

Minutes of the March 29, 2022, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
TUESDAY, MARCH 29, 2022, 6:00 PM
ONLINE REMOTE MEETING
SPECIAL 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

Absent: Associate Member Sheila Olson

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

Call to Order/Confirmation of Participants

Mr. Roberti called the special meeting of the Planning Board to order at 6:03 PM. He acknowledged the presence of Board Members: Jim Roberti-present, Kathleen Woodward-present, Marc Charney-present, Patricia Mallett-present, Tom Taylor-present

Public Comments on Matters Not on the Agenda

There were no public comments presented

Discussion of Town Meeting Articles

Mr. McCauley confirmed several language changes were made to several Town Warrant Article Motions.

Article 35 – Town House

Mr. McCauley noted that several related definitions were amended in consideration of the definition of two-family structures, to include duplexes. He stated an existing two-family structure would exclude a duplex, which is identified in the general residence district.

Mr. McCauley noted that Attorney Himmelberger was satisfied with the revised language, though he still had concerns regarding two-family homes in the single residence district via Special Permit. Mr. McCauley noted that such language could be reviewed in the future.

Mr. McCauley mentioned he requested a meeting with Advisory on Monday evening to review such language changes in the Town House Article, and one of the motions within Article 38.

Mr. Charney acknowledged that the current bylaw provides for Zoning Board of Appeal input and determination when an existing two-family structure is demolished. Mr. McCauley concurred that the

Zoning Board of Appeals determines what will replace such a demolition. Related discussion took place. Mr. Roberti commented that under the guidance of the newly purposed language, a duplex (side-by-side) structure could not replace a demolished two-family structure in a single-family district. Ms. Woodward stated that the point of the added language, would be to maintain the character of the district with and up and down two-family configuration.

Mr. Roberti moved in the words of the motion to approve the revised language for Article 35, as presented to the Planning Board. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Charney-aye, Mallett-aye, Taylor-aye, Roberti-aye.

Article 39 – ADU

Mr. McCauley noted that additional inquires have come forward on the floor of Town Meeting, and Mr. McCauley shared the comments. He noted one comment stressing inconsistency between ZBA approval of an ADU. Mr. McCauley shared the amended language to address the inconsistency/ambiguity, which would not change the intent of the proposed bylaw.

Mr. McCauley stated that policy-related ADU consideration could be addressed by the Planning Board at a later time, such as increasing the proposed 30-day occupancy term, and if detached ADUs should be allowed. He noted that the third aspect involved enforcement, could also be discussed at another time.

Mr. Taylor agreed with making this small change for clarity.

Ms. Mallett noted she would not be available to attend the Planning Board meeting on Thursday evening. She stated she would be amenable to extending the occupancy term to 60 days.

Ms. Woodward motioned that the Planning Board accept the revised language as proposed to the Planning Board on March 29, 2022; within Article 39. Ms. Mallett seconded the motion. The vote was unanimous 5-0; Taylor-aye, Woodward-aye, Mallett-aye, Charney-aye, Roberti-aye.

Adjourn

Mr. Roberti adjourned the meeting at 6:40 PM.

MINUTES APPROVED – Monday, May 16, 2022