

Minutes of the April 3, 2023, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, APRIL 3, 2023, 4:00 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, Tom Taylor, Marc Charney, Associate Member Sheila Olson

Absent: Patricia Mallett

Staff Present: Planning Director Eric Arbeene, Senior Planner Emma Coates

Advisory Liaison: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the meeting of the Planning Board to order at 4:00 PM. He acknowledged the presence of Board Members: Kathleen Woodward, James Roberti, Tom Taylor, Marc Charney, Shelia Olson

Public Comments on Matters Not on the Agenda

No Comments

Large House Review

LHR-23-01 – 68 Yarmouth Road - Waiver

Mr. Arbeene updated the application, and explained various waivers as requested by the applicant.

Mr. Behrend highlighted the application waivers.

Mr. Taylor inquired about the trees which were to be removed. Mr. Behrend replied the plan was to only cut the trees specified included on the previously filed landscape plan.

Mr. Charney indicated that he was in favor of granting the requested waivers.

Mr. Arbeene inquired about the proposed play court. Mr. Behrend replied that drainage calculations had been submitted to the Board, and drainage structures were already in place.

Ms. Woodward reported that a hose was seen coming from the site, which carried silted water into the storm drain.

Mr. Charney motioned to approve the waivers for a photometric plan, DRB and landscape plans, as requested for 68 Yarmouth Road. Mr. Roberti seconded the motion. It was on motion 3-1; Woodward-aye, Taylor-no, Charney-aye, Roberti-aye.

Zoning Board of Appeal Cases

ZBA-23-04 – 28 Crescent Street – Continued from 3/2/23 ZBA Hearing

Ms. Coates reported the applicant was seeking a Variance for relocation of two air conditioning condensers.

Staff recommended ZBA approve the request. Board Members agreed.

ZBA-23-15 – 188 Linden Street

Ms. Coates reported that the applicant had requested the renewal of a Special Permit to allow CVS Pharmacy to continue to use the drive-through where business is conducted.

Staff recommended ZBA approve the Special Permit renewal with the same four conditions. Board Members agreed.

ZBA-23-16 – 984 Worcester Street

Ms. Coates reported that the applicant had requested the renewal of a Special Permit to allow CVS Pharmacy to continue to use the drive-through where business is conducted.

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

ZBA-23-17 - 199 Worcester Street

Ms. Coates detailed the applicant had requested a Special Permit to allow for the sale of motor vehicles.

Staff indicated concerns about vehicle circulation around gas pumps, and the public sidewalk. Staff recommended ZBA delay action, and requested further clarification from the applicant.

The Board Members discussed the traffic issues at the site, agreeing with further clarification.

ZBA-23-18 – 45 Pine Plain Road

Ms. Coates explained that the applicant had requested a Variance for demolition of an existing nonconforming garage, and to replace it with a 1.5 story-garage addition, with less than the required side yard setbacks.

Staff recommended ZBA approve the Variance. Board Members agreed.

ZBA-23-19 – 167 Walnut Street

Ms. Coates reported the applicant was seeking a Special Permit to construct a two-story addition, and to increase the driveway from gravel to an impervious finish.

Staff recommended ZBA delay action on the Special Permit, requesting that the applicant submit stormwater mitigation control measures.

Board Members discussed their concerns about the addition of impervious driveway finish. The Board recommended that ZBA require the applicant to provide stormwater mitigation/control measures.

ZBA-23-20 – 96 Woodside Avenue

Ms. Coates stated the applicant was requesting a Special Permit to construct a second-floor addition, with less than required side yard setback.

Neighbor Ria Stolle, 102 Woodside Avenue, indicated her concern about the height of the proposed addition.

Ms. Woodward inquired about the method used to determine the height. Mr. Arbeene replied that a surveyor places a stake every ten feet around the perimeter of the house, and then averages those measures.

Ms. Woodward stated the additional height is more detrimental to the neighborhood, which is compounded by the small size of the lot.

Mr. Taylor stated the biggest issue is the potential of the shadow it will cast on the adjoining house.

Staff recommended ZBA approve the Special Permit request.

The Board Members disagreed and recommended ZBA delay approval until an alternative design was submitted, which might be less detrimental to the neighborhood. The Board also recommended ZBA require the applicant to detail the type of condenser provided on the plans.

ZBA-23-21 – 1 Springdale Avenue

Ms. Coates stated the applicant was seeking a Special Permit to demolish the existing nonconforming structure, and to construct a new two-story structure.

Staff recommended ZBA approve the Special Permit.

Board Members agreed.

ZBA-23-22 – 25 Wellesley Avenue

Ms. Coates detailed that the applicant was seeking a Variance for demolition of an existing nonconforming detached garage, and to construct an attached side-facing garage, with two floors of living space with less than the required left side yard setback.

Staff recommended ZBA approve the variance.

Board Members agreed.

Other Business

Mr. Arbeene addressed Warrant Article 41, which will be presented at Town Meeting.

Planning Board Members discussed the content of the letter in support of Article 41.

Planning Director's Report

Mr. Arbeene explained the plan to post the planner position. He added that once that position is filled, he would hope to post/advertise the historic planner position.

Planning Board Chair Report

No additional information was presented.

Adjourn

Mr. Roberti adjourned the meeting at 5:16 PM.

MINUTES APPROVED – MONDAY, JUNE 5, 2023