

*Minutes of the May 2, 2022  
Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, MAY 2, 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

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

**Advisory Liaison:** Madison Riley

**Call to Order/Confirmation of Participants:**

Mr. Roberti called the meeting of the Planning Board to order at 6:30 PM. He acknowledged the presence of Board Members: Kathleen Woodward, Patricia Mallett, Tom Taylor, Marc Charney, Jim Roberti

**Public Comments on Matters Not on the Agenda**

No Comments were presented

**Open Space and Recreation Plan Update**

NRC Director Brandon Schmitt updated the Board on the Open Space and Recreation Plan.

Mr. Schmitt detailed the Open Space Plan was a requirement of the state, which allows the Town to apply for different grant programs. He outlined several requirements included in the Plan:

- Guide Policy Decisions
- Maintain Public Spaces
- Protect Open Spaces
- Develop Capital Improvement Plan
- Improve Public Access and Awareness

Mr. Schmidt listed various improvements which have been completed.

Mr. McCauley inquired about the scope of the letter of review required by the State.

Ms. Woodward inquired if related slides were available on the NRC website. Mr. Schmitt responded these slides are brand new and will be posted on a dedicated website for the Open Space report.

Mr. McCauley confirmed a draft letter would be presented to the Board at the next Board meeting on May 16.

### **Large House Review**

#### **LHR-22-03 – 20 Marshall Road – Continued from 4/20/22**

Present: Michael Cremin, Contractor/Applicant; Scott Lewis, Architect; Paul Beaulieu, Engineer; Kevin Quetti, Engineer; David Himmelberger, Attorney for Applicant

Mr. McCauley provided project update and referenced aspects/conditions included in the Planning Board draft Decision.

Mr. Himmelberger detailed the responses to engineering comments and plan updates.

**Mr. Taylor motioned to approve LHR-22-03 for 20 Marshall Road, subject to the draft memo from Planning Department dated 4/29/22; with the additional condition that the sewer connection be resolved to the satisfaction of Town Engineering, be approved by the Planning Director. Mr. Charney seconded the motion. It was on motion 5-0; Taylor-aye, Woodward-aye, Charney-aye, Mallett-aye, Roberti-aye.**

### **Review of Adequacy**

#### **97 Russell Road**

Present: Michelle Jacobs, Owner

Mr. McCauley reviewed the relevant Adequacy aspects.

Mr. Sarenceno reported the road needed to be reconstructed, at an estimated cost of \$5,800, which would be held in escrow.

Ms. Jacobs detailed aspects of the project. She confirmed she was working with the Wetlands Protection Committee regarding drainage issues and erosion control. Ms. Jacobs confirmed the original construction management plan, included repair of the road.

Mr. Taylor inquired about the length of the road repair. Mr. McCauley replied approximately 20 feet which is in front of the house.

**Mr. Taylor motioned to approved Review of Adequacy for 97 Russell Road. Ms. Woodward seconded the motion. It was on motion 5-0; Mallet-aye, Charney-aye, Woodward-aye, Taylor-aye, Roberti-aye.**

### **Project of Significant Impact**

#### **PSI-22-02 – 93 Worcester St. Beacon Capital Partners**

Present: Steve Purpura, David Tinery, Alan Koder, Eric Ewer, Matthew Stegall, Representing Beacon Capital Partners; Jennifer Schultz, Matthew Bailey, legal representatives for the applicant; Joseph Kazlaushas, Kate Harrington; Jeffrey Dirk, Traffic/Planning Engineers; David Himmelberger, Attorney for Applicant

Mr. McCauley outlined aspects of the PSI application.

Mr. Himmelberger stated the applicant reflected a change in the use of the building, to a life science laboratory.

Mr. Purpura stated the change from office space to a life sciences company, would be less taxing on the environment, and would use less town services. Mr. Himmelberger commented the proposed project would convert 40,000 square feet of office space to life sciences space.

Mr. Ewer stated the building to be converted to life sciences is the furthest away from the neighborhood. Ms. Harrington reported the water and sewer usage will be reduced by over 700 gallons a day.

Ms. Woodward inquired about the energy source for the generator, and if any measures would be taken to reduce noise. Ms. Harrington noted the source would be natural gas or diesel fuel.

Ms. Woodward inquired about possible hazardous accidents. Mr. Koder replied each company will inventory any chemicals which are on site. Ms. Schultz confirmed there were labs currently in Wellesley, at Mass Bay and Wellesley College.

Mr. Taylor asked about additional development at the site. Mr. Purpura replied any future development would require approval from the Planning Board.

Ms. Mallett inquired about change in traffic patterns. Mr. Dirk responded that traffic during peak times, would be reduced by about 30%. He confirmed there would be a slight reduction of traffic coming into the building.

Ms. Woodward inquired about shuttle buses. Mr. Purpura mentioned various shuttle and ride-sharing plans.

