

*Minutes of the January 19, 2021 Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
TUESDAY, JANUARY 19, 2021, 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 Present:** Chair Catherine Johnson, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, James Roberti, Tom Taylor, Associate Member Sheila Olson

**Staff Present:** Planning Director Donald McCauley, Senior Planner Valerie Oorthuys

**Advisory Member Present:** John Lanza

**Call to Order/Confirmation of Participants**

Ms. Johnson called the meeting of the Planning Board to order at 6:32 p.m.

**Public comments on Matters Not on the Agenda**

There were no public comments presented

**Citizen's Petition**

**2 Edgemoor Avenue**

Present: Attorney David Himmelberger, Representing Bumstead, LLC

Mr. Himmelberger explained that 2 Edgemoor Avenue is a split-zoned lot, with one part of the lot in the business district and the other part in the single-family zoned district. He stated the proposed Citizen's Petition endorsed amending the zoning map such that the site would be within the Business Zone, for a vote at Annual Town Meeting. Mr. Himmelberger compared the property to a similar configuration at 999 Worcester Street, which was approved at 2019 Town Meeting.

Ms. Johnson noted that when TD Bank of 999 Worcester Street came before the Board, there was no request for increased size of the building.

Mr. Roberti noted that the existing building at 2 Edgemoor Avenue was officially located in the business district zone, and the owner had been in business for some fifteen years. Mr. Himmelberger added that Mr. Bumstead was contracted with the Town to clean the public-school vans.

Ms. Woodward stated she could not endorse the proposed petition at this time and did not view 999 Worcester Street as a similar project. She noted that 2 Edgemoor Avenue displayed more intense usage than the TD Bank at 999 Worcester Street. Ms. Woodward stressed that all signers of the petition were not neighbors. She asked if any effort was made to reach out to the neighboring condo residents. Ms. Woodward expressed her concern about setting precedent.

Ms. Mallett recognized that Ms. Woodward made several appropriate comments. Ms. Mallett stated that she wanted to hear more about the project. Ms. Mallett affirmed that she supported local business, and if the owner could expand in a mindful manner, she might consider endorsing the petition.

Ms. Johnson stated that the public hearing would take place sometime at the end of February or at the first meeting in March.

Mr. Taylor agreed with comments made by Ms. Mallett and indicated that he wanted to hear possible public comments at the upcoming hearing. Mr. Taylor asked if body work would require a special permit. Mr. Himmelberger responded that the business did not paint vehicles or conduct related body work which did require special permitting. Mr. Himmelberger explained the process of “dentless auto repair,” where manipulation was performed from the inside of the vehicle to eliminate dents.

Ms. Johnson opined that if the owner expanded his business, additional permitting could be applied for through the ZBA. Mr. Himmelberger responded that the applicant could apply for such permitting later, but the process might not be easy.

Mr. McCauley presented several points submitted to Advisory:

- Questions about the nature of the business
- Natural Resources considerations - wetlands
- Building Department considerations – business zone setbacks
- Importance of citizen/neighborhood comments

### **Review of Adequacy**

#### **11 Caroline Street**

Present: Aaron and Jane Gardiner, Owners; Brian Nelson, Engineer at MetroWest Engineering, Inc.; Jeff Capello, Contractor, Concept Building

Mr. McCauley presented review of adequacy for a proposed new home located on a private way. He noted that before a building permit could be issued on a private way, a determination must be made regarding adequacy of access to provide services to the property. Mr. McCauley confirmed that the Engineering Department has concluded that the right of way regarding the property has not been adequately maintained and must be upgraded and paved.

Mr. McCauley noted that Engineering determined that the applicant was required to put \$14,182.00 in an escrow account to ensure proper upgrading to the roadway. Mr. McCauley noted that the private way was not currently paved and because the roadway was in rough shape, base paving/binding coat would be installed before construction could commence.

Mr. Gardiner stated that he and his family have lived in the property since 2014 and wanted to stay in the neighborhood.

Ms. Johnson asked if the paving would be consistent on the street, or would it reflect a composition of dirt and paving. Mr. Nelson responded that the paving would begin at Abbott Road and end after the subject property.

Mr. Roberti asked about final pavement. Mr. Nelson explained that final paving would take place after construction and would include the entire width of Caroline Street.

Mr. Nelson noted that Wetland relief would not be necessary.

**Mr. Roberti motioned to approve the Review of Adequacy for 11 Caroline Street with condition that a binder coat be installed before the issuance of a building permit for the property, and holding an amount of \$14,182.00 in escrow, pending issuance of final occupancy.**

Ms. Woodward expressed concern regarding construction vehicle traffic and leaving the private way unpaved until the asphalt plants reopen in the spring. Mr. Nelson responded that a sediment control plan had been implemented in consideration of a basin in proximity to construction.

Mr. McCauley asked about the proposed sedimentation control plan. Mr. Nelson responded that silt sacs within the catch basins would protect street sediment from washing into the basin/s. He provided detail regarding the construction vehicle pathway.

Mr. Capello noted that the existing driveway would be kept in place to provide for a clean work surface. Ms. Johnson suggested that work vehicles enter and exit via Abbott Road. Mr. Nelson agreed and noted that grading and compacting the road service at this time, would be beneficial.

Mr. Roberti revised his previous motion.

