy  
Child Care Facility  
Child Care Use  
Commercial Districts  
Commercial Message  
Commission  
Conservation Use  
Constructed  
Construction Mitigation Plan  
Construction Project  
Critical Root Zone (CRZ)  
Cutoff Angle  
Department  
Design Guidelines  
Design Hourly Volume (DHV)  
Development  
Development Lot  
Development Project  
Device  
Diameter at Breast Height (DBH)  
Direct Light  
Director or Planning Director  
Directional Signs

2021 FEB -4 A 10: 20

MAILED  
COMMUNICATIONS UNIT  
WELLSLEY MA 02451

Directory Sign  
District  
Drainage Review Rules and Regulations  
Drip-Line  
Driveway  
Earth Disturbance  
Eligible Household  
Entrance  
Exterior Architectural Feature  
Externally Illuminated Sign  
Facade of the Business Establishment  
Federal Emergency Management Agency (FEMA)  
Fixture  
Flag  
Flashing Sign  
Flood  
Flood Insurance Rate Map (FIRM)  
Flood Insurance Study Report (FIS Report)  
Flood Plain District  
Floodwater Storage Capacity  
Floodway  
Foot-candle  
Free Standing Device  
Front Yard  
Frontage  
Fully Shielded Luminaire  
Gasoline Filling Station  
Glare  
Governing Laws  
Grading and Drainage Plan  
Ground Sign  
Gross Floor Area  
Gross Leasable Floor Area  
Hazardous Waste  
Height  
Height of Luminaire  
Illuminance  
Impervious Cover  
Impervious Surface  
Inspector of Buildings  
Institutional Use  
Internally Illuminated Sign  
K-Factor (K)  
Lamp  
Level of Service  
Light Trespass  
Lot  
Lumen  
Luminance  
Luminaire  
Lux

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REC'D 19 FEB  
10:49 AM '21  
FIRM'S OFFICE  
MILLSLEY MA 02461

Major Construction Project  
Maneuvering Aisle  
Maneuvering Space  
Maximum Groundwater Elevation  
Mining of Land  
Minor Construction Project  
Motor Vehicle  
Moving Sign  
Multi-Faced Sign  
Multi-Family Dwelling  
Natural River Channel  
New Development  
Non-Conforming Sign  
Normal Grade  
Obscene Matter  
Office and Professional Districts  
Office or Office Use  
Office High-Tech or Office High-Tech Use  
On-Site Stormwater System  
One-Family Dwelling  
Open Face  
Operation and Maintenance Plan  
Out-of-Store Marketing Device  
Overstory Tree  
Parking Area  
Parking Space  
Peak-Hour Traffic (PH)  
Peak-Hour Factor (PHF)  
Pennant  
Permanent Sign  
Person  
Personal Wireless Service Facilities  
Personal Wireless Services  
Portable Sign  
Primary Conservation Areas  
Principal Building  
Principal Use  
Private Swimming Pool  
Project of Significant Impact (PSI)  
Projecting Sign  
Protected Tree  
Rear Yard  
Recreational Accessory Use  
Recreational Use  
Redevelopment  
Residential Districts  
Restaurant  
Reverse Lit  
Roadway Impacted by Development Traffic  
Roof Sign  
Secondary Conservation Areas

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RECEIVED  
PLANNING DEPARTMENT  
CITY OF BOSTON  
FEB 11 2021 10:20 AM

Service Area  
Side Yard  
Sign  
Sign Face  
Sign Permit  
Site Plan Site Plan Approval  
Site Plan Review  
Sky Glow  
Small-Scale Retail Establishment  
Solid Waste  
Special Flood Hazard Area  
Standard Informational Sign  
Standing Sign  
Storage Area  
Structure  
Temporary Sign  
Total Living Area plus Garage Space  
Town  
Toxic or Hazardous Materials  
Tree  
Tree Bank Fund  
Tree Protection & Mitigation Plan  
Tree Removal  
Tree Save Area  
Tree Yard  
Underlying Zoning  
Unrestricted Unit  
Use  
Wall Sign  
Watershed Protection District  
Window Sign  
Yield Plan

RECEIVED  
TOWN OF FERRIS OFFICE  
301 LESLIE WAY 02462  
2021 FEB -4 A 10:20

and (2) by amending corresponding sections of the Zoning Bylaw to provide for consistent definitions throughout,

or take any other action in relation hereto.

**ARTICLE 29.** To see if the Town will amend the Zoning Bylaw to update references to types of structures and living arrangements by:

1. Amending the definitions of Independent Elderly Housing, Shared Living facilities, Town House, and related terms;
2. Inserting definitions of Boarding House, Housekeeping Unit, Multi-Unit Dwelling, Multi-Unit Single-Unit Dwelling, Two Unit Dwelling;
3. Replacing the usage of Multi-Family Dwelling with Multi-Unit Dwelling, One-Family Dwelling with Single-Unit Dwelling; Single Family Dwelling with Single Unit Dwelling; and Two-Family Dwelling with Two Unit Dwelling;

4. Deleting the following terms Family, Multi-Family Dwelling, One-Family Dwelling, Single-Family Dwelling.

or take any other action in relation thereto.

**ARTICLE 30. (Citizens' Petition)** To see if the Town will vote to amend the zoning map of the Town of Wellesley by rezoning the portion of 2 Edgemoor Avenue currently zoned as Single Family 10,000 square feet area to Business District, such that the entirety of 2 Edgemoor Avenue shall now be zoned entirely within the Business Zoning District.

The purpose of the hearing is to allow interested persons the opportunity to express their views and opinions on the proposed amendments; any person interested or wishing to be heard should appear at the time and place designated.

A copy of the text of the proposed amendments, can be found online at <http://wellesleyma.gov> Interested persons are encouraged to call the Planning Department/Planning Board Office (431-1019 ext. 2232, 2234) for more information.

Donald S. McCauley  
Planning Director  
(2/11/21 & 2/18/21)

RECEIVED  
PLANNING DEPARTMENT  
WELLESLEY MA 02457  
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