

*Minutes of the January 31, 2023  
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
TUESDAY, JANUARY 31, 2023, 7:30 PM  
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, Marc Charney, Associate Member Shelia Olson

**Staff Present:** Interim Planning Director Eric Arbeene

**Advisory Liaisons:** Madison Riley

**Call to Order/Confirmation of Participants**

Mr. Roberti called the meeting of the Planning Board to order at 7:30 PM. He acknowledged the presence of Select Board Members: Kathleen Woodward, Jim Roberti, Marc Charney, Tom Taylor, Patricia Mallett

**Public Comments on Matters Not on the Agenda**

No comments

**Zoning Board of Appeal Cases**

**ZBA-2022-39 – 15 Rice Street – Continued from 10/6/22.**

No additional information was presented to the Board.

**ZBA-2023-01 – 58 Cartwright Road**

Mr. Arbeene provided details of the application, noted that the homeowners were requesting relief from the 500-foot rule. Staff recommended ZBA approve the Variance with the following conditions: a stormwater study be performed, and stormwater mitigation measures be incorporate to the satisfaction of the Engineering Department; and that no vehicles, equipment, or materials associated with the construction be parked or placed on Cartwright Road.

Ms. Woodward expressed concerns regarding setbacks and was not in favor of the proposal. Mr. Taylor agreed with concerns brought forth by Ms. Woodward.

It was noted that the Variance had already been granted.

ZBA-2023-02 – 40 Chestnut Street

Mr. Arbeene explained the applicant was seeking a Special Permit to allow the demolition of an existing nonconforming one-car garage and replacing it with a nonconforming two-car garage.

Staff recommended ZBA Approve the Special Permit.

The Planning Board Members agreed.

ZBA-2023-03 – 765 Worcester Street

Mr. Arbeene explained the applicant was seeking a Special Permit to allow reconstruction and expansion of an existing garage, and creation of a 30 x 20-foot Accessory Dwelling Unit on the second floor of the garage.

Staff recommended ZBA Delay action on the Special Permit, and requested the applicant provide additional information to prove compliance with the ADU Bylaw; install vegetation screening around the proposed building, and between the abutting homes and driveway, and to address the additional runoff.

Board Members discussed aspects of the ADU Bylaw, and its implementation by ZBA. Mr. Roberti commented that there was not enough information from the applicant to support the ADU Bylaw, and related conditioning would be essential. Board Members discussed such conditioning in accordance with ADU Bylaw.

ZBA-2023-04 – 28 Crescent Street

Mr. Arbeene detailed the Applicant was seeking a Variance for relocation of two air conditioning condensers with less than required rear yard setbacks.

Discussion developed regarding location of condensers, which would not require consideration of a variance.

ZBA-2023-05 – 4.8 Municipal Way

Mr. Arbeene stated the Applicant was seeking a Special Permit for the construction of an energy storage system.

Staff recommended ZBA Approve the Special Permit.

Planning Board Members agreed with the recommendation.

ZBA-2023-06 – 21 Stonecleve Road

Mr. Arbeene confirmed the Applicant sought a modification of a Variance (ZB 70-52) for construction of a second story addition, with less than required front and left side yard setbacks.

Staff recommended ZBA approve the Variance. Board Members concurred.

ZBA-2023 – 07 – 2 Dale Street

Mr. Arbeene detailed that the Applicant was seeking a Special Permit to demolish an existing nonconforming two-story structure, with less than required front yard setbacks.

Staff recommended ZBA Approve the Special Permit Finding.

Planning Board Members agreed.

ZBA-2022-65 – 15 Rice Street – Continued from 10/6/22.

Ms. Woodward recommended the applicant install some type of screening around the existing air conditioner condenser, and preferably be a vegetated screening. Planning Board Members agreed.

Minutes

**Mr. Taylor motioned to approve the 10/19/22 Planning Board minutes, as presented. Mr. Charney seconded the motion. It was on motion 5-0; Charney-aye, Mallett-aye, Woodward-aye, Taylor-aye, Roberti-aye.**

Adjourn

Mr. Roberti adjourned the meeting at 8:35 PM.

**MINUTES APPROVED** – MONDAY, MARCH 6, 2023