

WELLESLEY PLANNING BOARD  
MEETING & PUBLIC HEARING  
AGENDA  
MONDAY, JULY 19, 2021, 6:30 PM  
**ONLINE REMOTE MEETING**  
[www.wellesleymedia.org/live-streaming.html](http://www.wellesleymedia.org/live-streaming.html)

***Planning Board Mission Statement***

*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.*

**Residents can view the meeting from the link above.** The online meeting will also be streaming live and will be telecast live on Comcast channel 8 and Verizon channel 40. The meeting will also be recorded and available for later viewing on Wellesley Media.

Residents seeking to participate in Citizen Speak or any other agenda item should email [dmccauley@wellesleyma.gov](mailto:dmccauley@wellesleyma.gov) prior to the meeting indicating the item they wish to speak on.

Please see the link below to join the webinar:

**Passcode: 610993      Webinar ID: 860 6940 4478**

Please see the link below to join the webinar:

<https://us02web.zoom.us/j/86069404478?pwd=SnpydlhiVjB0Y0dBaWNUWVF4clordz09>

Passcode: 610993

Or One tap mobile:

US: +13126266799,,86069404478#,,,,\*610993# or  
+16465588656,,86069404478#,,,,\*610993#

Or Telephone:

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

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

Webinar ID: 860 6940 4478

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International numbers available: <https://us02web.zoom.us/j/86069404478?pwd=SnpydlhiVjB0Y0dBaWNUWVF4clordz09>

**AGENDA**

<b>1.</b>	<b>Call to Order/Confirmation of Participants</b>
<b>2.</b>	<b>Public Comments on Matters Not on the Agenda</b>
<b>3.</b>	<b>Zoning Public Hearings – Fall Special Town Meeting</b>
	a. Accessory Dwelling Units
	b. Sustainable Zoning Working Group Proposals
	c. Definitions of Town House and Two-Unit Dwelling
	d. Outdoor Seating for Restaurants

	e. FEMA Map Update
	f. Gun Shops
	g. Other
<b>4.</b>	<b>Approval Not Required Plan</b>
	a. PBC-21-03 – 32 Lantern Lane – continued from 7/6/21
<b>5.</b>	<b>Review of Adequacy</b>
	a. 26 Lantern Lane
<b>6.</b>	<b>Zoning Board of Appeals Cases</b>
	a. ZBA-2021-46 – 44 Cypress Road – continued from June 3, 2021
	b. ZBA-2021-55 – 4 Mansfield Road – continued from July 1, 2021
	c. ZBA-2021-60 – 599 Washington Street
	d. ZBA-2021-62 – 53 Martin Road
	e. ZBA-2021-63 – 870 Worcester Street
	f. ZBA-2021-64 – 32 Upson Road
	f. ZBA-2018-18 Amended – 39 Atwood Street
	g. ZBA-2021-65 – 12 Bryn Mawr Road
<b>7.</b>	<b>Other Business</b>
	a. Planning Director’s Report
	b. Planning Board Chair Report
<b>8.</b>	<b>Minutes:</b>
<b>9.</b>	<b>Adjourn</b>
Upcoming Scheduled Meetings	Planning Board: Mon. 8/2/21, 8/16/21, & 8/30/21 at 6:30 pm Design Review Board: Wed. 8/11/2021 at 6:30 pm Historic District Commission: Tues. 8/3/21 at 6:45 pm Historical Commission: Mon. 8/9/21 at 7:00 pm