

WELLESLEY PLANNING BOARD MEETING & PUBLIC HEARING
 MONDAY, MAY 4, 2026, at 6:30 PM
 ZOOM REMOTE MEETING
www.wellesleymedia.org/live-streaming.html

Residents can view the meeting from the link above. The online meeting will be telecast live on Comcast channel 8 and Verizon channel 40 and will also be streaming live using the link above. The meeting will also be recorded and available for later viewing on Wellesley Media.

Passcode: 051274 Webinar ID: 859 4701 3414

Join from PC, Mac, iPad, or Android:

Phone one-tap:

<https://us02web.zoom.us/j/85947013414?pwd=bTK9iqnQ7BpXJ2zDYyHuWN3i4t3ley.1>

Phone one-tap:

+13092053325,,85947013414#,,,,*051274# US

+13126266799,,85947013414#,,,,*051274# US (Chicago)

Join via audio:

+1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York)

+1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US

+1 346 248 7799 US (Houston) +1 360 209 5623 US +1 386 347 5053 US

+1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 9128 US (San Jose)

+1 689 278 1000 US +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma)

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Residents seeking to participate in Citizen Speak or any other agenda item are encouraged to email planning@wellesleyma.gov prior to the meeting indicating the item they wish to speak on.

AGENDA

1.	Call to Order/Confirmation of Participants
2.	Public Comments on Matters Not on the Agenda
3.	Minutes – 3/9/26 & 3/23/26 Planning Board & 3/24/26 RIO Task Force Minutes
4.	Large House Review (LHR)
	a. LHR-26-02 – 31 Old Farm Road – Continued from 4/27/26
5.	Project of Significant Impact (PSI)
	a. Review of Written Permit Decision for PSI-25-04 – 592 Washington Street
6.	Inclusionary Zoning Special Permit
	a. Determination of Fractional Units for 26 Washington Street
7.	Zoning Board of Appeal Cases (ZBA)
	a. ZBA-2026-17 – 307 Washington Street
	b. ZBA-2026-18 – 20 Oakland Street/365 Washington Street
	c. ZBA-2026-19 – 10 Pine Street
	d. ZBA-2026-20 – 7 Woodlawn Avenue
	e. ZBA-2026-21 – 40 Patton Road
	f. ZBA-2026-22 – 442-452 Washington Street
	g. ZBA-2026-23 – 9 Standish Road
	h. ZBA-2026-24 – 43 Woodridge Road

	g. ZBA-2026-25 – 83 Walnut Street
8.	2026 Fall Special Town Meeting – Potential Article Discussion
9.	Lower Falls Area Study Discussion
10.	Planning Director’s Report
11.	Planning Director Hiring Update
12.	Planning Board Chair Report
13.	Adjourn
Upcoming Scheduled Meetings	Planning Board: Mon. 5/18/26, 6/1/26., 6/15/26 & 6/29/26 at 6:30 PM Special Town Meeting: Mon. 5/11/26 Design Review Board: Wed. 5/13/26 & 5/27/26 at 6:30 PM Historic District Commission: Tues. 5/5/26 at 6:45 PM (If needed) Historical Commission: Tues. 5/12/26 & Mon. 6/8/26 at 7:00 PM