

*Minutes of the February 21, 2023  
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
TUESDAY, FEBRUARY 21, 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 Liaisons:** Madison Riley

**Call to Order/Confirmation of Participants**

Mr. Roberti called the meeting of the Planning Board to order at 6:30 P.M. He acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Tom Taylor, Patricia Mallett, Marc Charney, Shelia Olson

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

No comments

**2023 Annual Town Meeting Articles**

Present: Attorney Chris Clements, Goulston & Storrs

**Joint Public Hearing with Select Board – Wellesley Office Park – 40R.**

Select Board Chair Lise Olney called the joint public hearing with the Planning Board to order at 6:33 PM. She acknowledged the presence of Select Board Members: Tom Ulfelder, Beth Sullivan-Woods, Colette Aufrank, Ann Maria Lanza.

Executive Director Meghan Jop announced that Helen Robertson passed away. Ms. Robertson was a long-time member of the Design Review Board, member of both the Historical Commission and Historic Districts Commission, and a founding member of the Neighborhood Conservation District.

Mr. Arbeene read the Notice of Hearing to modify the Smart Growth Overlay District for the Wellesley Office Park. He opened the joint public hearing/meeting of the Planning Board and the Select Board.

Mr. Clements provided a brief overview of the proposal.

Resident Sally Watts, 43A Atwood Street, stated that passage of Article 41 would increase the number of housing units in Town.

Resident and Member of Sustainable Wellesley Committee Mary Gard, 21 Laurel Avenue stated her support for the development, only if there is no fossil-fuel connection.

Josh Ostroff, Director of Transportation Planning - City of Newton, mentioned traffic mitigation associated with the project.

Ms. Jop stated that under the existing agreement, and based on the traffic analysis, a slip lane would be required to funnel traffic onto Route 128 North.

Resident Jack Bradley, 20 Standish Circle, inquired about the proposed slip lane. Ms. Jop noted that 40% of the traffic from the project will exit onto 128 North.

Resident Andrew Mikula, 42 Arnold Road, stated the redevelopment of the Wellesley Office Park was a good way to help meet Wellesley's housing needs.

Resident Jared Parker, 33 Jackson Road, stated his opposition for both Article 41 and Article 42, in consideration of the increase in school age children in Wellesley, and related expense.

The Joint Public Hearing with Select Board was closed at 7:05 PM; Members of the Select Board left the meeting.

Sisters of Charity – 125 Oakland Street – RIO

Present: Krista Thibault, Director of Finance - Sisters of Charity; Mary Anne Foster - Sisters of Charity; David Himmelberger, Applicant's Attorney

Mr. Arbeene read the public notice aloud.

Ms. Thibault detailed the history of the Sisters of Charity Order and the building.

Resident Larry Shind, 36 Grantland Road, stated that only 3 parcels have used the RIO Bylaw in Wellesley, and all have been proposed with detailed plans.

Resident Mike Casey, 88 Maugus Avenue, stated he understood the need for rezoning to benefit of the Sisters of Charity.

Resident and President of the Wellesley Conservation Land Trust Michael Tobin, 45 Cottage Street, stated Centennial Park was purchased from the Sisters of Charity.

Resident Shisheng Chang, 28 Grantland Road, stated that such rezoning would increase population density by at least 25%.

Resident Leslie Hanrahan, 5 Putney Road, commented that such development of this area, would overwhelm the environment.

Resident Emily Bergson, 132 Oakland Street, agreed with those in opposition of the RIO.

Resident Jared Parker, 33 Jackson Road, stated this was not a good plan.

Resident Sheri Kassirer, 21 Squirrel Road, stated the Wellesley Production Plan promotes density increase in Wellesley.

Resident Sally Watts, 43A Atwood Street, stated that the Town needed more diversity in housing.

Resident Susan Hill, 28 Alden Road, stated that the Town had to ensure that the Sisters of Charity were taken care of.

Resident Konstantinos Fotiadis, 182 Oakland Street, commented about the difficulty of walking on Oakland Street because of the traffic.

Resident Dennis McKay, 186 Oakland Street, stated that Article 42 was inappropriate at this time.

Resident and Chief Operations Officer of Art Wellesley Julie Vari-Nikolewski, 389 Worcester Street, stated there are many other possible uses for this property.

Resident Andrew Mikula, 42 Arnold Road, indicated his support for Article 42.

Resident Catherine Jones, 67 Maugus Road, stated the issue was not properly advertised.

Resident Elizabeth Weiskopf, 66 Standish Circle, appreciated the need for more housing in Wellesley, however the prices of units at the 9's have not done anything for diversity.

Mr. Roberti stated the discussion would be continued to the Planning Board meeting on 2/28/23.

**Mr. Charney motioned to continue the public hearing for Article 42, to the Planning Board meeting on 2/28/23, at 7:30 PM. Mr. Taylor seconded the motion. It was on motion 5-0; Charney-aye, Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye.**

### **Definitive Subdivision**

#### **PB-22-E-1 - 93 Worcester Street – BCSP Wellesley Properties – Continued from 2/6/23**

Mr. Arbeene provided application update.

