

*Minutes of the August 30, 2021 Meeting of the Planning Board*

WELLESLEY PLANNING BOARD  
MONDAY, AUGUST 30, 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 6:34 P.M. She acknowledged the presence of Board Members: Kathleen Woodward, Jim Roberti, Tom Taylor, Sheila Olson, Catherine Johnson.

**Approval Not Required Plan**

PBC-21-04 – 24 and 30 Mayo Road

Mr. McCauley provided summary regarding the plan.

**Mr. Roberti motioned to endorse the Approval Not Required Plan for PBC-21-04 – 24 and 30 Mayo Road. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

**Public Hearing on Project of Significant Impact – Revision to Special Permit  
PSI-20-03 – Hunnewell School**

Present: Kristen Olsen, SMMA, Jeffrey D'Amico, Compass; Catherine Mirick, Project Manager; Jon Rich, Contractor; Glen Remick, Project Manager

Mr. Roberti recused himself.

Mr. McCauley acknowledged that proposed project modifications required amendment to PSI.

Ms. Olsen presented conditional updates; including consideration of costs associated with Adaptive Traffic Signal controls in the immediate PSI location, and pedestrian ramps within the PSI radius area.

Ms. Johnson expressed concern about extra use at the school in regard to traffic considerations. Ms. Mirick responded that large student groupings would not take place often. She stated that intersection aspects should be the responsibility of the Town, and not the schools.

Mr. Taylor agreed with Ms. Johnson that all traffic aspects associated with the project, should be addressed now.

Mr. McCauley asked if the Select Board had received this recommendation yet. Mr. D'Amico stated that the Select Board had not received the recommendation/s.

Ms. Johnson confirmed that the Select Board comments would be appreciated.

Ms. Johnson said that Advisory has not made a decision yet, and was requesting additional information.

Discussion took place regarding project curbing and ADA ramps.

Mr. McCauley mentioned issuance of temporary conditioning. Ms. Johnson added that temporary conditioning had been implemented with the Wellesley High School construction project.

**Planning Director Don McCauley motioned that the Board accepts the cost associated with the adaptive traffic signal controls, and therefore considers PSI Condition 6h to be satisfied. Ms. Woodward moved in the words of the Planning Director. Ms. Mallett seconded the motion. The vote was unanimous 4-0; Woodward-aye, Mallett-aye, Taylor-aye, Johnson-aye**

**Planning Director Don McCauley motioned that the Board accept the requirement that 6j reflect the 29 ADA-compliant ramp locations within the PSI plan, and that time of performance be extended to August 31, 2024; and the issuance of the temporary occupancy certificate will be issued prior to that time, if such work is not yet completed. Ms. Woodward moved in the words of the Planning Director. Ms. Mallett seconded the motion. The vote was unanimous 4-0; Woodward-aye, Mallett-aye, Taylor-aye, Johnson-aye**

**Planning Director Don McCauley motioned that the Board authorize Planning Chair Catherine Johnson sign any amendments to the PSI condition/s to reflect the motions. Ms. Woodward moved in the words of the Planning Director. Ms. Mallett seconded the motion. The vote was unanimous 4-0; Woodward-aye, Mallett-aye, Taylor-aye, Johnson-aye**

### **Large House Review**

LHR-21-06 – 78 Arnold Road – Continued from 8/2/21

Present: Brad Singh, Applicant; Jacob Lilley, Architect; Laura Van Hise, Architect, Daniel Carr, Engineer; Tom Lee, Landscape Architect, David Himmelberger, Attorney

Mr. McCauley provided summary of the project and continuation of the public hearing. He noted the Board conducted site visits to the property.

Mr. Himmelberger addressed landscape revisions, and building architecture.

Resident Dr. John Libertino, 39 Old Colony Road, asked about potential liability associated with possible drainage damage. He stressed that such damage had affected his property sometime ago.

Resident Donna Gibson, 61 Old Colony Road, inquired about proposed retaining wall height. Mr. Lee responded that heights vary from 2 feet to 8 feet in relation with contours at the site.

Ms. Woodward asked about percentage of impervious surface. Mr. Carr responded the existing acreage is .08, and the proposed is .16 acres.

