

*Minutes of the August 16, 2021 Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, AUGUST 16, 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

**Staff Present:** Planning Director Donald McCauley, Planner Eric Arbeene

**Absent:** Patricia Mallett, Board Secretary

**Call to Order/Confirmation of Participants**

Ms. Johnson called the meeting of the Planning Board to order at 6:33 P.M. She acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Tom Taylor, and herself - Catherine Johnson.

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

Resident and Member of Sustainable Wellesley, Mary Gard, 21 Laurel Avenue; expressed her disappointment regarding the recent Board denial of two residential heating pump applications. The heat pump efficiency video submitted by Ms. Gard, was presented. Ms. Gard requested that the two denials be reconsidered.

Ms. Johnson confirmed the ZBA and Building Department make the ultimate determination regarding such heat pumps. She detailed the ZBA was currently considering approval of one of the heat pump applications, pending relocation of the heat pump on the site.

**Zoning Public Hearing – Fall Special Town Meeting – Continued from July 19, 2021**

Present: Executive Director Meghan Jop

**Outdoor Seating for Restaurants**

Ms. Jop provided detail regarding the Outdoor Seating for Restaurants article, which would modify the existing related bylaw. Ms. Jop stated that the proposed article had also been reviewed and endorsed by the Restaurant Task Force, the Select Board, the Health Department, and Public Safety departments. Ms. Jop stressed that approval of the Outdoor Seating for Restaurants article, would streamline the permitting process.

Ms. Johnson confirmed the article language would be finalized by the end of the week.

Accessory Dwelling Units

Associate Board Member Sheila Olson joined the meeting at approximately 6:50 P.M.

Mr. McCauley presented summary of the article, which would permit ADUs in residential districts.

Sustainability Zoning Working Group Proposals

Mr. McCauley presented summary of the article, with emphasis on the greenhouse gas topic, and other proposed sustainable measures.

Town House and Two-Unit Dwelling

Mr. McCauley detailed aspects of the existing town house and two-unit dwelling development regulations. He recommended that the best approach involves modification of the bylaw language.

FEMA Map Update

Mr. McCauley confirmed that updated FEMA maps would be incorporated.

Gun Shops

Mr. McCauley stated that resident concerns were heightened by the proposed gun shop opening in Newton. He confirmed that the gun shop public hearing was continued.

Other

Mr. McCauley summarized the citizen petition for 307 and 309 Washington Street, in order to repurpose existing zoning to business district zoning. He explained that related material could be found on the Town website.

ADU Resident Comments

Resident and member of Wellesley Climate Action Committee/Town Meeting Member Pamela Posey - 6 Bradford Road, advocated for the ADU article and emphasized that she and many other residents want to age in place and provide housing units for family members. Ms. Posey stated that by maintaining existing housing stock and incorporating an ADU, climate factors and environmentally sustainable features would be advanced.

Resident and Co-President of League of Women Voters, Laura Brown MacKinnon - 27 Ivy Road, read aloud a letter submitted by the League of Women Voters, dated August 11, 2021. The letter supported the ADU Town Meeting article. The letter endorsed diversity of housing by income, age, ethnicity, race and physical ability; while concurrently improving the health of residents and the environment. The letter stressed the preservation of existing older housing, which tends to be within walking distance to transportation, stores, schools, etc. Ms. MacKinnon stated that the League requested adoption of the article as soon as possible.

Resident Karen Mariscal, 60 Lowell Road, maintained that approval of ADUs in Town, would be of great benefit to families with disabled children, such as her family. She noted that studies have shown that the disabled do much better when at home with their families. Ms. Mariscal referenced that HUD and Medicaid provide provisions for disabled individuals to stay at home, and ADUs would help in these areas.

Resident Johanna Winkelman, 23 Cottonwood Road, stated that she would support the ADU Town Meeting article, adding that she had been living on a decreased income due to illness within the family, but wanted to stay in her home. Ms. Winkelman maintained the implementation of ADUs would provide diversity in Town and would help make accessory units official and safe.

Resident Sheri Kassirer, 21 Squirrel Road, indicated that her aged mother could have remained with the family if ADUs had been allowed. Ms. Kassirer advocated for ADUs.

Former resident Irene Flint, confirmed that she had lived in Wellesley for some 40 years, and indicated that Wellesley was not a Town that encouraged aging in place at the present time. She commented that she reluctantly moved out of Wellesley. Ms. Flint maintained that Town approval for ADUs, would help seniors age in place, as well as provide housing for young people.

Resident, Town Meeting Member, and realtor Roberta Morgenstern, 16 Cleveland Road, stated that home buyers have been seeking homes with accessory units.

Resident and Town Meeting Member Sandy Joseph, 53 Damien Road, indicated her support for the ADU article, and agreed with all related comments made by other residents.

