

*Minutes of the May 1, 2023, Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY MAY 1, 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,

**Absent:** Associate Member Sheila Olson

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

**Advisory Liaison:** Madison Riley

**Call to Order/Confirmation of Participants**

Mr. Taylor called the meeting of the Planning Board to order at 6:31 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Patricia Mallett, Tom Taylor, Marc Charney, Jim Roberti

**Zoning Public Hearing**

**Updating the Tree Bylaw Regulations**

Ms. Coates provided details regarding proposed changes in the Tree Bylaw Regulations.

Mr. Roberti noted invasive tree removal should not be included in the Tree Bylaw, as well as tree removal for the purpose of solar installations.

Mr. Arbeene confirmed that funding was available for the hiring of a consultant to assist in the updating of the Tree Bylaw Regulations.

Ms. Woodward explained various aspects regarding Bylaw acronyms and abbreviations, which need to be spelled out.

Ms. Mallett inquired about additional invasive trees being added to the DPW Park and Tree Division tree listing.

**Mr. Charney motioned to continue the discussion on updating the Tree Bylaw to the next meeting of the Planning Board. Ms. Woodward seconded the motion. It was on motion 5-0; Mallett-aye, Woodward-aye, Charney-aye, Roberti-aye, Taylor-aye.**

**Large House Review****LHR-18-07 – 20 Old Farm Road- Major Modification**

Present: Kevin O’Leary, Civil Engineer; Emory Patterson, Builder; George Saraceno, Assistant Town Engineer

Mr. Arbeene reviewed the Staff Report, adding that the submitted landscape plan was quite extensive. He stated that neighbors had expressed concerns about drainage, blasting, stormwater, noise and ongoing construction.

Mr. O’Leary provided related plan details.

Mr. Saraceno indicated stated there appeared to be some storm water runoff going towards the neighbor’s property.

Ms. Mallett inquired about the amount of ledge to be removed and the proposed project timeline required for such removal. Mr. O’Leary responded that about 200 cubic yards of ledge would be removed, which would take about 3 to 4 days.

Ms. Woodward commented about sports courts being located too close to abutting properties, which shifts the burden of noise away from the applicant and towards the neighbors.

Resident Craig Oliver, 18 Ravine Road, indicated that pooling and puddling resulted from the construction of the project at 20 Farm Road. Mr. Patterson responded that the additional sports court drainage provisions would help with drainage in the area. He added that Mr. Oliver’s lot is located on the low point in the neighborhood.

Mr. Charney asked about materials to be used around the pool. Mr. Patterson replied that a type of bluestone would be used.

Mr. Charney inquired about the placement of the sports court. Mr. O’Leary explained that the sports court would not be located on top of the recharge basin.

Ms. Mallett stated the impervious pavement is increased by the sports court.

Ms. Mallett acknowledged that reduction of impervious pavement areas was a goal with Large House Review projects, and the area of impervious pavement would be increased by the installation of the sports court. Mr. Patterson replied to the installation of the sports court reflected a self-contained subsurface stormwater recharging system.

Mr. Roberti left the meeting at approximately 7:49 PM.

Neighbor Mark Tricoli, 30 Ravine Road, expressed concern about noise generated by the sports court, which would be in close proximity to his home.

Mr. Arbeene confirmed neighbor Michelle Foster, 12 Old Farm Road, had suggested Staff conditioning to ensure that all associated modifications to the plan would be working properly. Mr. O’Leary commented that plans would be revised to delineate any possible runoff on the south side of the property.

Ms. Woodward confirmed the effectiveness of the applicant's team reaching out to the neighbors.

Mr. Roberti returned to the meeting at 8:25 PM.

**Ms. Mallett motioned to continue LHR-18-07 for 20 Old Farm Road to the Planning Board meeting on 5/22/23. Mr. Charney seconded the motion. It was on motion 5-0; Roberti-aye, Woodward-aye, Mallett-aye, Charney-aye, Taylor-aye.**

LHR -20-05 – 35 Rice Street – Major Modifications.

Present: Vincent Chang, Applicant; George Saraceno, Assistant Town Engineer, Rick Leland, driveway contractor

Mr. Arbeene provided details regarding the major modification application.

Mr. Saraceno confirmed that the catch basin being considered discharges into to the Fuller Brook. He stated that further consideration of the modification would require a stamped/signed stormwater discharge plan by a certified engineer.

Mr. Leland stated the proposed driveway had not changed in size. Mr. Arbeene confirmed that the original design did not include calculations for the driveway.

**Mr. Roberti motioned to continue LHR-20-05 for 35 Rice Street to the Planning Board meeting on 5/22/23, with applicant submitting a stamped plan from a certified engineer, and switching from pavers to an asphalt driveway. Mr. Charney seconded the motion. It was on motion 5-0; Charney-aye, Mallett-aye, Woodward-aye, Roberti-aye, Taylor-aye.**

LHR-23-01 – 68 Yarmouth Road – Pool House

Present: Verne Porter, Engineer, Dean Behrend, Builder; Assistant Town Engineer George Saraceno

Ms. Coates presented summary of the application.

Mr. Behrend provided description regarding changes to the pool house application.

