

Minutes of the March 21, 2022, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, MARCH 21, 2022, 6:30 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 James Roberti, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, Tom Taylor, Marc Charney, Associate Member Sheila Olson

Staff: Senior Planner Eric Arbeene

Advisory Liaison: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 6:30 PM.

Approval Not Required Plan

PBC-22-02 – 40 William Street – Wellesley Office Park

Present: Peter Tamm,

Mr. Arbeene summarized the plan.

Mr. Tamm detailed that the lot line was shifted to the east in consideration of the new building straddling the lot line.

Mr. Arbeene confirmed Town Counsel reviewed the modification to the lot line.

Mr. Roberti inquired if ownership would remain the same. Mr. Tamm responded in the affirmative.

Mr. Taylor moved to approve the ANR for PBC-22-02 – 40 William Street – Wellesley Office Park, as shown on the map submitted with the application. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Charney-aye, Mallett-aye, Taylor-aye, Roberti-aye

Large House Review

LHR-21-05 – 175 Walnut Street – Continued from 2/22/22

Present: Ward Eagan, Owner; Rob Williamson, Architect; George Saraceno, Town Engineer; David Himmelberger, Attorney for the Applicant

Mr. Arbeene provided summary of the project.

Mr. Himmelberger confirmed the project reflect an addition. Mr. Williamson confirmed that existing utility connections would be utilized.

Mr. Charney inquired about the total amount of impervious soil being removed. Ms. Woodward expressed her appreciation regarding removal of the existing pavement in front of the house.

Ms. Mallett inquired about the planting of new trees at the site. Mr. Williamson responded that the new trees would be planted after construction was completed.

Mr. Taylor added that the dark-sky lighting on the stairs be conditioned as part of the approval.

Mr. Saraceno stated roof runoff is usually clean as opposed to runoff from the driveway which might contain traces of oil.

Discussion regarding improvements to the sidewalk took place.

Mr. Taylor moved to approve LHR-21-05 – 175 Walnut Street, as discussed in the draft letter of 3/18/22, and updated with modifying conditions 8 and 13; with sidewalk in front of the driveway to be replaced by applicant, also repaired between the driveway and the Cross Town Trail, patching of sidewalk cracks elsewhere; with conversion to the Wellesley Datum, required prior to the Certificate of Occupancy, only on the “as built.” The motion was seconded by Ms. Woodward. It was on motion 3-0; Woodward-aye, Taylor-aye, Roberti-aye

Ms. Mallett and Mr. Charney did not vote, due to absence from the previous discussion regarding LHR-21-05 – 175 Walnut Street.

Ms. Olson arrived at 7:35 PM.

LHR-22-02 – 43 Royalston Road – Pool House – To be continued to 4/6/22

Mr. Taylor motioned to continue LHR-22-02 – 43 Royalston Road, to the Planning Board Meeting on April 26, 2022. Ms. Woodward seconded the motion. It was on motion 5-0; Woodward-aye, Charney-aye, Mallett-aye, Taylor-aye, Roberti-aye

Other Business

Town Meeting Article 35

Mr. Himmelberger opined about how Article 35 impacts general-residence districts, and does not consider single-family residence districts. Mr. Himmelberg stated if a two-family structure is allowed within the single-family residence, it might decrease neighboring property values. Mr. Charney questioned how that would be the case.

Zoning Board of AppealsZBA-2019-61 – 136-140 Worcester Street

Mr. Arbeene recapped the status of the 40B housing application. He confirmed that Mass Financing suspended the petitioner from involvement in Mass Housing. Mr. Arbeene indicated that Staff concurred the determination should that of the ZBA, only.

ZBA-2022-12 - 26 Woodridge Road

Mr. Arbeene summarized the applicant requested a Special Permit to demolish an existing non-conforming home, and rebuild a home which would conform to all setbacks. He added the Historical Commission had deemed the house be Preferably Preserved, and recommended the ZBA deny the Special Permit request.

