

Minutes of the April 18, 2023, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
TUESDAY, APRIL 18, 2023, 6:30 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 Thomas Taylor, Vice-Chair Kathleen Woodward, Secretary Patricia Mallett, Jim Roberti, Marc Charney, Associate Member Sheila Olson

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

Advisory Liaison: Madison Riley

Call to Order/Confirmation of Participants

Ms. Woodward called the meeting of the Planning Board to order at 6:33 PM. She acknowledged the presence of Board Members: Kathleen Woodward, Patricia Mallett, Tom Taylor, Marc Charney, Shelia Olson, Jim Roberti joined the meeting at approximately 6:54 PM.

Public Comments on Matters Not on the Agenda

Resident Rick Howes, 9 Oakland Street, commented that signage and associated lighting at Mass Bay Community College was not in character with the neighborhood.

Mr. Arbeene replied the Board had no jurisdiction over that aspect, because the sign is located on the State of Massachusetts property.

Election of New Chair

Ms. Mallett motioned to hold an election to elect a Planning Board Chair. Mr. Taylor seconded the motion. It was on motion 4-0; Mallett-aye, Charney-aye, Taylor-aye, Woodward-aye.

Ms. Woodward highlighted Mr. Taylor's business and education experience.

Ms. Woodward nominated Mr. Taylor to become the Chair of the Planning Board. Ms. Mallett seconded the motion. It was on motion 3-0-1; Mallett-aye, Charney-abstain, Taylor-aye, Woodward-aye.

Large House Review

LHR-22-05 – 20 Oakland Street (Continued from 3/21/23)

Present: Larry Shind, Applicant's Attorney; Nick Landry, Architect; Daniel Carr, Engineer; George Saraceno, Assistant Town Engineer; Angela Kearney, Landscape Architect; Dean Charter, Arborist; Attorney David Himmelberger

Ms. Coates provided updates and proposed modifications to the plans.

Mr. Roberti joined the meeting at 6:54 PM.

Mr. Landry presented proposed architectural changes.

Ms. Mallett inquired about the composition of the driveway and the grass pavers. Mr. Carr responded that the grass pavers incorporated plastic grids, which would allow grass to grow through and around the paver.

LHR-22-06 – 365 Worcester Street (Continued from 3/21/23)

Present: Larry Shind, Applicant's Attorney; Nick Landry, Architect; Daniel Carr, Engineer; George Saraceno, Assistant Town Engineer; Angela Kearney, Landscape Architect; Dean Charter, Arborist; Attorney David Himmelberger

Mr. Landry highlighted the architectural changes proposed.

Ms. Woodward indicated her preference for clapboard siding, rather than stucco, which would emphasize the mass of the house. Mr. Landry mentioned that such massing could be minimized by locating windows strategically.

Ms. Mallett inquired about the size of the original house. Mr. Shind replied the original house was approximately 5,300 square feet.

Mr. Himmelberger stated the existing house is larger than either of the proposed new houses.

Mr. Himmelberger commented that the measurements regarding the height of the house at 365 Worcester Street was taken from the original survey.

Mr. Carr provided details regarding the stormwater management plan, designed to handle a 100-year storm event.

Ms. Woodward inquired about the treatment of the stormwater runoff. Mr. Carr detailed pre-treatment aspects.

Mr. Saraceno confirmed the Town just passed the stormwater utility bylaw, which requires an O&M Plan.

Resident Arron Williamson, 367 Worcester Street, commented that a HOA (a homeowner association) would not be used to cover driveway maintenance.

Mr. Landry updated the proposed lighting plan.

Landscape plans for 20 Oakland Street and 365 Worcester Street were discussed collectively.

Ms. Kearney stated the Norway Maple and Black Locus trees, would be replaced with other tree species.

Ms. Kearney confirmed that 88 trees would be preserved (48% of the trees on the site), and that replanting of some 183 trees was proposed. Mr. Charney asked if the trees previously removed were counted in that total.

Ms. Coates opined that the canopy of the more invasive trees provides a benefit, but maintenance is essential.

Ms. Woodward acknowledged that any landscaping plans have challenges.

Mr. Charney reiterated that the tree bylaw looks at tree caliper.

Resident Herb Glick, 8 Bancroft Road, stated the proposed landscape plan reflected great improvement over what used to be on the site.

Resident Rob Giuffre, 385 Worcester Street, agreed the proposed landscape plan reflected a big improvement over present conditions.

Resident Peter Fortini, 21 Saunders Terrace, stated the proposed landscape plans provide for the proper screening between lots.

Ms. Mallett motioned to continue LHR-22-05, for 20 Oakland Street, to the 5/15/23 Planning Board meeting, and motioned that the action deadline be extended to 5/18/23, with the submittal deadline of 5/1/23. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Mallett-aye, Roberti-aye, Woodward-aye, Taylor-aye.

Ms. Mallett motioned to continue LHR-22-06, for 365 Worcester Street, to the 5/15/23 Planning Board meeting, and motioned that the action deadline be extended to 5/18/23, with the submittal deadline of 5/1/23. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Mallett-aye, Roberti-aye, Woodward-aye, Taylor-aye.

Zoning Board of Appeal Cases

ZBA-23-23 – Babson College – Site Plan

Ms. Coates explained the applicant had applied to ZBA for site plan review, to allow renovations to the interior and exterior of the Herring Family Entrepreneurial Leadership Village, in effort to improve the natural light, views of the natural surroundings and accessibility.

Staff recommended ZBA approve the request.

Board Members were in agreement.

Minutes – 2/21/23, 2/28/23, 3/6/23 & 3/21/23

Review of minutes were postponed to 5/1/23 Planning Board meeting.

Mr. Roberti left the meeting at 10:02 PM.

Other Business

Discussion of Tree Bylaw Regulations

Mr. Arbeene reported that the tree bylaw regulations required updating before any changes could be made.

Discussion of Tree Bylaw Study

Mr. Arbeene confirmed that tree-bank funds could be used for a tree-bylaw study.

Adopt Financial Code of Conduct

Mr. Arbeene explained that the Finance Director requested that all Town boards and committees adopt the Financial Code of Conduct, which is a supplement to the Conflict-of-Interest training. Board Members agreed to vote on this matter at the 5/1/23 Planning Board meeting.

Planning Director's Report

Mr. Arbeene reported the job opening for Planner had been posted, and seven responses have been received.

Adjourn

Mr. Taylor adjourned the Planning Board meeting at 10:20 PM.

MINUTES APPROVED – MONDAY, JUNE 5, 2023