**Mr. Roberti motioned to approve the Review of Adequacy for 11 Caroline Street with condition that the applicant perform rough road repair, grading and filling of potholes prior to issuance of the building permit and that the applicant complete the remainder of the work contemplated prior to the approval of an occupancy permit; and further, that a sum of \$14,182.00 be placed in escrow, pending completion. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

### **Large House Review**

LHR-20-04 – 21 Windsor Road – Continued from 12/7/21

Present: Josh Brumm, Applicant/Owner; Kent Duckham, Architect; Blair Hines, Landscape Architect

Ms. Oorthuys provided update of the project, which included an enhanced landscape plan, revisions to the tree protection plan, but no changes to the structure. Ms. Oorthuys mentioned that the scale of the home, preservation of landscape, and proposed usage at side and rear setbacks continued to be concerns, though somewhat minimized.

Mr. Brumm stated that he had been working with an abutting neighbor in efforts to advance privacy/screening solutions. Mr. Brumm presented a slide presentation for the proposed home, with focus on the proposed garage rendering to mimic 61 Lincoln road. Ms. Johnson noted that the slide presentation did not capture the size of the proposed parking court.

Mr. Brumm noted that neighbors had not been open to conversation regarding proposed plans for the site.

Resident Marla Robinson, 33 Windsor Road, noted that she lived in the neighborhood for many years and any criticism of the project was not a personal criticism about the Brumm family. She noted that if approved, this would be the largest home in the neighborhood. Ms. Robinson commented that she was simply requesting a moderation in size and scale. She went on to say that most neighbors would prefer a smaller new home than making the proposed alterations to the existing property, which would double the size of the existing structure.

Resident Tim Fulham, 15 Windsor Road, emphasized that size was the primary concern. He stated that his awareness of the project was not made known to him until he received the notification from the Town.

Resident Nancy Westenberg, 50 Windsor Road, acknowledged the challenges involved in renovating an older home. Ms. Westenberg presented a PowerPoint document – “Some Impacts on Downgrade Neighborhood from Frequent Silt Control Failure @ Recently Completed Windsor Rd LHR Project.” She recommended that installation and daily maintenance of silt/erosion barriers was essential, in consideration that Windsor Road was part of the watershed area.

Mr. Roberti stated that he was contacted by the owner of 24 Windsor Road, Margaret Greer, who was not able to attend tonight’s meeting. He relayed that Ms. Greer had no concerns about Mr. Brumm’s proposed addition. She indicated that the proposed plan was preferable when compared to demolition of the property and new construction.

Mr. Brumm expressed his surprise that any neighbor would prefer to raze the historical home and replace it with a new structure.

Mr. Duckham stated that considerable mitigation was included in the revised landscape plan.

Ms. Robinson stated that the neighborhood signature sheet did not include neighbors outside of the Windsor/Inverness/Lincoln Road area and stressed that the number of signatures was significant.

Mr. Hines noted that neighborhood comments were considered with the plan revision, including the patio area and driveway. Mr. Duckham confirmed that the large Maple Tree would remain on the site.

Ms. Johnson asked about fencing on the property. Mr. Hines responded that board and lattice fencing would be utilized. Ms. Johnson inquired about the height of the wall around the parking court. Mr. Hines replied the extension of the existing wall would reflect a range of 3 ½ to approximately 4 feet. Ms. Johnson indicated that any such wall was somewhat out of character of the Belvedere Estates. Ms. Johnson confirmed that hedges or shrubs would be preferred and noted that the size of the parking court was too large. Mr. Brumm agreed to modification with planting of shrubs and moving the walk away from the street a couple of feet.

Intense discussion regarding outdoor space took place, and the Board stressed that a more inter-active process be considered.

Ms. Woodward expressed her concern regarding the proposed parking court being almost as big as the footprint of the house. She mentioned that the location of the court being in front of the house was somewhat unusual in the Town. She indicated that she did want to set precedent in this respect.

Ms. Mallett acknowledged the improved landscape plan and indicated she was expecting to see more changes made in consideration of mass and scale. She suggested that the side setback be reduced some. Mr. Brumm responded he would have no problem eliminating the bluestone backyard patio and replacing it with grass. He confirmed that he would be willing to push the parking area further away from the street.

**Mr. Roberti motioned to continue Large House Review - LHR-20-04 for 21 Windsor Road to February 16, 2021 and extend the action deadline to February 18, 2021. Ms. Woodward seconded**

**the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

LHR-20-06 – 15 Mayo Road – Continued from 12/21/20

**Mr. Roberti motioned to continue LHR-20-06 for 15 Mayo Road to February 16, 2021 and extend the action deadline to February 18, 2021. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

### **ATM Articles**

Mr. McCauley noted that the Board had addressed various articles at several Planning Board sessions, as well as addressing the sustainability topic. He noted that discussion regarding the PSI process, sustainability and Design Review standards took place.

A Planning Board special meeting to address the ATM Articles was scheduled for Monday, 7:00 p.m. on January 25, 2021.

### **Other Business**

#### **Planning Director's Report**

Mr. McCauley noted he spoke before the League of Women Voters last week and thanked Board members for their support.

Mr. Roberti spoke of Housing Trust possibilities and mentioned the parking lot at the Wellesley Farms Station. Ms. Johnson commented that the Farms Station area was surrounded by wetlands and bordered a pond. Ms. Johnson presented several alternative locations for possible housing within a mile of the Station.

Mr. McCauley detailed that today was the last day of employment for Planner Dana Marks.

#### **Planning Board Chair Report**

Ms. Johnson detailed that she had been attending the three-part CHAPA Conference which covered 40B and 40R housing production aspects.

### **Adjourn**

There being no further business, Ms. Johnson adjourned the meeting at 9:58 p.m.

**Minutes Approved:** April 5, 2021

**Next Meeting:** February 5, 2021