Mr. Arbeene confirmed that Staff continues to recommend that ZBA Deny the Special Permit Finding. Board Members agreed.

Mr. Taylor left the meeting at 8:14 PM.

ZBA-2022-14 – 460 Weston Road

Mr. Arbeene summarized the applicant requested a Special Permit to construction a new home on a non-conforming lot.

The Planning Board previously recommended the ZBA deny the Special Permit Finding. Staff continues to recommend that ZBA deny the Special Permit Finding. Board Members agreed.

ZBA-2022-15 – 36 Sheridan Road

Mr. Arbeene stated the applicant requested a Special Permit for the demolition of an existing non-conforming house, and the construction of a new home.

Mr. Arbeene maintained that Staff indicated the proposed structure would be substantially more detrimental to the neighborhood, and recommended the ZBA deny the Special Permit. Board Members agreed.

ZBA-2022-25 – 144 Linden Street

Mr. Arbeene stated the applicant requested, either; the renovation of the existing building be permitted under the current variance; or request amending the existing variances, to accommodate proposed renovations.

Staff deferred to the ZBA regarding evaluation of the existing variances, and the need for any additional variances. Board Members agreed.

ZBA-2022-26 – 260-278 Washington Street

Mr. Arbeene stated the applicant was seeking a Special Permit for installation of additional signage on the front of the building, with an aggregate size greater than allowed by right.

Staff recommended ZBA Delay Action regarding a Special Permit. Board Members agreed.

ZBA-2022-27 – 22 Cedar Street

Mr. Arbeene stated the applicant was seeking a Special Permit to construct an addition of a rear deck to a non-conforming structure on a non-conforming lot.

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

Board agreed.

ZBA-2022-28 – 21 Durant Road

Mr. Arbeene stated the applicant was seeking a Special Permit to construct a rear addition.

Board discussion ensued regarding the merits of a water infiltration system, on a small lot.

Staff recommended the ZBA approve the Special Permit, and if feasible, move the bulkhead to the rear of the house; if feasible, install an infiltration system. Board Members agreed.

Other Business

Town Meeting Articles

Present: Marybeth Martello, Sustainability Director; Fred Bunger, Wellesley Sustainable Energy Committee

Ms. Woodward provided summary of Article 38.

Mr. Roberti mentioned various alternatives regarding modification of the three sustainable energy motions, which Advisory rejected.

Ms. Olson stated the motion was intended to address the general purpose of the bylaw, and not be narrow in scope.

Ms. Martello detailed related aspects of the bylaw encouraging greenhouse gas emission reduction.

Mr. Bunger commented that the current zoning bylaws, are not compatible with sustainability measures.

Ms. Woodward motioned to accept the revision of Motion #1 of Article 38, as dated 3/21/22. Mr. Charney seconded the motion. It was on motion 4-0; Mallett-aye, Woodward-aye, Charney-aye, Roberti-aye,

Ms. Woodward noted that section #2 of the Sustainable articles, should be re-worked.

Mr. Bunger stated this motion requires the prospective builder to provide a fuel type and related use for each building, from which a greenhouse gas emission can be calculated.

Mr. Riley agreed that re-working the language of the article, was a good idea.

Ms. Woodward motioned to withdraw Motion #2, of Article 38; from consideration at Annual Town Meeting. Ms. Mallett seconded the motion. It was on motion 4-0; Charney-aye, Mallett-aye, Woodward-aye, Roberti-aye.

Ms. Woodward motioned to affirm Motion #3, of Article 38, as it appears on the Town Meeting Warrant. Ms. Mallett seconded the motion. It was on motion 4-0; Charney-aye, Woodward-aye, Mallett-aye, Roberti-aye.

Mr. Roberti confirmed that Articles 34, 42 and 43; would be included on the Consent Agenda for Town Meeting.

Mr. Roberti adjourned the meeting at 9:30 PM.

MINUTES APPROVED – MONDAY, JUNE 6, 2022