**Mr. Taylor motioned to continue PB-22-E-1 – 93 Worcester Street, to the Planning Board meeting of 3/6/23, and to extend the action deadline to 3/8/23. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Taylor-aye, Woodward-aye, Mallett-aye, Roberti-aye**

#### **PB-22-E-2- 96,100 & 110 Worcester Street – BCSP Park Bine – Continued from 2/6/23**

**Mr. Taylor motioned to continue PB-22-E-2 – 96, 100 & 110 Worcester Street, to the Planning Board meeting on 3/6/23, and to extend the action deadline to 3/8/23. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Taylor-aye, Woodward-aye, Mallett-aye, Roberti-aye**

**Zoning Board of Appeal Cases**

ZBA-2023-08 – 180 Linden Street

Ms. Coates stated the applicant had applied for a Special Permit for the installation of wall signs, with letter height that exceeds the maximum letter allowed by right.

Staff recommended ZBA approve the Special Permit. Board Members agreed.

ZBA-2023-09 – 485 Washington Street

Ms. Coates explained the applicant had applied for a Special Permit to replace an existing antenna, with an antenna that exceeds the height allowed by right, in a Limited Residence District.

Staff recommended ZBA approve the Special Permit. Board Members agreed.

ZBA-2023-10 – 73 Central Street

Ms. Coates detailed that the applicant was seeking a Special Permit to replace an existing wall sign with a wall sign which exceeds the maximum height allowed by right.

Staff recommended ZBA approve the Special Permit. Board Members agreed.

ZBA-2023-11 – 36 Brook Street

Ms. Coates stated the applicant had requested a renewal of a Special Permit to allow the premises to be used as a residence for not more than two families.

Staff recommended ZBA approve the renewal of the Special Permit. Board Members agreed.

ZBA-2000-10 - 118 Parker Road

Ms. Coates explained the applicant had applied for a modification to a Special Permit Condition, to remove a condition which precludes any future increase in footprint.

Staff recommended the ZBA approve the Special Permit. Board Members agreed.

ZBA-2020-73 – 11 Elmwood Road

Ms. Coates detailed the applicant had applied for a modification and extension of a previously granted Special Permit.

Staff recommended the ZBA approve the Special Permit. Board Members agreed.

ZBA-2023-12 – 35 & 39 Grove Street

Ms. Coates explained the applicant had requested a Special Permit to re-wrap an existing awning sign and install a new awning sign, which will exceed the number and letter height allowed by right.

Staff recommended the ZBA approve the Special Permit. Board Members agreed.

ZBA-2023-13 – 106 Central Street

Ms. Coates stated the applicant was appealing a letter of determination from the Inspector of Buildings/Zoning Enforcement Officer, Board of Appeals Rules and Regulations.

Staff recommended the Planning Board not make any recommendation. Planning Board members agreed.

ZBA-2023-14 – 110 Worcester Street

The case was tabled to the next meeting of the Planning Board on 2/28/23.

**Other Business**Appointment of Planning Director

Board Members agreed that Interim Planning Director Eric Arbeene was highly qualified to be considered for the Permanent Planning Director.

Mr. Taylor inquired if all legal obligations have been satisfied. Mr. Roberti replied in the affirmative.

**Mr. Taylor motioned to appoint Eric Arbeene as Permanent Planning Director of the Planning Board. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye.**

Review DRB Vacancy Advertisement

Ms. Coates detailed aspects of the advertisement to attract new candidates to the Design Review Board, which highlights the professional profile required. Mr. Roberti noted that former Chair Jose Soliva is an architect. Members agreed to reach out to various qualified candidates.

Interim Planning Director's Report

Mr. Arbeene confirmed that a Planning Board discussion regarding a Housing Coordinator, would be included on the next Planning Board meeting agenda.

Mr. Arbeene discussed the proposed dates of future meetings.

Mr. Arbeene stated that in person meetings are scheduled to resume on 3/31/23. He noted the difficulty involved with hybrid meetings.

Planning Chair Report

Mr. Roberti announced that the Citizens Planner Training Collaborative training session would be held at Holy Cross College, on March 18, 2023. Board Members expressed interest in attending.

Mr. Roberti noted the Citizens Planner Training Collaborative is geared to citizen planners. Mr. Taylor stated the conference has published the agenda online.

Mr. Roberti stated he is continuing to work with Human Resources regarding Ms. Coates employment status to Senior Planner.

**Minutes – 11/1/22, 11/14/22, 12/5/22 & 12/19/22**

Mr. Roberti tabled the review of minutes to Planning Board meeting on 2/28/23.

**Adjourn**

Mr. Roberti adjourned the meeting at 9:26 PM.

**MINUTES APPROVED – May 1, 2023**