

*Minutes of the March 16, 2020 Regular Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, MARCH 16, 2020 6:30 P.M.  
GREAT HALL/TOWN HALL

CONFERENCE LINE REMOTE MEETING

MINUTES

*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, Jim Roberti, and Kathleen Woodward (entered the meeting at approximately 6:36 p.m.)

**Planning Remote:** Patricia Mallett and Associate Member Sheila Olson

**Planning Board Absent:** Frank Pinto

**Staff Present:** Planning Director Don McCauley

**1. Call to Order**

Ms. Johnson called the meeting to order at approximately 6:30 p.m.

**2. Public Comments on Matters Not on the Agenda – Citizen Speak**

There were no public comments.

**3. Scenic Road Hearings**

*Materials distributed to, and considered by the Planning Board regarding this agenda item are retained with the official set of minutes available at the Planning Department Office.*

*194 Pond Road*

*196 Pond Road*

Ms. Johnson stated Attorney Schind provided documentation requesting continuance of the Scenic Road hearings for 194 Pond Road and 196 Pond Road.

**Mr. Roberti motioned to continue the Scenic Road Hearing for 194 Pond Road and 196 Pond Road to April 1, 2020. Ms. Mallett seconded the motion. The vote was unanimous (3-0).**

#### 4. Large House Reviews

*LHR-19-13 – 194 Pond Road – Continued from February 3, 2020*

*LHR-19-14 – 196 Pond Road – Continued from February 3, 2020*

Ms. Johnson stated Attorney Schind submitted documentation requesting continuance of the Large House Reviews for 194 Pond Road and 196 Pond Road.

**Mr. Roberti motioned to continue Large House Review for LHR-19-13 - 194 Pond Road and LHR- 9-14 – 196 Pond Road to Wednesday, April 1, 2020. Ms. Mallett seconded the motion. The vote was unanimous (4-0).**

*LHR-19-16 – 25 Leewood Road – Continued from March 4, 2020*

Present: Gary Lesanto, Applicant; Katya Podsiadlo, Landscape Architect; and Attorney David Himmelberger

Mr. Himmelberger detailed that Ms. Woodward had submitted to the applicant a listing of existing trees on the site. He referred to the tree status report with photos that he submitted to the Planning Department on March 10, which addressed:

- Tree #13 – Norway Spruce. Classified by applicant/representatives as a “suboptimal” tree and recommended removal.
- Tree #13 – Red Oak. Classified by applicant’s arborist as a tree subject to grade change due to proximity to proposed dwelling and recognized the tree is salvageable.
- Tree #37 – Red Oak. To be retained, though does have some decay and leans toward Perrin Park.
- Tree #25 – Red Oak. Pending Board recommendation, the tree is scheduled for removal due to likely raised grading per drainage plan and has very few lower limbs and a modest crown.
- Tree #66 – White Pine. Not dead, growth is barren and shadowing is an issue with significant overhang over the proposed patio. Scheduled for removal.
- Tree #70 – White Pine. Not dead, growth is barren and shadowing is an issue with significant overhang over the proposed patio. Scheduled for removal.
- Tree #74 – White Pine. In close proximity to proposed home, roots running directly across the existing driveway. Scheduled for removal.

Mr. Himmelberger commented that the neighbors are in strong support of the removal of the white pine trees, due to their condition. He suggested the Board approve the LHR application based on the submitted report, with the retaining of tree #37 and final consideration in respect to tree #25.

Mr. Himmelberger acknowledged receipt of Planning Board draft decision, noting that one of the proposed conditions was that all lighting be dark-sky compliant. He mentioned that seven exterior lights are being proposed; five of which are recessed down-lights and two rear patio lights, which are shaded.

Ms. Johnson thanked the applicant for permitting the Board to conduct site walks, which was helpful. Ms. Woodward inquired about replacement tree options. Ms. Podiadlo stated the new trees would likely result in gradual overcrowding, especially with evergreens. She stressed that the existing trees would grow better with less competing vegetation around them.

