

Minutes of the February 17, 2022, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
THURSDAY, FEBRUARY 17, 2022, 7:00 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 Catherine Johnson, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, James Roberti, Tom Taylor

Staff Present: Planning Director Don McCauley, Senior Planner Eric Arbeene

Absent: Shelia Olsen

Advisory Liaison: John Lanza

Call to Order/Confirmation of Participants

Ms. Johnson called the meeting of the Planning Board to order at 7:02 PM. She acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Catherine Johnson, Tom Taylor, Patricia Mallett

Public Comments on Matters Not on the Agenda

Resident and Climate Action Committee Member Fred Bungler, 1 Curve Street, detailed aspects of Warrant Article #38 – Sustainability, which he fully endorsed.

Large House Review

LHR-21-14 – 21 Riverdale Road – Continued from 2/3/22

Present: Grant and Nicole Pollock, Owners; Nick Landry, Architect; George Saraceno, Town Engineer; Gino Pierdomenico, Landscape Architect; David Himmelberger, Attorney for Applicant

Mr. Arbeene confirmed a substantial amount of project revisions had been included, since the previous Planning Board meeting. Mr. Arbeene mentioned remaining concerns, including the status of trees at the site, and the height of the proposed building.

Mr. Saraceno commented certain engineering recommendations, could be conditioned as part of a vote. Mr. Roberti questioned if DPW considered building height. Mr. Saraceno replied not. Mr. Himmelberger stated the neighbor has asked to have the tree in question, removed.

Ms. Johnson questioned the height of the ridge. Mr. Himmelberger noted the original ridge height information was reported incorrectly, and was amended.

Ms. Johnson inquired about the choice of trees to be planted.

Mr. Roberti motioned to approve LHR-21-14 for 21 Riverdale Road, subject to the general and special conditions, outlined in the Staff Report, dated 2/16/22; with additional condition to swap two Maple Trees for Japanese Zelkova Trees, shown in the proposed landscape plan. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye.

Mr. Roberti motioned that Planning Board Members designate Chair Catherine Johnson, to sign the final decision on behalf of the Board, regarding LHR-21-14 for 21 Riverdale Road. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye

Mr. McCauley suggested the Board allow the applicant to apply for a building permit, prior to the end of the 30-day appeal period.

Mr. Roberti moved to allow the owner/applicant at LHR-21-14 - 21 Riverdale Road, to proceed with an issued permit from the building inspector; before the end of the 30-day wait period. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Roberti-aye, Mallett-aye, Taylor-aye, Johnson-aye

Other Business

Board Discussion of Advisory Comments on Annual Town Meeting Articles and FY22 Budget

Ms. Johnson explained that Advisory had approved five of the Annual Town Meeting Articles.

Mr. Roberti inquired about the approved Articles. Ms. Johnson addressed the approved Town Meeting Warrant Articles:

- Article 33 – FEMA – Flood Plan Districts
- Article 34 – Definition of Child Care Facility
- Article 41 – Outdoor Lighting
- Article 42 – Signs
- Article 43 – Zoning Bylaw Re-organization

Ms. Johnson detailed that Article 38 - Sustainability, was separated into four distinct motions; the heat pump motion was unanimously approved by Advisory. Mr. Lanza indicated, the three other motions would likely, be passed, if the corresponding presentations were amended.

Ms. Woodward emphasized the importance of the Sustainability Article, in consideration of inclusion with Design Review Board guidelines/standards.

Ms. Johnson opined about the proposed Stormwater Management Fund, and exemplified various Town Departments would work together.

Mr. McCauley acknowledged the importance of advancing such proposed zoning bylaws.

Related discussion ensued.

Mr. McCauley itemized various budget options.

Planning Director's Report

No additional reports were presented.

Planning Board Chair Report

No additional reports were presented.

Adjourn

Ms. Johnson adjourned the meeting at 9:07 PM.

APPROVED MINUTES – WEDNESDAY, APRIL 20, 2022