Mr. Charney inquired about possible solar array installation. Mr. Purpura responded in the affirmative.

Mr. Roberti asked about next steps. Mr. Himmelberger stated the applicants would be presenting to the Select Board next week.

Neighbor Rose Mary Donahue, 9 Maple Road, confirmed four levels involved with such life science laboratories; there was nothing in the application indicating the project would be limiting the level of labs to two or less. Mr. Purpura replied such higher levels were not included in the plans. Ms. Schultz added the team was seeking to develop a good relationship with the neighbors and town.

Neighbor Bob Soderholm, 16 Duxbury Road, stated the adjacent neighborhood was very concerned about the use of the building, and such concerns had not been addressed by Beacon Partners. Mr. Roberti commented the Fire Department had reviewed the proposal, and expressed no concerns.

Neighbor Diane Soderholm, 16 Duxbury Road, read aloud the definition of BSL-2 labs.

Neighbor Ian Bardoff, 15 Duxbury Road, expressed concern regarding potential “creep,” and aspects regarding scalability.

Neighbor John Lin, 3 Dearborn Street, inquired about related risk associated with such laboratories in Wellesley.

Mr. Himmelberger addressed concerns of the neighbors.

Mr. Charney suggested the applicants share information about the other labs located in Town.

Ms. Woodward noted the proposed lab would be much larger than any high school or college lab in Town.

Ms. Schultz confirmed that labs located on the premises, would have to comply with regulations.

Mr. Roberti asked if the State review would be open to the public. Ms. Schultz replied not.

**Mr. Taylor motioned to continue to PSI-22-02 – 93 Worcester Street – Beacon Capital Partners, to the Planning Board Meeting on 6/6/22. Ms. Woodward seconded the motion. It was on motion 5-0; Mallett-aye, Woodward-aye, Charney-aye, Taylor aye, Roberti-aye**

#### **Zoning Board of Appeals Cases**

##### ZBA-2202-32 – 196 Washington Street

Mr. McCauley detailed the applicant requested a Special Permit to demolish an existing conforming garage and build a 2-story addition, with attached deck.

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

##### ZBA-2022-33 – 14 Pine Plain Road

Mr. McCauley recused himself from the discussion.

Mr. Arbeene stated the applicant was seeking a Special Permit to demolish a one-story addition and deck; to be replaced with two additions and deck.

Staff recommended ZBA approve Special Permit application. Board Members agreed.

##### ZBA-2022-34 – 419 Weston Road

Mr. McCauley recused himself from the discussion.

Mr. Arbeene stated the applicant requested a Special Permit to remove an existing porch and construct a one-story addition.

Staff recommended ZBA approve Special Permit. Board Members agreed.

##### ZBA – 2022-35 – 32 Dover Road

Mr. McCauley stated the applicant was seeking a Special Permit to demolish a non-conforming garage, and replace it with a slightly larger non-conforming garage, with additional paving between the garage and house in order to include a parking court.

Staff recommended the ZBA deny a Special Permit. Board Members agreed to recommend denial.

ZBA – 2022-37 – 165 Linden Street

Mr. McCauley stated the applicant was requesting a Special Permit to allow additional signage than allowed by right.

Staff recommended ZBA approve a Special Permit. Board Members agreed.

ZBA – 161 – 200 Linden Street

Mr. McCauley stated the applicant was seeking a Special Permit to update a previous ZBA decision (2006-32) regarding additional logo signage.

Staff recommended ZBA approve a Special Permit, subject to conditions. Board Members agreed.

ZBA – 2022-39 – 15 Rice Street

Mr. McCauley explained the applicant was appealing the Building Inspector's issuance of an Enforcement Order, regarding placement of an air conditioner condenser.

Staff recommended the Planning Board not make any recommendation in this matter. Board Members agreed.

ZBA-2022-36 – 4 Twitchell Street

Present: Attorney Stanley Brooks, represented the homeowner.

Mr. Charney left the meeting.

Mr. McCauley stated the homeowner was appealing the Building Inspectors' declaration of violation.

Staff recommended the Planning Board support the determination made by the Building Inspector, and that ZBA hear the facts of the case and issue their finding.

Board Members discussed the issue.

Mr. McCauley agreed to include the Board's concerns; Ms. Woodward stated she could not endorse relief, because of precedent such determination might set.

**Minutes**

**Mr. Taylor motioned to approve Planning Board minutes of 2/22/22, as edited. Ms. Mallett seconded the motion. It was on motion 4-0; Mallett-aye, Taylor-aye, Woodward-aye, Roberti-aye**

**Planning Director's Report**

Mr. McCauley stated the Select Board would be discussing the sustainability/mobility plan at the May 9<sup>th</sup> Select Board meeting.

**Planning Board Chair's Report**

No additional reports were presented

**Adjourn**

Mr. Roberti adjourned the meeting at 10:32 PM

MINUTES APPROVED – MONDAY, JUNE 21, 2022