Ms. Woodward suggested red oak plantings and eliminate the existing Norway Spruce. Ms. Johnson agreed. Mr. Lesanto noted the Norway Spruce maintained a canopy and would require significant pruning in consideration of the proposed house.

Ms. Podsiadlo recommended replacing one of the proposed smaller plantings with a larger tree such as the Red Oak. Ms. Woodward and Ms. Johnson were supportive of the suggestion. Related discussion took place.

Ms. Johnson addressed the exterior lighting and confirmed the existing rear patio down-lights were acceptable.

**Ms. Woodward motioned to approve LHR-19-16 – 25 Leeward Road, conditioned upon the addition of a native Oak tree in exchange for the removal of up to three Norway Maple trees - #26, #27 and/or #28; Tree #11 may be removed and Tree #13 will remain, #37 will remain and Tree #25 will be removed, Trees #66, #70 and #74 will be removed. Ms. Mallett seconded the motion. The vote was unanimous (4-0).**

*LHR-19-01 – 26 Oakridge Road – Modification*

Present: Matthew Guigli, Applicant (Remotely)

Mr. Guigli explained the modification which reflected changing the location of the driveway to avoid a three-point turn requirement. He also noted that additional tree screening would be included with the proposed modification.

Ms. Johnson stated that she was happy to see the decreased size of the proposed parking court, with less impermeable surfacing. She suggested the proposed walkway be more pervious, such as slate pieces. She queried about the blasting aspect. Mr. Guigli responded that approximately 175 yards of ledge was in question and such removal would be programmed/chipped mechanically and would involve one or two days of related work. Mr. Guigli emphasized his professional experience with ledge removal, especially in sensitive areas.

Mr. Roberti asked about the time table for project completion. Mr. Guigli responded the structure was up including roofing and anticipated that the project would be completed within 90 days.

Ms. Mallett expressed surprise regarding the continued modification process, this being the sixth time before the Board. She asked if a traffic engineer had reviewed this latest proposed modification. Mr. Guigli responded a civil engineer had reviewed the proposed modification.

Ms. Johnson noted that the latest plan rendition included additional trees, which aids with screening from the street. Ms. Mallett requested assurance that this would be the last time Mr. Guigli presented to the Board, regarding this project. Mr. Roberti iterated that they hoped the applicant was now satisfied with the proposed plan. Mr. Guigli replied in the affirmative.

Ms. Woodward asked about materials to be used for the proposed walkway. Mr. Guigli responded the material used would likely be stepping stones.

Ms. Woodward supported the transparent approach by Mr. Guigli and hoped the Board would want to encourage that aspect with other applicants. She indicated the current iteration was the best. Ms. Johnson agreed that there was vast improvement with the current plan.

**Ms. Woodward motioned approval of LHR-19-01 – 26 Oakridge Road as modified and reflected on revision plans dated February 26, 2020 of the March 26, 2019 plan, and condition that the walk from the court to the street be one of some type of paving stone, rather than a permeable, continuous paved surface. Mr. Roberti seconded the motion. The vote was unanimous (4-0).**

**Ms. Woodward motioned to authorize Planning Director Don McCauley to sign on behalf of the Planning Board, approving the modifications to the Large House Review for LHR-19-01 – 26 Oakridge Road-Revision six. Mr. Roberti seconded the motion. The vote was unanimous (4-0).**

Ms. Johnson noted tomorrow's Town Election had been cancelled due to the Covid-19 situation and affirmed Frank Pinto would remain a member of the Board until such election took place.

**5. Review and Approve Articles for 2020 Annual Town Meeting**

Ms. Johnson commented that Annual Town Meeting would likely be postponed.

Mr. McCauley recommended that Articles 31 (LHR in General District) and 36 (drainage review) be addressed. Ms. Johnson agreed with Mr. McCauley's recommendation. Ms. Woodward agreed with addressing Articles 31 and 36 and pausing with the other articles, in order not to start anew.

There being no further business, Ms. Johnson adjourned the meeting at approximately 7:40 p.m.

MINUTES APPROVED: Monday, July 6, 2020

NEXT MEETING: Wednesday, April 1, 2020