

Minutes of the August 2, 2021 Meeting of the Planning Board

WELLESLEY PLANNING BOARD
MONDAY, AUGUST 2, 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, Secretary Patricia Mallett, James Roberti, Tom Taylor, Associate Member Sheila Olson

Staff Present: Planning Director Donald McCauley, Planner Eric Arbeene

Advisory Liaison: John Lanza

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, Patricia Mallett, Jim Roberti, Tom Taylor, Sheila Olson, and herself, Catherine Johnson.

Public comments on Matters Not on the Agenda

There were no public comments.

Bond Release

LHR-18-07 – 20 Old Farm Road - \$12,800.00

Mr. McCauley confirmed that final aspect of the project (the landscaping phase) had been completed.

Mr. Roberti motioned to release the \$12,800.00 bond for LHR-18-07 – 20 Old Farm Road, and authorize the Planning Director/and or the Planning Board Chair to take action to release the bond. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett, Roberti-aye, Taylor-aye, Johnson-aye

Review of Adequacy

26 Lantern Lane – continued from 7/19/21

Present: Larry Shind

Mr. McCauley confirmed that Lantern Lane was an unaccepted way, and Engineering indicated that water service needed to be improved between 26 and 32 Lantern Lane. He noted that a cost estimate was received.

Mr. Shind confirmed the applicant would go along with the described plan.

Ms. Johnson requested the language within the plan be changed from “unacceptable way” to “unaccepted way.”

Mr. Roberti motioned to accept the Review of Adequacy for 26 Lantern Lane titled Scenario 1, and agree to the proposed estimate of the full-depth roadway construction for 26 Lantern Lane dated July 14, 2021 in the amount of \$14,432.00; and also accept the escrow for the watermain for an amount to be determined by the Wellesley DPW Engineering office, and to change the language on the plan from “unacceptable way,” to “unaccepted way,” to allow the Planning Director or the Planning Board Chair to set up the escrow accounts. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett, Roberti-aye, Taylor-aye, Johnson-aye

Large House Review

16 Wedgwood Road – Waiver

Present: David Sharff, Architect; Dan Gurian, Owner

Ms. Johnson reviewed the six elements involved with the LHR process.

Mr. McCauley summarized the project, and detailed that an addition to the existing house was being proposed. He added that the owner was requesting waiver of a site survey, tree protection and drainage aspects.

Ms. Johnson asked if a tree protection plan would be considered, if the existing trees were in close proximity to the construction area. Mr. Sharff responded that the mentioned trees were not in close proximity to the construction area.

Ms. Woodward mentioned that a sizable oak tree on the property, and appeared to be located close to the proposed addition. She indicated that inclusion of a tree protection plan would be preferred. Mr. Sharff agreed with including such a plan, and include tree-protection fencing.

Ms. Woodward inquired about a possible stormwater management plan. Mr. Gurian confirmed he has never had drainage issues.

Mr. Taylor motioned that a limited landscape plan would be submitted to include the location of the mentioned oak tree, the location of the two retaining walls, and the driveway; with site plan detail for the left side of the house. Mr. Roberti seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett, Roberti-aye, Taylor-aye, Johnson-aye

LHR-2106 – 78 Arnold Road

Present: David Himmelberger, Laura Van Hise, Architect from Jacob Lilly, architect; Brad Singh, Manager of Zen Spaces Development LLC; Tom Lee, Landscape architect; Daniel Carr, Engineer

Mr. Himmelberger commented that neighbors on Old Colony Road have experienced water issues due to construction performed by the former owner. He stated that the proposed stormwater management plan would vastly improve the existing situation.

Ms. Van Hise reviewed the proposed architectural plan, and the stormwater management plan. She stressed that a stormwater management plan was not in place, and the proposed plan would help with drainage.

Mr. McCauley stated the at the LHR application for 78 Arnold Road detailed the demolition of existing home, and construction of a new home. He noted there were Historical Commission considerations, and the Demolition Delay bylaw would expire April, 2022, unless waived.

Ms. Johnson inquired about the block wall and boulder wall. Mr. Lee described the slope and associated wall supports. Mr. Carr further explained the drainage plan, noting the existence of ledge on the site.

Residents Charles Gibson and Donna Gibson, 61 Old Colony Road, expressed concern about the proposed LHR project. Ms. Gibson stated that the proposed home would be much larger than the existing home, and would create considerable disturbance, including removal of ledge. She stressed that the topography did not support this type of plan. She indicated that the proposed walls would be looming over her property, with much screening being removed.

Residents Robert Rose and Mary Rose, 50 Old Colony Road, agreed with comments presented by the owners at 61 Old Colony. He inquired about the number of feet between the body of the house and the proposed deck. Ms. Van Hise responded approximately 50 feet. Mr. Rose inquired about the hydrology report. Mr. Himmelberger noted that the plans were reviewed by the Engineering Department.

Ms. Johnson requested that the applicant stake the location of the proposed house, including proposed retaining walls, for Planning Board review at a site visit.

Mr. Singh mentioned that he resided on Arnold Road, and would be happy to make preparations for a Planning Board site visit. He stated that existing structure is 90 years old and in disrepair due to neglect.

Resident Costas Panagopoulos, 65 Old Colony Road, expressed that same concerns his neighbors presented, especially with stormwater runoff.

Ms. Johnson stated that submission of a complete landscape plan would be beneficial.

