

*Minutes of the January 23,2023,
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD
MONDAY, JANUARY 23, 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: Chair James Roberti, Vice- Chair Kathleen Woodward, Patricia Mallett, Tom Taylor, Marc Charney, Associate Member Shelia Olson

Staff Present: Interim Planning Director Eric Arbeene, Interim Senior Planner Emma Coates

Advisory Liaison: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 6:32 P.M. He acknowledged the presence of Board Members: Kathleen Woodward-present, Jim Roberti-present, Patricia Mallett-present, Marc Charney-present, Tom Taylor-present, Shelia Olson-present.

Public Comments on Matters Not on the Agenda

No comments

40R Bylaw Modification Discussion

Present: Peter Tamm, Attorney - Gouston & Storrs, Chris Clements, Attorney - Gouston & Storrs

Mr. Arbeene highlighted the proposed bylaw amendment.

Ms. Mallett arrived to the Planning Board meeting at 6:39 PM.

Mr. Tamm detailed the status of the request, and noted that the requested zoning change, had been included on the Town Warrant for the next Town Meeting.

Mr. Clements stated the change would reflect minimal change to the existing bylaw.

Mr. Clements outlined that the Agreement Amendment includes:

- Use/Density

- Affordability
- Transportation
- Public Safety
- Sustainability

Mr. Clements opined that the additional units, have the option to be developed as condos instead of apartments.

Mr. Taylor inquired about the economic benefit to the Town regarding the additional units.

Mr. Tamm replied to the ratio for school-age students used by the consultant, has proved accurate for the rentals of phase one of the project.

Ms. Woodward stressed the need to increase housing diversity in the Town.

Large House Reviews

LHR-22-05 – 20 Oakland Street

Present: Larry Shind, Attorney

Mr. Arbeene updated the status of the application.

Mr. Shind provided the Board with status updates on the application.

Ms. Woodward reported she and Ms. Coates are scheduled to meet with the landscape architect this week.

Mr. Roberti stated that he was interested with re-forestation of the three lots, and work to make the landscape plan flow better.

Ms. Mallett inquired if the LHR process would affect what is planted on the hillside close to the original house.

Mr. Shind replied that the applicant did not have the right to advance landscaping on Williams' property, without their approval.

Neighbor Rick Howes, 9 Oakland Street, stated the Norway Maples made up a significant part of the tree canopy.

Mr. Taylor motioned to continue LHR- 22-05 to the Planning Board meeting on 2/21/23, and to extend the action deadline to 2/23/23. The motion was seconded by Ms. Mallett. It was on motion 5-0; Charney-aye, Mallett-aye, Taylor-aye, Woodward-aye, Roberti-aye.

Mr. Taylor motioned to continue LHR- 22-06 to the Planning Board meeting on 2/21/23, and to extend the action deadline to 2/23/23. The motion was seconded by Ms. Woodward. It was on motion 5-0; Charney-aye, Mallett-aye, Taylor-aye, Woodward-aye, Roberti-aye.

Zoning Board Appeal

Mr. Taylor inquired about the Planning Board's responsibility for taking a position on different ZBA cases. Mr. Roberti replied that the Planning Board considers many dimensional issues.

Review of ZBA cases were postponed to a special meeting of the Planning Board on 1/31/23.

Minutes

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

Mr. Taylor motioned to approve the Planning Board minutes of 3/4/20, as edited. Ms. Woodward seconded the motion. It was on motion 2-0; Woodward-aye, Roberti-aye.

Mr. Taylor motioned to approve the Planning Board minutes of 10/22/20, as presented. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye.

Mr. Taylor motioned to approve the Planning Board minutes of 5/17/21, as presented. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye.

Mr. Taylor motioned to approve the Planning Board minutes of 5/24/21, as presented. Ms. Woodward seconded the motion. It was on motion 3-0; Woodward-aye, Mallett-aye, Taylor-aye.

Mr. Taylor motioned to approve the Planning Board minutes of 10/3/22, as presented. Ms. Woodward seconded the motion. It was on motion 4-0; Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye.

Other Business

Discussion regarding Design Review Board Member Reappointments.

Ms. Coates detailed the reappointment of the Design Review Board members, whose terms are expiring.

Mr. Taylor motioned to approve the reappointment of Amir Kripper, Iris Lin, and Joann Khoory to the Design Review Board, and to authorize Mr. Arbeene, Interim Planning Board Director, to sign the appointment letters. Ms. Mallett seconded the motion. It was on motion 5-0; Charney-aye, Taylor-aye, Woodward-aye, Mallett-aye, Roberti-aye.

Adjourn

Mr. Roberti adjourned the meeting of the Planning Board at 7:59 PM.

MINUTES APPROVED – MONDAY, MARCH 6, 2023