

Minutes of the April 6, 2022, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
WEDNESDAY, APRIL 6, 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

Absent: Associate Member Sheila Olson

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

Advisory Liaison: Madison Riley

Call to Order/Confirmation of Participants

Mr. Roberti called the special meeting of the Planning Board to order at 6:00 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Patricia Mallett, Marc Charney, and Jim Roberti

Public Comments on Matters Not on the Agenda

There were no public comments presented

Large House Review

LHR-22-02 – 43 Royalston Road – Pool House – Continued from 3/21/22

Present: Dean Behrend, Contractor; Neal Glick, Attorney for Kevin and Leila Burns, 47 Royalston Road; George Saraceno, Town Engineer; Verne Porter, Engineer; Steven Cosmos, Landscape Architect

Mr. Arbeene stated that additional lighting specifications should be submitted to the Board, and a landscaping plan was just submitted earlier today. He noted that neighbors have been expressing concern regarding runoff. He noted that a construction management plan was needed.

Mr. Behrend described the proposed pool house, along with drainage aspects, lighting and landscaping considerations.

Mr. Cosmos presented the landscape plan.

Mr. Taylor asked about “like-to-like” replacement of trees, in accordance with the Tree Bylaw.

Mr. Roberti stated that he wanted to see clear delineation between the existing trees, and the proposed trees.

Ms. Mallett stated that plans were submitted to Planning today, and the hearing should be continued. She emphasized that vegetation planted above drainage systems, was not ideal.

Mr. Saraceno noted that the submitted plans were difficult to understand, due to discrepancies; he stated confirmed he could not clearly distinguish between existing and proposed conditions. Mr. Saraceno confirmed that plantings do not do well when located above infiltration systems, and that amended plans must be submitted in a timely fashion.

Mr. Behrend confirmed he would submit a construction management plan.

Mr. Porter provided detail regarding the proposed drainage plan; he noted that the team would be happy to work with Mr. Saraceno.

Ms. Mallett commented about the lot being clear-cut, and providing assurance that the neighbor’s property would not be flooded. She emphasized that appropriate drainage was critical.

Ms. Woodward agreed with comments made by other Board Members, and confirmed the late submission of plans did not allow for review by Board. She stated that last minute submittals were not acceptable. She suggested that additional Oak and Maple trees be included in the landscape plan.

Mr. Roberti stressed the importance of submitting clear, complete plans.

Mr. Glick stated the review had been segmented, which caused many problems. He noted the certificate of occupancy, had in fact, expired. He opined about the site being totally out of character from what was previously on the site, with no regard to the natural-type landscape. Mr. Glick noted that two of his client’s mature trees (30-foot trees) had been cut down, without permission.

Resident Lauren Gregg, 60 Cranmore Road, sought assurance that the pool and retaining wall; would meet all regulations, as well as lighting aspects.

Mr. Taylor recommended that Board Members walk the site. Mr. Roberti confirmed that Board Members would tour the site the week-end of April 23, 2022.

Mr. Taylor motioned to continue LHR-22-02 for 43 Royalston Road, to May 16, 2022. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Taylor-aye, Mallett-aye, Charney-aye, Roberti-aye

Town Meeting Articles

ADU Bylaw – Article 39

Mr. McCauley two related ADU recommendations were brought up at Town Meeting; extension of leasing term to a minimum of 90 days, the second issue dealt with the elimination of new detached units.

Resident David Himmelberger, 387 Linden Street, reiterated the suggested two amendments he submitted to the Planning Board; firstly, to extend the minimum lease period to 90 days, and secondly, not to allow new construction of ADU structures at this time, with exception of existing barns, garages, etc.

Select Board Member and DEI liaison Ann Mara Lanza, affirmed that housing must be more inclusive in the Town, which would help residents of Wellesley, as well. She recommended not accepting the amendments suggested by Mr. Himmelberger.

Resident Katherine Babson, 27 Clovelly Road, commented that she had not seen data regarding newly constructed ADUs, nor information regarding the number of detached barns/carriage house, garages in Town. She stressed the importance of Mr. Himmelberger's comments.

Resident Nancy Westenberg, 50 Windsor Road, encouraged the Planning Board to consider Mr. Himmelberger's ADU amendment proposal. She advocated for the ADU, within an existing structure.

Resident and member of Building a Better Wellesley, Deed McCollum, 6 Pickerel Terrace, requested that the Planning Board not consider voting on ADU amendments tonight, and to wait until presentation at Town Meeting. She noted that many organizations are supporting Article 39.

Building a Better Wellesley Member, Andrew Mikula, commented he had provided much of the background ADU research, adding that much of the ADU originated from Amy Dane. He stated that such material could be sent to Town Meeting Members.

Mr. Taylor agreed with Mr. Himmelberger's comments and agreed it be presented on the floor of Town Meeting.

Both Mr. Taylor and Ms. Woodward concurred that the proper process would mean presenting the proposals at the floor of Town Meeting.

Ms. Mallett agreed with Members Taylor and Woodward, and stated the Bylaw should not be changed at the last minute, and should be debated at Town Meeting.

Mr. Charney opined that multi-unit housing, and ADUs, must be supported by the Town. He endorsed presentation at Town Meeting.

Mr. Roberti suggested that Town Counsel review the presented ADU amendments. Mr. McCauley mentioned that the mentioned ADU amendments had been submitted to Town Counsel.

Zoning Board of Appeals – Site Plan Approvals

2008 – 14 Amended: 405 School Street (Sprague Field Wall)

Mr. McCauley provided detail about the lacrosse field at the Sprague Field.

Mr. Taylor asked about the proposed surface. Mr. McCauley said likely a synthetic surface, and the field would be fenced. Mr. Arbeene provided the specifications regarding the wall.

Ms. Woodward suggested screening of arborvitae to shield the noise factor. Mr. McCauley said such screening near houses, might be appreciated.

2022-30 – Dana Road (Dana Hall School)

Mr. McCauley indicated this project had been fully vetted. Members agreed with the merits of the project.

2022-29 – 342 Washington Street (Bank of America)

2022-31 – 342 Washington Street (Bank of America)

Mr. McCauley provided summary of the projects, noting that after many meetings with the Planning Board and the Design Review Board, plans had been amended.

Ms. Woodward asked if the ZBA might consider solar paneling on the roof.

Mr. Charney suggested that the next Planning Board retreat include sustainability aspects with ZBA.

Minutes:

Board Members postponed voting.

Adjourn:

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

MINUTES APPROVED – MONDAY, JUNE 6, 2022