Ms. Woodward commented the tree exhibits included within the plans were difficult to read. Mr. Himmelberger agreed to enlarge the plans.

Mr. Taylor inquired about the proposed front yard setback in comparison to other neighbors. Mr. Himmelberger referred to the related exhibits found on the plans.

Mr. Rose stated that the trees located on the rear of the lot were deciduous, and did not provide year-round screening. Ms. Johnson stated the Board would be examining that aspect.

Ms. Mallett asked for inclusion of a lighting plan, and related detail. Ms. Van Hise provided the lighting plan legend and reviewed the plan with proposed fixtures.

Resident John Libertino, 39 Old Colony Road, requested that when the Board members conduct the site visit at 78 Arnold Road, that they also review his property at 39 Old Colony Road. He noted that the neighbors constructed a wall and sports complex three years ago, and associated surface drainage directs near his property. Ms. Johnson agreed that the Board would visit his property.

Mr. Roberti motioned to continue the hearing for LHR-2106 – 78 Arnold Road, to August 30, 2021. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett, Roberti-aye, Taylor-aye, Johnson-aye

Zoning Board of Appeals Cases

ZBA-2021-46 – 38 and 44 Cypress Road (continued from June 3, 2021)

Present: David Himmelberger, Attorney for the Applicant

Applicant Requested: Variance for Build Factor

Mr. McCauley stated that the case would be withdrawn without prejudice. The Board acknowledged the withdrawal.

ZBA-2021-55 and ZBA-2021-55 – 4 Mansfield Road (continued from July 1, 2021)

Present: Lorianne Sainsbury-Wong, Applicant/Owner; David Kinsella, Architect

Applicant Requested: Special Permit Finding that additions to existing home and rebuilding of garage will not be substantially more detrimental to the neighborhood.

Ms. Johnson noted this was a very difficult drainage situation, and indicated that the TLAG calculations were not accurate. Mr. Kinsella responded he would re-examine the calculations. Ms. Johnson also had the following comments and concerns:

- The garage be moved to the left side of the house, as it has a larger setback area
- The redesign of the home increased its massing, as it now appears to be a three story home
- Concern that the existing foundation would not be able to support the proposed two-story addition
- Allowing a garage in the rear setback would be precedent setting.

Mr. Kinsella noted that current design of the home removed the previous design's steep pitch and that the addition of the shed dormers makes it more rectangular, but it is in the style of a gambrel, a known architectural style. Mr. Kinsella also noted that excavation will need to occur to determine if the foundation can support two additional floors.

Staff recommended that ZBA approve the Special Permit with conditions to remove the breezeway and install retention methods on the site. The Board had a number of concerns and suggested that the applicants work through these concerns before having the ZBA make a decision.

ZBA-2021-60 – 599 Washington Street

Applicant Requested: Renewal of Special Permit allowing the use of the property as a two-family dwelling

Staff recommended that ZBA approve the renewal of the Special Permit for a period of up to three years with the same terms and conditions. The Board agreed.

ZBA-2021-62 – 53 Martin Road

Applicant Requested: Variance to place two HVAC air handling units into the left side setback.

Staff recommended that ZBA approve the Variance with the condition that screening to reduce noise, be placed around the two HVAC air handling units. The Board agreed.

ZBA-2021-63 – 870 Worcester Street

Applicant Requested: Request for Special Permit allowing for the sales of used cars.

Based on usage and tight spacing for ten requested spaces, the Staff recommended ZBA deny the Special Permit. The Board agreed.

ZBA-2021-64 – 32 Upson Road

Applicant Requested: Modification to existing Variance (73-27) to decrease the left side setback, in order to demolish the existing structure and build a new one.

Staff recommended that ZBA deny the Variance. The Board agreed, with Ms. Johnson noting that if the variance was approved, it would be akin to taking vacant land and making it non-conforming.

ZBA-2018-18 – 39 Atwood Street

Applicant requested: Amendment of Special Permit (2018-18) to find that the proposed additions will not be substantially more detrimental to the neighborhood - to further amend the existing Special Permit to add external stairs, an access ramp to the second floor of the garage, add bump-outs in the front and back of the garage, as well as install a garden window on the south side of the garage.

Staff recommended that ZBA deny the amendment to the Special Permit. If a Special Permit is awarded, staff strongly recommended that the Special Permit amendment include a condition that the garage is not used for sleeping/eating/cooking space. The Board agreed.

ZBA-2021-65 – 12 Bryn Mawr Road

Applicant requested: Special Permit Finding that the installation of an external air conditioning condenser/heat pump to an existing non-conforming garage would not be substantially more detrimental to the neighborhood.

Staff recommended that the ZBA Deny the Special Permit, and encouraged the petitioner to submit an amended petition for the placement of the air conditioning condenser/heat pump outside of the rear or right-side setbacks. The Board agreed.

Special Town Meeting Articles

Outdoor Seating for Restaurants

Ms. Johnson acknowledged that this article would be included on the Fall Town Meeting Warrant. She stated that further discussion of the Article would continue at the August 16th Planning Board meeting.

Other Business

Planning Director's Report

Mr. McCauley had no matters to report.

Planning Board Chair Report

Ms. Johnson confirmed that the Board was working on Mr. McCauley's annual performance review, which would be submitted to the Human Resources Department by the end of the week. She asked for Board comments.

Adjourn

Ms. Johnson adjourned the meeting at 9:46 P.M.

APPROVED: October 18, 2021

NEXT MEETING: August 16, 2021