Mr. Saraceno further detailed his submitted comments.

Ms. Mallett indicated the sports court was close to the lot line.

Mr. Behrend reported there was much ledge at the site, which had to be "hammered out."

Ms. Woodward commented that she saw silted water from the site being pumped into the Town storm drain.

**Mr. Roberti motioned to continue LHR -23-01 for 68 Yarmouth Road to the Planning Board meeting on 5/22/23, based on the applicant submitting all documents to Planning Staff by 5/15/23. Mr. Charney seconded the motion. It was on motion 5-0; Charney-aye, Mallett-aye, Woodward-aye, Roberti-aye, Taylor-aye.**

**Zoning Board of Appeals****ZBA-23-07 – 2 Dale Street – Continued from 4/6/23**

Ms. Coates reported the applicant was seeking a Special Permit for the demolition of an existing nonconforming structure, and the construction of a new two-story structure with less than required front yard setbacks.

Staff recommended approval by ZBA. Board members agreed.

**ZBA-23-24 – 17 Durant Road**

Ms. Coates reported the applicant was seeking a Special Permit for the demolition of a detached nonconforming garage, and construction of a larger detached garage, with less than required side yard setbacks.

Staff recommended approval by ZBA. Board members agreed.

**ZBA-23-25 – 39 Fairbanks Avenue**

Ms. Coates reported the applicant was seeking a Special Permit to demolish a nonconforming garage and an existing 1-story porch, to be replaced by construction of a three-car garage and a second story, meeting setback requirements.

Staff recommended approval by ZBA. Board Members agreed and suggested the applicant provide a TLAG calculation for ZBA.

**ZBA- 23-26 - 18 Crescent Street**

Ms. Coates reported the applicant was seeking a Special Permit for construction of a second story over an existing nonconforming structure.

Staff commented on the age of the house, recognizing the project could be subject to the Historic Preservation Demolition Review Town Bylaw.

Staff recommended ZBA approve the Special Permit.

Mr. Taylor inquired if the house met the 50% Demolition Review requirements. Ms. Coates replied to the Planning Department needs to certify the age of the house. Mr. Roberti confirmed the owner/applicant needed to provide a calculation for the percentage of demolition. Board members agreed.

**ZBA-23-27 – 43 Fiske Road**

Ms. Coates reported the applicant was seeking a Special Permit to construct a two-story addition with less than the required setbacks.

Staff recommended the applicant confirm that the house is not subject to Article 46C of the Historic Preservation Demolition Review, and that ZBA approve the Special Permit. Board members agreed.

ZBA-23-28 – 7 Allen Road

Ms. Coates reported the applicant was seeking a Special Permit to enclose an existing nonconforming structure.

Staff recommended the applicant determine if the house was subject to Article 46C of the Historic Preservation Demolition Review. Staff recommended ZBA approve the Special Permit. Board Members agreed.

ZBA-23-29 - 36 Forest Street

Ms. Coates explained the applicant was seeking a Special Permit to demolish a nonconforming detached garage, and construct a new 2-car garage with a second story accessory dwelling unit over the garage, with less than required left side setback.

Staff recommended ZBA Approve the Special Permit, and to satisfy any necessary 46C provisions prior to such construction. Board Members agreed.

ZBA-23-28 – 1 Alba Road

Ms. Coates explained the applicant had applied for a variance to construct a new porch with less than the required front yard setbacks.

Staff recommended ZBA deny the Variance. Board Members agreed.

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

**Mr. Roberti motioned to approve the Planning Board Minutes for 2/21/23, 2/28/23 & 3/21/23, as amended. Ms. Woodward seconded the motion. It was on motion 5-0; Charney-aye, Mallett-aye, Woodward-aye, Roberti-aye, Taylor-aye.**

**Ms. Woodward motioned to approve the Planning Board Minutes for 3/6/23, as presented. Ms. Mallett seconded the motion. It was on motion 4-0; Mallett-aye, Woodward-aye, Roberti-aye, Taylor-aye.**

Mr. Charney confirmed he was not present at the 3/6/23 meeting.

**Other Business**Adopt Financial Code of Conduct

Mr. Arbeene stated Sheryl Strother, Town Treasurer, had requested all Town Boards adopt the Financial Code of Conduct.

**Mr. Taylor motioned to adopt the Financial Code of Conduct. Ms. Woodward seconded the motion. It was on motion 5-0; Mallett-aye, Woodward-aye, Roberti-aye, Taylor-aye, Charney-aye.**

Mass Bay Community College Digital Billboard Sign Update

Mr. Arbeene confirmed Mass Bay Community College neighbors have complained about the lighted sign located on the grounds of Mass Bay Community College. College officials agreed to dim such lighting from 10:00 PM to midnight, and the lights will be turned off from midnight to 5:00 AM.

Planning Director's Report

Mr. Arbeene reported second interviews have been scheduled for the Planner position.

Planning Board Chair Report

Mr. Taylor mentioned that the Board would be discussing scheduling of a retreat at an upcoming meeting.

**Adjourn**

The Planning Board Meeting was adjourned at 10:07 PM.

**MINUTES APPROVED – MONDAY, JUNE 5, 2023**