

Minutes of the May 4, 2020 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, MAY 4, 2020 6:30 P.M.

ONLINE REMOTE MEETING

MINUTES

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 Present: Chair Catherine Johnson, Jim Roberti, Kathleen Woodward (arrived at 7:45 p.m.), Patricia Mallett, Tom Taylor, and Associate Member Sheila Olson

Staff Present: Planning Director Don McCauley

1. Call to Order/Confirmation of Participants

Ms. Johnson called the meeting to order at approximately 6:30 p.m.

2. Public Comments on Matters Not on the Agenda

There were no public comments.

3. Review of Adequacy

10 Oakland Circle

Present: Pablo Alvarado, Applicant

Mr. McCauley presented description of the rebuilding of the home at 10 Oakland Circle, which is situated on a very narrow roadway with aged infrastructure. Mr. McCauley detailed that Town Engineering was requesting reconstruction of the roadway on this portion of Oakland Circle, in addition to an improved drainage plan, infrastructure betterment, and an enhanced Construction Management Plan.

Mr. McCauley stated that the Town would require a bond in the amount of \$14,716.00.

Resident Tom Fields, 15 Oakland Circle, inquired about the status of the proposed project.

Mr. Alvarado affirmed that all the related necessary documentation would be provided to the Board within ten business days. Ms. Johnson asked if all Engineering concerns would be addressed, including stormwater and repairing of the roadway. Mr. Alvarado responded affirmatively.

Mr. Roberti motioned to continue Review of Adequacy for 10 Oakland Circle, to the next Planning Board meeting on May 18, 2020. Ms. Mallett seconded the motion. The vote was unanimous (4-0).

4. Large House Reviews

LHR-15-03 – 9 Hundreds Circle – Landscape Modification

Mr. McCauley explained that the modification involved updating of the landscape plan at 9 Hundreds Circle, where several trees had died and a replanting program had to be submitted to the Planning Department. Mr. McCauley noted submission of additional landscaping information had not been received by Planning, to date.

Mr. Taylor inquired about the status of this five-year-old LHR completed house project. Mr. McCauley responded that the LHR site plan approval process reflects a continuous obligation, and remains in effect indefinitely.

Mr. McCauley informed the Board that when the applicant's landscaping application is received, he will determine if the change reflects major or minor amendment, and if deemed major in nature; will be included in the agenda of the next Board meeting.

5. RESIDENTIAL INCENTIVE OVERLAY DISTRICT (RIO)

140 – 148 Weston Road (continued from 4/1/20)

Present: Victor Sheen, Applicant-Manager; and Peter Holland, Applicant-Manager.

Mr. McCauley stated that the Board opened the public hearing at the May 4th Planning Board meeting and the Design Review Board (DRB) reviewed the project and also expressed concerns about the project.

Mr. Sheen addressed the criteria of the RIO and detailed how the project complied with that criteria.

Ms. Johnson requested submission of a site drawing to show connectivity of sidewalks/paths to the rest of the community. Mr. Sheen responded the negotiated Development Agreement did not necessarily provide for such consideration, though he might explore various areas. Mr. Roberti recognized that an objective of the RIO is connectivity.

Ms. Johnson provided examples of other local housing developments that encourage optimal connectivity. Ms. Johnson suggested that Mr. Sheen consider a sidewalk running north, on the site, which would encourage accessibility to the North Forty Trail. She added that Town Engineering suggested enhanced connectivity at the site.

Mr. Roberti asked about onsite visitor parking provision. Related discussion took place.

Ms. Johnson indicated that the heritage aspect of the project was lacking and in intensity the proposed building had more of an urban feel. Mr. Holland responded that the project architect would be working on some design modification and would consider the gable style of many of the nearby homes. Ms. Johnson stressed that the gabled drawings were presented to voters at Town Meeting when the RIO District was proposed.

Mr. McCauley suggested adding a design amendment to the RIO.

Mr. Sheen stated he recently received a letter from the neighbors, suggesting continuance of dialogue.

