

*Minutes of the February 4, 2021 Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
SPECIAL MEETING  
THURSDAY, FEBRUARY 4, 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

**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

**Large House Reviews**

LHR-20-10– 64 Halsey Ave

Present: Richard Juliani Applicant; William Fleming, Landscape Architect; Paul Beaulieu, Engineer; Richard Searles, Architect

Mr. Roberti recused himself from the hearing.

Ms. Oorthuys introduced the project, which borders McKinnon Park. She acknowledged that the Staff Report was distributed to the Board and highlighted:

- Near maximum lot coverage
- Substantial fill to address grading
- Landscaping plan proposing to remove several trees
- Lighting plan

Mr. McCauley stated that the plan was presented to the Design Review Board (DRB) twice; DRB provided design, landscaping and tree protection recommendations, which are reflected in the revised plans.

Mr. Beaulieu explained the topography of the site in relation to the drainage plan. He noted that the Natural Resources Wetland Protection Commission would be voting on the finalized Order of Conditions.

Ms. Johnson acknowledged that the site was in close proximity to Town wells and indicated that she was pleased that the wastewater plan would include changing the septic system to Town sewer. Ms. Johnson questioned next steps in the wastewater plan.

Mr. Fleming reported that two trees (tree #1 and #2) would be removed. Ms. Woodward stressed that the large Norway Maple tree was healthy and stated that she wanted it to remain on the property.

Mr. Taylor noted to the applicant that their TLAG calculations was off by 621 sq. ft.; TLAG was actually 5845 and not 5224 they submitted in their signed application. The application appears to have added 619 prorated sq. ft. for the basement, but did not include the 621 sq. ft. for the garage.

Ms. Mallett inquired about the garage door on the side of the house. Mr. Juliani responded that the door would serve as a utility door to allow access to the back of the garage.

Ms. Johnson asked about the size of the proposed house and opined if there might be a market for a smaller home to be built. Mr. Searles responded that such an option would not be economical.

Mr. McCauley stated the plans shown by the applicant were not dated and did not appear to be the plans approved by the DRB.

Ms. Johnson requested that a comprehensive set of plans be submitted to the Board.

**Ms. Woodward motioned to continue large house review – LHR-20-10 – 64 Halsey Ave to March 1, 2021. Ms. Mallett seconded the motion. The vote was unanimous 4-0. Mallett aye, Woodward-aye, Taylor-aye, Johnson-aye.**

Large House review LHR-20-11 – 35 Carisbrooke Road

Present: David Piscuskas, Architect; Gary Hildrebrand, Landscape Architect; Adrian Nial, Landscape Architect; Robert Germma, Engineer

Mr. McCauley noted that the property at 35 Carisbrooke Road recently utilized an ANR to combine three lots, which totals some 6+ acres.

Ms. Oorthuys provided summary of the project which would reflect an addition of 3,800 square feet to the existing home. She noted that the DRB approved the plan with several massing and landscape material recommendations, which the applicant addressed.

Ms. Oorthuys noted that the property was subject to the issuance of Order of Conditions by the Natural Resources Wetland Protection Commission. She confirmed that Engineering had several items to be added to the plans, including investigation of sufficiency of the sewer connection.

Ms. Oorthuys detailed that the stormwater plan as presented, did not require an additional infiltration system and low impact techniques were proposed, as well as the addition of a sizable rain garden.

Mr. Piscuskas provided description of the architectural aspects of the project.

Mr. Nial described the proposed landscape plan.

Mr. Germma provided detail regarding aspects of the site plan via an overlay diagram. He stressed that impervious area would be decreased by some 6,500 square feet and presented detail regarding the proposed rain garden.

Ms. Mallett requested that the Town Engineer confirm that the rain garden would sufficiently address the drainage aspect. She indicated that the plan appeared to be very well thought out.

Ms. Johnson inquired about the trench drain between the house and White's Pond. Mr. Germma responded that he was totally assured that the trench drain would cover any drainage and would improve the existing condition.

Ms. Johnson asked if the Conservation Commission has concerns about fertilizers used on the lawn, and if they might be organic. Mr. Germma replied that such concern was not presented, but he would confer with Mr. Nial about it. Mr. Nial commented that the existing lawn was being reduced and being pulled away from the resource area.

Ms. Mallett asked about the construction management plan. Mr. Germma responded there was an erosion and sediment control plan, and a formal Construction Management plan will be submitted, per the recommendation of Town Engineering.

Mr. Taylor inquired about the maintenance of the rain garden. Mr. Germma provided related detail.

Ms. Oorthuys mentioned that the existing up-lighting of trees would be maintained and asked the Board if they had concerns about the lighting. Mr. Niel stated that there are two trees with up-lighting at the entrance to the property. Mr. Taylor commented that the driveway was a very considerable distance from the street.

Ms. Woodward inquired about tree protection. Ms. Johnson suggested that such protection would be particularly beneficial along the lot line, and the Town recommends a wire fencing during construction. Mr. McCauley suggested that a related condition could be added to the motion, and several conditions did appear on the Staff Report distributed to the Board.

**Ms. Woodward motioned to approve Large House Review – LHR-20-11 – 35 Carisbrooke Road, subject to the conditions referenced in the Staff Report dated 2/4/2021, with the addition of adherence to the tree protection plan as approved by the Planning Director and engineering department and construction management plan provided to and approved by Planning Director and the Engineering Department; and in addition, adherence to the Construction Management Plan to be provided for review and approval by the Planning Director and Engineering. Ms. Mallett seconded the motion. The vote was unanimous 4-0. Mallett aye, Woodward-aye, Taylor-aye, Johnson-aye.**

### **ATM Articles**

Mr. McCauley presented review of the ATM Articles and lead Board discussion regarding:

- Revisions to Zoning Bylaw to reference Wellesley Affordable Housing Trust Fund.
- Consolidations of definitions.
- Updating of more neutral definitions considering “family.”

Mr. McCauley reported that Town Counsel requested a more thorough review of the proposed changes.

### **Adjourn**

There being no further business, Ms. Johnson adjourned the meeting at 9:48 p.m.

**Minutes Approved:** April 5, 2021

**Next Meeting:** February 16, 2021