

*Minutes of the March 6, 2023,
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD
TUESDAY, MARCH 6, 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, Associate Member Shelia Olson

Absent: Marc Charney

Staff Present: 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 6:33 P.M. He acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Tom Taylor, Patricia Mallett

Public Comments on Matters Not on the Agenda

No comments

2023 Annual Town Meeting

Article 41 – Wellesley Office Park – Williams Street – 40R – Vote to approve

Mr. Arbeene provided detail regarding Article 41.

Mr. Taylor stated there would be a net benefit to the Town with passage of Article 41.

Ms. Woodward stated the development agreement has not been finalized which might affect the negotiations.

Mr. Riley stated this article would alter the zoning bylaw, but would not affect the development agreement.

Ms. Mallett stated she was in favor of replacing the hotel with additional housing units.

Mr. Taylor motioned to approve Article 41 for inclusion in the 2023 Town Meeting. Ms. Mallett seconded the motion. It was approved on motion 4-0; Mallett-aye, Woodward-aye, Taylor-aye, Roberti-aye

Definitive Subdivision

PB-22-E-1 93 Worcester Street – BCSP Wellesley Properties – Continued from 2/21/23

Present: Steve Martorano, Civil Engineer; Attorney Jordan Smith- Applicant's Attorney; David Tinory, Beacon Capitol; Attorney David Himmelberger

Mr. Arbeene updated aspects of the application.

Mr. Himmelberger highlighted the status of the application.

Ms. Olson arrived at approximately 6:55 PM.

Mr. Roberti asked how a proposed development agreement would coordinate with the overall construction plan.

Mr. Himmelberger replied Development Agreement affects the level of density and precludes the owner from expanding the buildings on the property.

Mr. Smith stated the 90-day review period ends on March 29.

Mr. Martorano detailed the remaining questions that were posed:

- Inclusion of tree protection plan
- Replacing American Hornbeam trees with American Elm trees
- Health Department recommendations regarding catch basins

Mr. Taylor motioned to continue PB-E-1 – 93 Worcester Street – BCSP Wellesley Properties, to the Planning Board meeting on 3/21/23. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye

PB-E-2 – 96,100 & 110 Worcester Street – BCSP Park Nine – Continued from 2/21/23

Present: Steve Martorano, Civil Engineer; Attorney Jordan Smith, Applicant's Attorney; David Tinory, Beacon Capitol; Attorney David Himmelberger

Mr. Arbeene highlighted the status of the application.

Mr. Martorano detailed additional Select Board recommendations, including:

- Clarification of Map
- Relocation of transformer, to be placed further away from the existing tree.
- Ensure conservation restrictions remain in place
- Include tree protection plan
- Include wetland notation
- Include light pole detail
- Add Health Department comments regarding retention basins.

Mr. Taylor motioned to continue PB-E-2 – 96,100 & 110 Worcester Street – BCSP Park Nine, to the Planning Board meeting on 3/21/23. Ms. Woodward seconded the motion. It was on motion 4-0; Taylor-aye, Mallett-aye, Woodward-aye, Roberti-aye

Other Business

Planning Director's Report

Mr. Arbeene provided updates about the future of remote meetings.

Planning Board Chair Report

Mr. Himmelberger announced that the Sisters of Charity have decided not to move forward with Article 42.

Minutes – 1/10/23, 1/23/23 & 1/31/23

Mr. Taylor motioned to approve the Planning Board meeting minutes for 1/10/23, as presented; 1/23/23, as presented, and 1/31/23, as edited. Ms. Woodward seconded the motion. It was on motion 4-0; Mallett-aye, Woodward-aye, Taylor-aye, Roberti-aye.

Adjourn

Mr. Roberti adjourned the Planning Board meeting at 7:31 PM.

MINUTES APPROVED – May 1, 2023