

Minutes of the July 6, 2021 Meeting of the Planning Board

WELLESLEY PLANNING BOARD
TUESDAY, JULY 6, 2021, 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 Present: Chair Catherine Johnson, Vice-Chair Kathleen Woodward, James Roberti, Tom Taylor, Associate Member Sheila Olson

Absent: Secretary Patricia Mallett

Staff Present: Planning Director Donald McCauley, Planner Eric Arbeene

Call to Order/Confirmation of Participants

Ms. Johnson called the meeting of the Planning Board to order at 6:32 P.M. She acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Tom Taylor, Sheila Olson.

Public comments on Matters Not on the Agenda

There were no public comments

Approval Not Required Plan

PBC-21-03 – 32 Lantern Lane - Continued from 6/21/2021 – to be continued

Mr. McCauley stated the applicant would be providing more substantial information/plans at the July 19, 2021 Planning Board meeting.

Mr. Roberti motioned to continue the Approval Not Required Plan for PBC-21-03 – 32 Lantern Lane to the July 19, 2021 Planning Board meeting. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye

Zoning Board of Appeals Cases

ZBA-2021-61 -Wellesley Police Station Parking Lot – Site Plan Approval

Present: Dave Hickey, Engineering Department

Mr. McCauley confirmed that the proposed plan would expand the parking area for the Police Station. Mr. McCauley detailed that the current on-street parking situation, causes much congestion.

Ms. Johnson asked if the proposed lighting plan complied with the zoning bylaw. She inquired about the Morton Park property. Mr. Hickey responded that there was a long-standing need for additional parking at the Police Station, with focus on safety and emergency situations. Mr. Hickey stated that the proposed

lighting plan was an extension of the existing lighting plan, and did comply with the bylaw. He added there would be no light spillage, especially in consideration of Morton Park.

Mr. Hickey provided detail regarding trees. Ms. Woodward inquired about the swales to be included on the stormwater management plans. Mr. Hickey presented the swale symbols included on the plans, noting that the increase in impervious area was small.

Ms. Woodward commented about the possible inclusion of more-porous surfaces. Mr. Hickey indicated it would be more economical that the added parking surface be consistent with the existing parking spaces. He provided detail about the drainage plan, and the planting of similar type trees.

Ms. Woodward inquired about inclusion of low-growing shrubbery, or a pollinator garden be planted in the area next to the sidewalk. Mr. Hickey responded that the DRB was also considering that possibility; and the suggestion was currently being considered.

Ms. Woodward asked about stormwater drains, and related maintenance. Mr. Hickey provided detail about the proposed drainage plan, stating there would not be construction overflow.

Mr. McCauley confirmed that staff would submit a one-page memo/report to the ZBA to summarize the Planning Board's recommendations, and support. Ms. Johnson suggested that such memo/report could include DRB comments/suggestions.

Mr. Roberti motioned that regarding ZBA-2021-61 -Wellesley Police Station Parking Lot – Site Plan Approval, the Planning Board authorizes that Staff compose a one-page report summarizing discussion points/issues/questions presented tonight. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye

Other Business

Submittal Calendars

Mr. McCauley confirmed that the Board had approved meeting dates, and submittal dates were now being included for Board review.

Ms. Johnson suggested the Planning Board review any LHR application before the application is presented to the Design Review Board. Mr. McCauley and the Board discussed related regulatory aspects, including the ANR process.

Mr. Roberti motioned to accept the Planning Board Submittal Calendar for July 1, 2021 to July 30, 2022 for Large House Review, as amended; changing the August 12th submittal date to August 18; The Review of Adequacy submittal date and meeting date, and the Project of Significant Impact submittal date and meeting date, from August 12th to August 18. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye

Liaison Assignments

Board Members agreed on FY22 liaison assignments:

Ms. Johnson – Select Board, ZBA, DRB, Historical Commission, Historic District Commission, MAPC - MetroWest Regional Collaborative, Commercial Development Project (with Ms. Olson)

Ms. Olson – Playing Fields Task Force, Commercial Development Project (with Ms. Johnson)

Ms. Woodward – Select Board (with Ms. Johnson), CAC (with Ms. Johnson), Sustainable Zoning Work Group, Natural Resources Committee

Mr. Roberti – Housing Development Corp./Trust, Housing Authority, Advisory

Mr. Taylor – DPW, Building Department, MLP, CPC

It was noted that Ms. Mallett would decide on her liaison assignment/s at a future meeting.

