

Minutes of the May 18, 2020 Regular Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, MAY 18, 2020, 6:00 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 Present: Chair Catherine Johnson, Kathleen Woodward, Patricia Mallett, Jim Roberti, Tom Taylor and Associate Member Sheila Olson

Staff Present: Planning Director Don McCauley

Call to Order/Confirmation of Participants

Ms. Johnson called the meeting to order at approximately 6:35 p.m.

Public Comments on Matters Not on the Agenda

There were no public comments

Review of Adequacy

10 Oakland Circle – Continued from 5/4/20

Present: Pablo Alvarado, Applicant and Anthony Stella, Engineer

Mr. McCauley provided update on the project. He noted that onsite infiltration, stormwater analysis and the Construction Management Plan had not been submitted.

Mr. Stella inquired about contingent approval.

Ms. Johnson commented about various considerations due to the narrowness of Oakland Circle.

Mr. McCauley indicated that contingent approval would not save much time in this case. Mr. Stella mentioned he would have the requested information ready for submission in a week.

Mr. Roberti motioned to continue the Review of Adequacy for 10 Oakland Circle to the June 1, 2020 Planning Board meeting. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

Residential Incentive Overlay District (RIO)

140-148 Weston Road – Continued from 5/4/20

Present: Victor Sheen, Applicant; Peter Holland, Applicant; Benjamin Wilson, Architect

Mr. McCauley explained that the continued RIO hearing was the first step in a three-step permitting process. He outlined the second permitting aspect – the PSI (Project of Significant Impact), and the third consideration being the site plan approval process.

Mr. McCauley stressed that the primary RIO concern of both the Planning Board and the DRB (Design Review Board) focused on the design and style of the building, and how it fits into the neighborhood.

Mr. McCauley stated that he received a letter from the College Heights Association, indicating that the Association was pleased with the style and design sketch changes recently submitted. Mr. McCauley noted that the Board could conditionally approve the RIO and close the RIO public hearing.

Ms. Woodward stated that she was not comfortable about conditioning the RIO and issuing the special permit approval this evening without DRB confirming that the project is consistent with design criteria.

Mr. McCauley affirmed that Ms. Woodward presented a legitimate concern and the RIO public hearing could continue until the next Board meeting on June 1.

Mr. Sheen provided detail about the amended plan and confirmed meeting with the College Heights Association regarding the updated design and landscaping changes/enhancements.

Mr. Wilson referred to the amended sketches, detailing that the amended plan reflected less grading, modified elevations and a modern farmhouse-style building. Mr. Wilson affirmed that the updated building design reflected a New England style and in keeping with the neighborhood.

Ms. Johnson asked if the plan modifications represented the same square footage. Mr. Wilson responded that the square footage was close to that of the initial plan.

Mr. McCauley and the Board discussed various options for pedestrian crossing on Weston Road.

Ms. Woodward asked about building materials to be used on the structure. Mr. Wilson responded that much of the construction material would be wood clapboard, Hardie board and batten. He noted that the roofing would likely mimic slate roofing.

Both Ms. Johnson and Ms. Woodward agreed that the new design plan addressed the massing aspect and was in character with the neighborhood. Mr. Roberti noted that he was satisfied with the RIO aspects.

Mr. Roberti motioned to continue the public hearing for 140-148 Weston Road to June 1, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

Ms. Johnson noted that the traffic studies for this project and the Delanson project needed to be integrated. Mr. Sheen responded that the two studies would be integrated and stressed that the same engineer was working on both projects.

Mr. Roberti asked if the Board could obtain the original traffic report from the applicant's traffic consultant. Mr. McCauley answered that the traffic reports were available on the Planning Board web page.

Other Business

Planning Director's Report

Mr. McCauley spoke of space and health concerns regarding the re-opening of the Planning Board office at Town Hall. He confirmed that the Selectman voted not to move forward with the Town Hall Annex, which would have provided additional office space.

Mr. Roberti suggested that the Town might consider leasing space. Board members indicated their support for improved working space for the Planning Department, especially since the basement space is shared by four departments. The Board agreed to write a letter of support regarding Planning Department office needs, and to submit the letter to the Board of Selectmen.

Mr. McCauley mentioned the impact of Covid-19 on budget planning, especially in regard to the proposed implementation of electronic records in the Planning Department.

Planning Board Chair Report

Ms. Johnson suggested that Board members consider assuming liaison roles with other Town committees/boards in an effort to keep current with Town issues. She indicated that liaison interaction would promote Town-wide coordination on various matters.

Ms. Johnson recommended that the Board might commence liaison participation with the Climate Action Plan topic.

Minutes – February 2, 2020

Mr. Roberti motioned to approve the February 5, 2019 minutes, as amended by Catherine Johnson. Ms. Woodward seconded the motion. The vote was unanimous (5-0).

Adjourn

There being no further business, Ms. Johnson adjourned the meeting at approximately 8:22 p.m.

MINUTES APPROVED: JUNE 15, 2020

NEXT MEETING: JUNE 1, 2020