**Mr. Roberti motioned to include the Outdoor Seating for Restaurants article on the Fall Special Town Meeting Warrant. Ms. Woodward seconded the motion. The vote was unanimous 4-0; Woodward-aye, Roberti-aye, Taylor-aye, Johnson-aye**

Ms. Johnson addressed the Citizen's Petition regarding rezoning of 307 and 309 Washington Street, adjacent to Elm Park. Ms. Johnson confirmed that the Citizen's Petition Public Hearing would take place at the September 13, 2021 Planning Board meeting.

### **Zoning Board of Appeals Cases**

Mr. Arbeene presented the ZBA cases:

#### **ZBA-2021-56 – 97 Russell Road (continued from July 1, 2021)**

Applicant Requested: Variance for Setbacks and/or Special Permit finding that new structures will not be substantially more detrimental to the neighborhood.

Mr. Arbeene stated that Staff recommended the ZBA approve a Special Permit Finding, subject to the proposed carport/garage be built ten feet from Town land; that stormwater infiltration systems be installed to capture all runoff from the proposed structures and impervious areas; and a construction management plan be provided/approved to prevent any impact to Morses Pond from construction activities.

Ms. Johnson mentioned that the applicant must go before the Wetlands Committee. Mr. Arbeene agreed.

#### **ZBA-2021-62 – 53 Martin Road**

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

Staff recommended approval by the ZBA.

Ms. Woodward stated that abutters would get notice. Ms. Johnson noted that neighbors would have the opportunity to weigh in.

#### **ZBA-2021-66 – 29 Avon Road**

Applicant Requested: Special Permit Finding that proposed addition to the non-conforming house will not be substantially more detrimental to the neighborhood.

Staff recommended that ZBA approve the Special Permit.

#### **ZBA-2021-67 – 4 Lafayette Circle**

Applicant Requested: Special permit Finding that the proposed addition to the non-conforming house will not be substantially more detrimental to the neighborhood.

Staffed recommended the ZBA approve the Special Permit.

ZBA-2021-68 – 25 Oak Street

Applicant Requested: Special Permit Finding that demolition of an existing non-conforming home on a non-conforming lot and replacement with a conforming home will not be substantially more detrimental to the neighborhood.

Staff recommended the ZBA delay action on the Special Permit Finding to obtain complete TLAG calculations and neighborhood context information.

Board members agreed with the staff recommendation.

ZBA-2021-69 – 57 Sheridan Road

Applicant Requested: Special Permit finding that demolition of an existing house on a non-conforming lot and replacement with a conforming home will not be substantially more detrimental to the neighborhood.

Staff recommended the ZBA approve the Special Permit.

ZBA-2018-70 – 56 Damien Road

Applicant requested: Special Permit Finding that proposed addition to the non-conforming house will not be substantially more detrimental to the neighborhood.

Staff recommended the ZBA approval of the Special Permit.

ZBA-2021-71 – 23 Wellesley Avenue

Applicant requested: Special Permit Finding that proposed addition to the non-conforming house will not be substantially more detrimental to the neighborhood.

Staff recommended the ZBA approve the Special Permit with the condition that drainage improvements be included to offset the increased impervious area.

ZBA-2021-72 – 34 Bay View Road

Applicant Requested: Special Permit Finding that demolition of an existing non-conforming house and replacement with a non-conforming home will not be substantially more detrimental to the neighborhood.

Staff recommends the ZBA deny the Special Permit.

Board members agreed with staff recommendation.

ZBA-2021-73 – 15 Wellesley Avenue

Applicant Requested: Special Permit Finding that proposed addition to an existing garage will not be substantially more detrimental to the neighborhood.

Staff recommended the ZBA deny the Special Permit, and further recommended, if approved by the ZBA, condition be included that the addition not be used for living quarters and that stairs be located inside the garage.

Ms. Johnson suggested that if ZBA did approve the application, a pulldown access should be installed, for storage only. Ms. Woodward agreed the addition was too much, in consideration of the size of the house.

**Other Business**

Planning Director's Report

Mr. McCauley acknowledged that the Board seeks to revise the tree protection regulations, and drainage regulations. He stated that the process for such revision would begin with public hearings to address regulations.

Ms. Johnson suggested Board members review the tree and drainage regulations by the end of the month. She opined about the Select Board increasing the associated fee schedule. Mr. McCauley agreed.

Planning Board Chair Report

Ms. Johnson asked about the availability of Board members regarding a tour of 78 Arnold Road, as discussed at a previous meeting.

Adjourn

Ms. Johnson adjourned the meeting at 8:13 P.M.

**NEXT MEETING: AUGUST 30, 2021**

**APPROVED: NOVEMBER 15, 2021**