Ms. Johnson stated she was concerned about preservation of landscape, particularly in the back yard. She referred to 66 Arnold Road, which did not go through the Large House Review process. She also expressed concern about the elevated deck in the back yard.

Ms. Johnson suggested that the applicant submit an amended landscape plan. Ms. Johnson commented the Design Review Board recommended that the deck be eliminated.

Resident Robert Rose, 50 Old Colony Road, noted the existing screening is deciduous, and does not provide year-round screening. Mr. Lee responded that conifers could be planted. Mr. Rose mentioned that lighting would be emitted from the dormers on the third floor. Mr. Singh responded that the attic would be unfinished, and not create light.

Mr. Singh expressed his concern regarding neighborhood comments; he noted that he resides in the neighborhood.

Mr. Roberti asked about the Town engineering report. Ms. Mallett acknowledged that Engineering had several questions, and wanted the applicant to provide additional detail regarding foundation drainage. Mr. Carr explained the foundation drainage plan.

**Mr. Roberti motioned to continue LHR-21-06 – for 78 Arnold Road to the Planning Board meeting on September 13, 2021; and extend the action deadline to September 15, 2021. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye**

### **15 The Waterway – Discuss D. Himmelberger letter dated 8/25/2021**

Present: David Himmelberger, Attorney

Mr. McCauley provided detailed chronology regarding inconsistencies with deed/plot plan descriptions. He emphasized the importance of the topography of the site, which is primarily in wetlands.

Mr. Himmelberger made reference to a similar property on Kimlo Road, which also had extreme land constraints.

Mr. Himmelberger encouraged Board Members to drive by the lot, adding that the Board did have authority regarding the site. Ms. Johnson noted the Zoning Board of Appeals might provide the Board with official jurisdiction. She suggested that a related letter including the “grave” concerns of the Board, be drafted, as well as asking the NRC if they would like to compose such a letter as well; for submission to the Select Board, Town Counsel, NRC, and the Wetlands Commission.

**Mr. Roberti motioned to authorize Planning Director Don McCauley, to compose a letter to the Select Board, NRC, and the Wetlands Committee; with copy notation to the applicant/s and Attorney Himmelberger, stating the Board’s grave concerns regarding possible development of the**

site, and not proceed until the title issue is rectified. Ms. Woodward seconded the motion. The vote was unanimous 5-0; Woodward-aye, Mallett-aye, Roberti-aye, Taylor-aye, Johnson-aye

### **Special Town Meeting Articles**

#### Outdoor Dining

Ms. Johnson commented about the article language. She stressed the importance of timing with this article in consideration of COVID-19.

Mr. McCauley stressed that the Select Board will scrutinize each restaurant application presented, and proper permitting process.

#### Citizens Petition to Rezone 307 and 309 Washington Street

Present: David Himmelberger, Attorney

Mr. Himmelberger stated that the petitioners were willing to attend a public hearing regarding this matter, and wish to move forward.

Ms. Johnson stated that specifics would be presented at the next Board meeting, and such approval would require amendment of the zoning map. She noted that Board Members would provide input after the public hearing on September 13.

### **Review of Rules and Regulations**

Mr. McCauley referenced the topics of:

#### Drainage

#### Trees

#### Large House Review

Mr. McCauley acknowledged that he received useful comments from Ms. Johnson and Mr. Taylor, and related discussion would be continued at a subsequent meeting.

Ms. Woodward commented that she would forward her comments.

### **Other Business**

#### Planning Director's Report

Mr. McCauley commented that part-time planner Jake Collins would be leaving the Planning Department for another employment opportunity.

#### Planning Chair Report

Ms. Johnson had no further comments.

**Minutes: 6/16/21, 6/21/21, 7/6/21**

Board Members mentioned several edits to the minutes. Mr. McCauley said the minutes would be presented at the September 13<sup>th</sup> meeting.

**Adjourn**

Ms. Johnson adjourned the meeting at 10:24 P.M.

**NEXT MEETING:     SEPTEMBER 30, 2021**

**APPROVED:           NOVEMBER 15, 2021**