

Minutes of the January 7, 2021 Meeting of the Planning Board

WELLESLEY PLANNING BOARD
THURSDAY, JANUARY 7, 2021, 6:30 P.M.
SPECIAL ONLINE REMOTE MEETING

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.

Planning Board Present: Chair Catherine Johnson, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, James Roberti

Board Member Tom Taylor indicated he would be arriving later in the meeting

Staff Present: Planning Director Donald McCauley, Senior Planner Valerie Oorthuys, Town Engineer George Saraceno

Advisory Member: John Lanza

Call to Order/Confirmation of Participants

Ms. Johnson called the meeting of the Planning Board to order at 6:32 P.M. She stated that the meeting was not being broadcast live and was being recorded.

Public comments on Matters Not on the Agenda

Resident Robert Hutchinson, 43 Atwood Street, indicated that Town bylaws regarding driveways; residential and commercial, should be separate and different. Mr. Hutchinson noted that he worked with a traffic expert, who was hired by his neighborhood. He expressed his concern about a commercial driveway for the Whole Foods parking lot being located across from his street.

Mr. Hutchinson referred to National Safety Guidelines which addressed such driveways.

Review of Adequacy

62 Brookside Road

David Himmelberger, Attorney for Applicant

Mr. McCauley summarized the application regarding a property on a private way, to determine qualifying frontage.

Mr. Himmelberger requested a statement from the Town Clerk regarding the status of Brookside Road.

Ms. Johnson suggested the applicant withdraw the application, without prejudice, and resubmit the application at a later time.

Mr. Roberti stated that it would not be easy to get such certification from a Town Clerk.

Mr. Roberti motioned to continue the review of adequacy for 62 Brookside Road to February 1, 2021. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Mallett-aye, Roberti-aye, Johnson-aye.

Large House Review

LHR-20-08 – 46 Garden Road

Present: Mary and Frank Lee, Owners; Architect Jan Gleysteen; Architect Associate Aaron Peabody; Engineer Brian Nelson of MetroWest Engineering, Town Engineer George Saraceno

Ms. Mallett recused herself because of her association with the owners.

Ms. Oorthuys described the proposed addition and noted the Design Review Board had approved the project on December 16 and did comment about grading along the driveway.

Mr. Gleysteen presented the plans for the project.

Ms. Johnson suggested that the proposed lighting to be dark-sky compliant.

Mr. Roberti asked if a construction management plan was needed. Ms. Oorthuys reported that a neighbor inquired if all construction parking would be on-site.

Mr. Saraceno stressed several engineering aspects to be considered.

Mr. Taylor joined the meeting at approximately 7:10 p.m.

Mr. Roberti motioned to approve Large House Review - LHR-20-08 – 46 Garden Road with normal conditions and special conditions set forth in the Staff Report dated January 7, 2021 and addition to the conditions discussed at this meeting; one - submission of a Construction Management Plan to be approved by the Planning Director, two – confirmation that the window well has been removed from the rear of the addition and three - that tree protections are in place for tree to the left of the driveway and one for the tree to the right side of the house. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Taylor-aye, Mallett-aye, Johnson-aye.

Zoning Board of Appeals (ZBA) Case

ZBA-2020-75 – 183 Walnut Street

Present: Fardad Farahmand, Applicant/Owner; Bennie Ber, Architect

Mr. McCauley presented the request for a Variance to construct a new dwelling with less than the required side setback. Mr. McCauley mentioned the Boards concern regarding the foundation being located one foot from the property line, as well as the fact that the proposed project would be increasing an existing nonconformity.

Ms. Johnson asked if the existing foundation is strong enough to support an additional floor. Mr. Ber responded that a structural engineer would provide related detail.

Ms. Woodward requested that green screening be extended towards the Town land.

Mr. Farahmand confirmed that he has spoken to neighbors and they are very much in favor of an improved structure. Mr. McCauley mentioned the conditioning regarding a suitable foundation.

Mr. McCauley opined that he is concerned about setting a precedent when building this close to Town parkland. He stated that he was comfortable with a Special Permit recommendation but indicated concern about with proposed conservatory which would be built on top of the one-foot setback.

Ms. Woodward questioned if the applicant would need to access Town property for construction. Mr. Ber responded not.

Ms. Johnson suggested that if the project should be approved, a condition should ensure that no construction debris will be found on adjacent Town property.

ATM Articles and Planning Director's Report

Mr. McCauley reported that the articles do not need to be signed until late January and the precise language for the articles is being worked on.

Mr. McCauley stated the tree bylaw needs some clarification along with the definition of chain link fencing.

Mr. Roberti stated a new housing choice bill was passed by State Legislators.

Minutes – 12/7/2020; 12/10/2020

Mr. Roberti motioned to approve the minutes for 12/07/20 and 12/10/20, as amended by Catherine Johnson, Kathleen Woodward and Don McCauley. The motion was seconded by Ms. Woodward. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye.

Adjourn

There being no further business, Ms. Johnson adjourned the meeting at 9.29 p.m.

MINUTES APPROVED: Monday, March 22, 2021

NEXT MEETING: Tuesday, January 19, 2021