

Minutes of the May 22, 2023, Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, MAY 22, 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

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, Jim Roberti, Tom Taylor, Marc Charney, Shelia Olson.

Public Comments on Matters Not on the Agenda

There were no comments.

Tree Mitigation Bond Release-6 Wilson Street

Mr. Charney recused himself.

Mr. Arbeene stated he received notification from arborist Kray Small, confirming the tree plan had been completed at 6 Wilson Street.

Ms. Woodward inquired if the trees were planted on the property. Mr. Arbeene replied the trees were planted on the property.

Mr. Roberti motioned to release the tree mitigation bond in the amount of \$5,140.00, for 6 Wilson Street; and to allow Planning Director Eric Arbeene to sign all documents related to release of the bond. Ms. Woodward seconded the motion. It was on motion 3-0; Roberti-aye, Woodward-aye, Taylor-aye.

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

Present: Kevin O’Leary, Engineer; Emory Patterson, Builder

Mr. Arbeene reviewed the Staff Report. He acknowledged that additional public comments had been received.

Mr. O’Leary stated he had met with Craig Oliver (the neighbor at 18 Ravine Road) and Town Engineer George Saraceno, regarding a water runoff issue and related pooling at 18 Ravine Road. Mr. O’Leary confirmed he had also met with the neighbor Michelle Foster, 12 Old Farm Road, regarding similar issues.

Mr. Patterson detailed changes to the infiltration system and added noise abatement plans.

Mr. Arbeene highlighted the changes to the infiltration system.

Mr. Taylor inquired about the white pines which would be replaced with hemlock trees. Mr. Arbeene noted that 10 hemlock trees would be planted, along with a number of green giant arborvitaes.

Ms. Woodward inquired about the maintenance of the interceptor trenches. Mr. Patterson commented that the goal was to capture all surface runoff from the backyard, to prevent spillage to other properties.

Neighbor Michelle Foster, 12 Old Farm Road, inquired about possible pre and post inspection conditioning. Mr. Patterson commented that the revised plan should satisfy such requirements.

Mr. Taylor questioned if a condition could be included to measure the effectiveness of the stormwater infiltration system.

Mr. Charney stated the revised plan represented vast improvement, and the maintenance plan includes yearly inspection of the system in place.

Neighbor Mark Tricolti, 30 Ravine Road, asked if the proposed trees around the sports court, would be sufficient to screen the sports court from his view. Mr. Patterson replied in the affirmative.

Ms. Mallett joined the meeting at 7:20 PM.

Ms. Mallett motioned to approve LHR-18-07 – 20 Old Farm Road - Major Modification, subject to the terms and conditions within the Staff Report, dated 5/22/23, including the following additional conditions: label the ledge outcropping at the southwest corner on the final plans, label all interceptor trenches, amend the O&M plan requiring that a civil engineer certify the proper working of the stormwater infiltration system, after one year. Mr. Charney seconded the motion. It was on motion 4-0-1; Roberti-aye, Woodward-aye, Mallett-abstain, Charney-aye, Taylor-aye.

LHR-20-05 – 35 Rice Street – Major Modification - Continued from 5/1/23

Mr. Roberti motioned to continue LHR-20-05 – 35 Rice Street – Major Modification, to the Planning Board Meeting on 6/5/23. Mr. Charney seconded the motion. It was on motion 5-0; Mallett-aye, Woodward-aye, Charney-aye, Roberti-aye, Taylor-aye.

LHR-23-01 – 68 Yarmouth Road – Continued from 5/1/23

Present: Dean Behrend, Builder; Vern Porter, Engineer

Mr. Arbeene explained that the applicant addressed most of Town Engineering concerns, and Planning Board recommendations.

Mr. Porter reviewed the updated plans.

Mr. Roberti inquired about the make-up of the play court. Mr. Arbeene detailed the composition of the play court would be part grass and part impervious material.

Mr. Taylor asked if the play court abuts the rear property line. Mr. Behrend responded the rear property line was at least 10 feet away from the edge of the play court.

Mr. Roberti motioned to approve LHR-23-01 - 68 Yarmouth Road, including the conditions stated on the Staff Report, dated 5/19/23; with the additional condition that the applicant includes the location of the play court on the plans, prior to the issuance of a building permit. Mr. Charney seconded the motion. It was on motion 5-0; Mallett-aye, Charney-aye, Woodward-aye, Roberti-aye, Taylor-aye.

Zoning Board of Appeal CasesZBA-23-31 – 28 Longfellow Road

Mr. Arbeene explained the neighbor was appealing the Enforcement Officer's determination that the home occupation is for Kristen DiBella Interiors, and is permitted under HOCC-23-11.

Staff recommended the Planning Board not make a recommendation to the ZBA.

Planning Board members agreed.

ZBA-23-32 – 28 Longfellow Road

Mr. Arbeene explained the neighbor was appealing the Enforcement Officer's determination that the home occupation for Frank M Prall Electric, and is permitted under HOCC-23-12.

Staff recommended the Planning Board not make a recommendation to the ZBA.

Planning Board members agreed.

ZBA-23-33 – 6 Dunedin Road

Mr. Arbeene stated the applicant sought a Special Permit to construct a two-story addition with attic, with less than required right yard setbacks.

Staff recommended ZBA delay action and request the applicant provide information regarding mass and scale of the surrounding homes and stormwater mitigation methods.

Planning Board members agreed.

ZBA-23-34 – 868 Worcester Street

Mr. Arbeene confirmed the applicant had applied for a Special Permit for the installation of an internally-illuminated wall sign.

Staff recommended ZBA approve the Special Permit.

Planning Board members agreed.

ZBA-23-35 – 405 Linden Street

Mr. Arbeene stated the applicant requested a Special Permit for partial enclosure of an existing nonconforming porch, with less than the required front yard setback.

Staff recommended ZBA approve the Special Permit.

Planning Board members agreed.

Other Business

Planning Director's Report

Mr. Arbeene reported that the date for the retreat has been booked at the Kingsbury Room at the Police Station, on Monday, June 26th at 5:00 PM.

Adjourn

Mr. Taylor adjourned the meeting at 7:35 PM.

MINUTES APPROVED: MONDAY, JULY 24, 2023