

WELLESLEY PLANNING BOARD
PUBLIC HEARING AND MEETING
AGENDA
MONDAY, DECEMBER 6, 2021, AT 6:30 PM

ONLINE REMOTE MEETING
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 9 and Verizon channel 39. 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 prior to the meeting indicating the item they wish to speak on.

Passcode: 215512 Webinar ID: 874 4969 2574

Please see the link below to join the webinar:

<https://us02web.zoom.us/j/87449692574?pwd=c2ZhZGJRN1JpcmFUWkdGSG5QRDMYQT09>

Passcode: 215512

Or One tap mobile:

US: +13126266799,,87449692574#,,,,*215512# or
+16465588656,,87449692574#,,,,*215512#

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

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International numbers available: <https://us02web.zoom.us/j/87449692574?pwd=c2ZhZGJRN1JpcmFUWkdGSG5QRDMYQT09>

AGENDA

1.	Call to Order/Confirmation of Participants
2.	Public Comments on Matters Not on the Agenda
3.	Zoning Public Hearing – FY22 - Annual Town Meeting
	a. Commercial Gun Shops
4.	Discussion of Potential Zoning Amendments for Annual Town Meeting – Continued from 11/22/21
	a. Zoning Map Changes
	i. 219 - 229 Washington Street
	ii. 215 Washington Street

	b. Bylaw Corrections
	c. FEMA Map Update and Flood Plain Revisions
	d. Definitions
	e. Town Houses
	f. General Residence District
	g. Sustainability Proposals, including Heat Pumps
	h. Accessory Dwelling Units
	i. Commercial Gun Shops
	j. Zoning Bylaw Reorganization
	j. Other
5.	Large House Reviews
	a. LHR-21-11 – 175 Cliff Road
	b. LHR-21-12 – 159 Dover Road
6.	Public Hearing on Project of Significant Impact-Revision to RIO & PSI Special Permits-Continued from 11/4/21
	a. PSI-20-01 – 140-148 Weston Road – The Bristol
7.	Regulations
	a. Tree Bylaw
	b. Drainage Bylaw
8.	Other Business
	a. Historic Atlases and CPC Funding
	b. FY22 Budget
	c. Planning Director’s Report
	d. Planning Board Chair Report
9.	Minutes: 9/13/21 and 9/20/21
10.	Adjourn
Upcoming Scheduled Meetings	Planning Board: Thurs. 12/9/21 at 7:00 pm; Mon 12/20/21 at 6:30 pm; Mon. 1/10/22 at 6:30 pm Design Review Board: Wed. 12/15/21 & 1/12/22 at 6:30 pm Historic District Commission: Tues. 12/7/21 and 1/4/22 at 6:45 pm Historical Commission: Mon. 12/13/21 and 1/10/22 at 7:00 pm