Fall Special Town Meeting Articles

Accessory Dwelling Units

Mr. McCauley provided update regarding the proposed Accessory Dwelling Units Article, including revisions made to the working draft. Board members discussed various aspects of the article.

Board members indicated concerns regarding possible increase of Airbnbs, and other short-term rentals. Ms. Johnson indicated that the proposed article required additional detail. Ms. Woodward agreed.

Mr. Johnson suggested making the bylaw more stringent. Mr. Roberti agreed. Board members agreed that Airbnbs should be prohibited in Wellesley.

Sustainable Zoning Working Group Proposals

Ms. Woodward confirmed there were limited changes to the wording of the Sustainable Zoning Working Group Proposals. Ms. Woodward added that the DRB agreed with the Working Group Proposals, and the language used.

Ms. Woodward stated that she was gathering information regarding what other municipalities were doing in this area.

Definitions of Town House and Two-Unit Dwelling

Ms. Johnson said that most of the changes would be made in the General Residence Districts. She noted that she would continue with review of related material.

Outdoor Seating for Restaurants

Ms. Johnson stated that this proposal would enact a simple change to the existing bylaw; taking the category from “Special Permit” to “by right, or incorporated use.”

FEMA Map Update

Ms. Johnson stated that the Planning Board would have to adopt the provisions within the FEMA Map; which could be voted on at the Annual Town Meeting in the spring.

Gun Shops

Ms. Johnson confirmed that related public discussion would continue.

Ms. Johnson commented that it was best to be proactive, rather than reactive when considering gun shops.

Planning Director’s Report

Tree Bylaw Rules and Regulations

Mr. McCauley stated that Mr. Arbeene begun working on the Tree Bylaw Rules and Regulations this week.

Mr. McCauley mentioned that additional tree protection measures, such as fencing, would be added to the bylaw.

Mr. McCauley recommended that all revisions be added to the proposed articles, by mid-August, in order to begin the bylaw adoption process in September. Ms. Woodward opined that the Tree Bylaw Rules and Regulations did not have to go before Town Meeting. Mr. McCauley responded affirmatively.

Ms. Johnson recommended that if there were any changes to be made on a tree protection plan, those changes must be submitted to the Planning Department, with an arborist stamp. She also recommended that associated fees be increased.

Ms. Johnson noted that such fees had not been amended since 2011. Mr. McCauley opined that certain trees might have a different fee schedule. Mr. Taylor suggested that tree caliper of such tree species, be considered when tree mitigation is being assessed. Ms. Woodward commented about many very large Norway Maples in Town.

Ms. Johnson noted that the town of Weston was also working on the revision of their tree bylaw.

LHR Rules and Regulations

Mr. McCauley stated that the next steps included examining the current rules/regulations, when considering possible revisions.

Drainage Rules and Regulations

Mr. McCauley stated that a draft proposal was completed by Town Counsel, with input from the Engineering Department. He noted that staff had not weighed in on the draft, in consideration that the draft was received several days ago. He stressed that Planning must adopt the Rules and Regulations, and confirmed that he and Mr. Arbeene would be working on the draft. Mr. McCauley asked that Planning Board comments be forwarded to Mr. Arbeene and himself.

Planning Board Chair Report

Ms. Johnson maintained that Ms. Olson must be reappointed as the Board's Associate Member.

Mr. Roberti motioned that the Board compose a letter to the Select Board to reappoint Sheila Olson to a two-year term as Associate Member of the Planning Board, commencing July 1, 2021, and ending on June 30, 2023. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye

Ms. Johnson stated that she would submit a letter to the Historic Commission regarding the Commission's submission of photographs of 41 Chestnut Street.

Adjourn

Ms. Johnson adjourned the meeting at 9:17 P.M.

APPROVED: September 13, 2021

NEXT MEETING: July 19, 2021