

*Minutes of the January 10, 2023
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD
TUESDAY, JANUARY 10, 2023, 6:30 P.M.
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 Members Present: Chair James Roberti, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, Tom Taylor, Associate Member Shelia Olson

Absent: Marc Charney

Staff Present: Interim Senior Planner Emma Coates

Advisory Liaisons: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 6:35 P.M. He acknowledged the presence of Board Members: Kathleen Woodward-present, Jim Roberti-present, Patricia Mallett-present, Shelia Olsen-present.

The meeting was suspended at 6:37 PM, to allow Planning Board Members to attend the Select Board meeting.

The Planning Board meeting resumed at 7:00 PM.

Public Comments on Matters Not on the Agenda

No comments

Tree Mitigation Bond Release – 173 Winding River Road

Ms. Coates described the agreement. She acknowledged all of the trees had been planted, and the agreement was fulfilled.

Mr. Taylor motioned to release tree mitigation funds of \$18,569.22, for 173 Winding River Road, and to authorize Interim Planning Director Eric Arbeene, to sign the appropriate agreement to release funds. Ms. Woodward seconded the motion. It was on motion 4-0; Mallett-aye, Taylor-aye, Woodward-aye, Roberti-aye.

Discussion Regarding Housing Coordinator Position

A discussion regarding a Housing Coordinator Position was tabled to the scheduled Planning Board Meeting on 1/23/23.

Discussion of Proposed LHR Approval Agreement Condition – Post-Construction Tree Health and Maintenance

Ms. Coates discussed tree protection outside the LHR Approval Condition.

She outlined the three primary types of tree damage:

- Compaction
- Root damage
- Grade alteration

Ms. Coates provided detail regarding challenges for new tree protection rules:

- Budgetary restrictions
- Seasonal restrictions
- Time restrictions
- Enforcement capability
- Arborist availability
- Review

Mr. Taylor inquired if staff had sufficient resources to check on different work sites.

Mr. Roberti commented that this requirement would be more costly for the applicant.

Ms. Woodward confirmed a provision in the tree bylaw, outlines that a newly planted tree must survive for at least two years.

Ms. Mallett inquired if there are protections available during construction, besides the tree fence.

Board discussion took place regarding next steps to update the existing tree bylaws.

Minutes – 3/4/20, 10/22/20, 5/17/21, 5/24/21, 10/3/22 & 10/19/22

Review of Planning Board Minutes were tabled to the next Planning Board meeting on January 23, 2023.

Adjourn

Mr. Roberti adjourned the Planning Board meeting at 8:02 PM.

MINUTES APPROVED – MONDAY, MARCH 3, 2023