Ms. Johnson suggested continuing the public hearing until May 18.

Mr. Roberti motioned to continue the public hearing for 140-148 Weston Road for the RIO component until the next Planning Board meeting, on May 18, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

6. Zoning Board of Appeals Continued Cases - Continued from 3/5/20 Hearing

ZBA-2020-06: 46 Overbrook Drive

Mr. McCauley stated that the proposed house was large, the lot was undersized, and such construction would be detrimental to the neighborhood. Staff recommended denial of the application.

ZBA – 2020-12: 20 Cushing Road

Mr. McCauley summarized that the project involved building a rear two-story addition and reconstruction of the driveway. ZBA recommended that an infiltration system be included to address increased stormwater, due to paving and lot coverage. Staff recommend approval of the application.

ZBA – 2020-13: 148 Walnut Street

Mr. McCauley summarized the applicant requested a special permit to raze the existing structure and build a new home. He added that the building of the structure would create a new non-conformity. Mr. McCauley affirmed that staff recommended that the applicant seek a variance, and not a special permit.

ZBA – 2020-15: 14 Windsor Road

Mr. McCauley stated that the applicant was seeking to withdraw and create a new plan, without prejudice. Staff recommended that ZBA allow the withdrawal, without prejudice.

ZBA – 2020-18: 73 Whittier Road

Mr. McCauley stated that a pool was built on the steep lot, without a patio or deck around it; and owners are now requesting a variance to build such a deck and pool shed. Mr. McCauley indicated that the project was problematic. Ms. Johnson commented that the drawings did not provide enough information about the stability of the proposed structure nor the drainage for the shower.

7. Other Business

Draft FY20/FY21 Planning Board Submittal Calendar

Mr. McCauley presented the Calendar. Ms. Johnson questioned if the proposed schedule would allow Engineering enough time to review an application. Mr. McCauley noted that Town Engineer, George Saraceno, indicated the suggested timeline would likely provide for sufficient review time.

Mr. Roberti moved to accept the Planning Board Application Submittal Calendar for the following three areas by the Planning Director: LHR, Review of Adequacy and Project of Significant Impact (PSI). Ms. Woodward seconded the motion. The vote was unanimous (5-0).

Planning Director's Report

Mr. McCauley announced that staff planner, Dana Marks, recently got engaged. The Board extended their good wishes to Ms. Marks.

Mr. McCauley noted that the Wellesley Country Club submitted the PSI application for a new tennis facility. He mentioned that the Pond Road LHR projects would be presented in June. Ms. Johnson suggested that the Board members might visit the Pond Road sites as a group, or be able to go on site individually, after May 18. Mr. McCauley confirmed that the Pond Road driveways had been staked.

Planning Board Chair Report

Ms. Johnson stated that the General Court endorsed remote participation at Town Meetings with adjusted quorum requirements. She noted that ultimately, such remote participation would have to get the approval of the Governor.

8. Minutes – 2/26/18, 3/7/18, 4/1/20 & 4/13/20

Ms. Johnson commented that she had several edits. Ms. Woodward had a correction on the 4/13/20 minutes.

Mr. Roberti motioned to approve the Planning Board meeting minutes for 2/26/18, and 3/7/18, as amended by Catherine Johnson. Ms. Woodward seconded the motion. The vote was (3-0). Ms. Mallet and Mr. Taylor abstained from voting, as they were not present at those meetings.

Mr. Roberti motioned to approve the Planning Board meeting minutes for 4/1/20, as amended by Ms. Johnson. Ms. Woodward seconded the motion. The vote was (4-0). Mr. Taylor abstained from voting, as he was not present at that meeting.

Mr. Roberti motioned to approve the Planning Board meeting minutes for 4/13/20, as amended by Ms. Johnson, Ms. Woodward and Mr. McCauley. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

There being no further business, Ms. Johnson adjourned the meeting at approximately 8:36 p.m.

MINUTES APPROVED: JUNE 1, 2020

NEXT MEETING: MAY 18, 2020