

*Minutes of the August 11, 2020 Regular Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, AUGUST 11, 2020, 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 Present:** Chair Catherine Johnson, Kathleen Woodward, Patricia Mallett, James Roberti, Tom Taylor, Associate Member Sheila Olson

**Staff Present:** Planning Director Donald McCauley

**Call to Order/Confirmation of Participants**

Ms. Johnson called the meeting to order at approximately 6:32 p.m. Roll Call: Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

**Public comments on Matters Not on the Agenda**

There were no public comments.

**Scenic Road Hearing**

194 and 196 Pond Road – Continued from July 20, 2020 – TO BE CONTINUED

Ms. Johnson noted that the applicant chose to go before the Board of Selectmen in the next couple of weeks, and the Planning Board hearing would take place on September 2.

**Mr. Roberti motioned to continue the Scenic Road Hearing for 194 and 196 Pond Road to September 2, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

**Large House Review**

LHR-19-13 – 194 Pond Road – Continued from July 20, 2020 – TO BE CONTINUED

**Mr. Roberti motioned to continue Large House Review - LHR-19-13 – 194 Pond Road to September 2, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

LHR-19-14 – 196 Pond Road - Continued from July 20, 2020 – TO BE CONTINUED

**Mr. Roberti motioned to continue Large House Review - LHR-19-14 – 196 Pond Road to September 2, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

**Projects of Significant Impacts**

PSI-20-01 – 140-148 Weston Road – Continued from August 3, 2020

Present: Victor Sheen, Applicant; Peter Holland, Applicant; J. Berit Parkes, Construction Manager; Susan Spratt, Engineer

Mr. McCauley summarized that an updated Construction Management Plan (CMP) and Draft decision document was distributed to the Board members. He stated that a revised memo from Engineering had been received today as well, which outlined the necessity for sewer-related improvements.

Resident and Representative of the College Heights Association, Joel Blum, 20 Howe Street, stated that the revised CMP was acceptable.

Mr. Sheen stated that the CMP was revised and included amendments to the tree protection section as requested by the Board.

Ms. Woodward queried about the “shoring” process during project excavation. Mr. Parkes explained the precautionary root process, adding that all such work would be accessed from the project site only.

Ms. Woodward mentioned chain-link fencing in regard to tree protection. Mr. Parkes responded that such fencing would be difficult in regard to the property line. Ms. Woodward indicated her concern regarding proximity to Town property and asked if an arborist could be onsite during the excavation process. Mr. Parkes and Mr. Sheen responded that the arborist would be at the site during the excavation process. Ms. Johnson detailed that at certain times in the process, it would be critical that the arborist be onsite and suggested that such language be added to the CMP. Mr. Holland agreed with the suggestion.

Ms. Woodward asked that if Town trees were killed/destroyed in this process, what would the recourse be. Mr. Sheen responded the MA court cases provided clarity regarding that aspect. Mr. Holland reiterated that best practices would be followed and wanted to have the trees maintained for the betterment of the project and salability. Ms. Johnson commented that best practices could be reinforced during the ZBA site plan hearing/s. Ms. Woodward reiterated the importance of including language regarding availability of arborist during the excavation process, in particular. Mr. Holland said such language would be included.

Mr. Roberti asked about the proposed 4-phase parking logistics plan and associated approval from the Engineering Department. Ms. Mallett agreed with Mr. Roberti and stressed that Town Engineer, George Saraceno, did not feel that the submitted parking plan was feasible and recommended off-site parking. Ms. Mallett repeated her concerns about project deliveries to the site during peak traffic times and sewer service aspects.

Related discussion between the Board and the applicants took place. Ms. Johnson stated that she appreciated everyone’s frustrations, and stressed that State emergency remote conditions were still in place, which contributed to aspects taking longer to finalize.

Ms. Woodward acknowledged the uniqueness of the site in consideration that the site border natural areas, Town property (North 40) and is in close proximity to a densely popular neighborhood and highly value of new construction (which was initiated by Mr. Sheen’s team). She stressed that the Engineering Department is overwhelmed during this emergency time and indicated that the applicants were not being penalized in any way.

Mr. Roberti indicated that he had no intention of “holding up” the project, but did want to ensure that all conditioning was properly addressed. Mr. Roberti reviewed the conditions.

Mr. McCauley acknowledged that the Engineering Department is thoroughly reviewing the important aspects of replacement of the sewer main on Linden Street and infiltration work. Mr. Sheen suggested that those areas could be included as conditions in order to address those areas with Engineering. Mr. McCauley responded that Engineering requested the sewer line be increased in size (germane to the PSI), which required additional preparation; such as further study of the manholes. He acknowledged that such study had been detained due to COVID-19 considerations. Mr. Sheen confirmed his approval regarding the conditioning described by Mr. McCauley.

Ms. Mallett commented about Mr. Saraceno's mentioned of water requirements/upgrades. Mr. McCauley recognized that further work needed to be performed to address those requirements.

Mr. Blum inquired about Condition #10 regarding the proposed crosswalk and flashing crossing lights at Howe Street. He stated that he was confused about the necessity of such lights and crosswalk in consideration of the fact that there was an existing crosswalk. Mr. McCauley suggested some phrasing changes be made to the condition. Mr. Blum agreed with proposed phrasing changes.

Ms. Woodward stated that she felt uncomfortable voting on the PSI in its current state and indicated that taking such vote at the next Board meeting on Wednesday, August 19<sup>th</sup> would be preferable. Board members agreed.

**Mr. Roberti motioned to continue the PSI (Project of Significant Impacts) Hearing for PSI-20-01 – 140-148 Weston Road to August 19, 2020. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

#### **Large House Review – Release of Escrow Agreement Funds**

##### LHR-18-09 – 16 Hampshire Road

Mr. McCauley confirmed that related work had been completed.

**Mr. Roberti motioned that the escrow agreement funds for LHR-18-09 – 16 Hampshire Road in the amount of \$6,080.00 be released and authorize Planning Board Chair Catherine Johnson, to sign the release on behalf of the Board. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

##### LHR-17-05 – 276 Grove Street

Mr. McCauley confirmed that related work had been completed.

Present: Jim Kolopolios, Builder

Mr. Kolopolios thanked Mr. McCauley for all his assistance.

**Mr. Roberti motioned that the escrow agreement funds for LHR-17-05 – 276 Grove Street in the amount of \$175,000.00 be released and authorize Planning Board Chair Catherine Johnson, to sign the release on behalf of the Board. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

#### **Review of Adequacy – Release of Escrow Agreement Funds**

##### 18 Fenmere Road

Present: Tyler Sykes, Applicant

Mr. McCauley confirmed that related work had been completed.

Mr. Sykes stated that it was a pleasure working with the Board and Mr. McCauley.

**Mr. Roberti motioned that the Board release the Review of Adequacy Escrow Agreement Funds for 18 Fenmere Road in the amount of \$12,345.00 and authorize Planning Board Chair Catherine Johnson, to sign the release on behalf of the Board. Ms. Woodward seconded the motion. The vote was unanimous (5-0); Woodward-aye, Mallett-aye, Taylor-aye, Roberti-aye, Johnson-aye.**

**Adjourn**

There being no further business, Ms. Johnson adjourned the meeting at 8:21 p.m.

MINUTES APPROVED: Monday, September 21, 2020

NEXT MEETING: Monday, October 5, 2020