



TOWN OF WESTON

Planning Board Meeting February 26, 2020
 Document Prepared by Dana Orkin

Meeting called to order at 7:02 PM

Planning Board Members	Present	Staff Members	Present
Tony Flynn (TF) - Chair	yes	Imai Aiu (IA) - Town Planner	yes
Leslie Glynn (LG)	yes	Dana Orkin (DO) - Asst. Town Planner	yes
Steve Oppenheimer (SO)	yes	Dave Conway (DC) - Consulting Civil Engineer	yes
Alicia Primer (AP)	yes	Kim Turner (KT) - Consulting Landscape Architect	yes
Sue Zacharias (SZ)	yes (remote)		

Italics indicate formal action taken

1.0 Public Comment

None

2.0 Continued Public Hearing

2.1 Jericho Lane, Stonegate Condominiums – Site Plan Approval – Replace existing lighting and add lighting

Representation: Sheila Cummings, Stonegate Board of Trustees

Overview:

Cummings stated that there was a discussion at the last meeting about lowering the lumen levels and/or putting a timer on the coach lanterns, positioning the proposed lights at the front gate on a bracket, and remove the landscape moonlighting. She presented her new proposals to the PB:

- Two lights, at different lumen counts, were ordered to be setup as a prototype.
- Stated that her community would accept the lower lumen foot candles. Stated that since the lights exhibit a lower lumen count, they are proposing to add more fixtures. It will result in a lower overall lumen level for the entire community.
- Safety and security are too important to turn the lights off at night. They prefer to leave the lanterns at the top of the posts at the driveway entrance. The bus stop needs to be lit well for the children.
- Moonlighting is only being proposed at one location and an arborist confirmed that they did not see a danger to the health of the tree.
- Stated that they have been given the Conservation Commission’s approval.

Documents:

- [Lighting Installation Project Presentation dated 2/26/2020](#)

Discussion:

LG asked how high the granite posts at the entrance are.
 Cummings stated that the post is 7.5 feet.

SO asked how much the foot candle’s lumen levels had changed since the last meeting.
 Cummings stated it was 3,304 last time and now they are 2,160.
 Cumming stated that the overall lumen count has come down 10,000 lumens.
 SO stated that 2,160 lumens is comparable to a 50 Watt bulb

SO was not convinced that they need to keep all the post lanterns on all night.
 Cummings stated that many of their residents get home late and need sufficient lighting to walk safely home.

LG suggested that they have the post lights on a timer, managed from a lighting control system. Also suggested a motion sensor for the post lights.

SO stated that they are just asking them to have the ability to turn them off.

Cummings was not opposed to dimming the lights further or turning a few off throughout the night.

TF suggested that they have a pilot program that goes into the summer to analyze the lumen impacts.

LG stated her concerns with the moonlights being screwed into the tree.

Cummings stated that the lighting consultant and tree arborist stated that this is a safe method.

TF asked the PB if the basic plan was sufficient as long as they find out if they are able to turn the lights on and off, dim, and add motion sensors.

TF asked if they could establish these parameters offline.

SO stated they should come back and propose their findings at the next meeting.

TF agreed and stated that they could have a decision at the next meeting.

Cummings asked if they could start the excavation before the PB approval.

TF stated he does not feel comfortable giving an applicant permission before a building permit is issued.

Public Comments:

Rebekah Gardiner, 16 Warren Place, stated that they do not have a street light on Warren Place. Stated that she would like to comment once lighting is installed.

Lisa Johnson, Stonegate Board of Trustees, stated that prior to lights being removed there was constant complaints from neighbors about the lighting being insufficient. Stated that residents' garages are rarely right next to their homes. Stated that she broke her ankle at night from navigating the road last year.

Janice Deering, 19 Jericho Rd., explained the pathway the kids walk home in. Stated that lighting is needed for their safety.

Li Yi, 111 Jericho Rd., stated there is a longer stretch to from the bus stop than is scaled on the plan.

Public hearing continued to May 11, 2020 with a potential decision to vote on.

3.0 Public Hearing

3.1 31 Beech Road – RGFA Site Plan Approval – New 7,552sf RGFA House

Representation: Lawrence & Mary Louise Krakauer, Owners; Angela Kearney, Landscape Architect; Ken Tatro Architect; Bill Doyle, Civil Engineer

Overview: Krakauer, owner of the property at 31 Beech Rd., is proposing a 7,552sf house as an “age in place” home for him and his wife. He grew up in this home and it was burned down right after they purchased it. They are proposing solar panels on the house to strive for a net zero energy usage. Doyle presented the neighborhood context plan which showed the home being slightly larger than its counterparts. He presented the civil engineering plans as well. Kearney presented the landscape and lighting plans. Stated that there are 18 trees to be removed for construction and solar gains, and 17 trees to be removed due to poor condition. They are proposing 62 new trees to be planted. All of the lights are dark sky compliant and Kearney presented the lighting fixtures. Tatro presented the architectural drawings.

Documents:

- [Plan Set dated 2/24/2020](#)
- [Arborist Report dated 2/24/2020](#)
- [Solar Assessment Report dated 1/13/2020](#)

Discussion:

SO asked the height from the average natural grade to the highest peak.

Tatro stated it was 36.7' and the average natural grade is 281.3'.

SZ asked for the total lumen count

DO stated that it was 19,858 lumens.

SZ praised the fact that it will be built as an” aging in place” home and she was impressed by the solar panels.

DC was fine with the stormwater plans.

KD was fine with the proposed trees to be planted.

KD stated that tree 2 looked like it was in a tough condition from the site visit. Stated that tree #10 was a nice tree but may get in the way of the solar panels.

Kearney stated that tree #2 will need cabling to stay.

Krakauer stated that the linear design of the home was to effectively capture the solar energy.

TF asked if they could reposition the garage to break up the massing.

Krakauer stated that it would require more trees to come out.

LG asked if they could push the garage straight back.

Krakauer stated that they could look into it.

SO stated a 4 foot push back would be fine.

SO suggested that the narrowing the driveway to allow for more plantings.

Krakauer stated they can do their best to narrow it.

Public Comments:

Will Connolly, 21 Beech Road, stated that the proposed home is much larger than the other homes in the neighborhood. Stated that the proposed pavilion was rather large and in the setback.

Kearney stated that it is in the existing lawn area.

DO stated that the pavilion is exempt from zoning setback requirements the principal usage is to provide solar panels.

Krakauer stated that they wanted more yard space.

Pat Mohiuddin, 21 Colonial Way, approved of the plan to leave a large buffer around the house.

Eugene Reznik, 24 Beech Road, would like the PB to reconsider having tree 2 and 10 saved on the property. Stated that he would like the house to be pushed back slightly more from the street.

Jake Rosenfeld, 16 Beech Road, stated his concerns for tree removals.

Public hearing continued to May 11, 2020

3.1 512 Glen Road – Scenic Road Site Plan Approval, New 7,229sf House

Representation: Farzin Kiani, Owner; Karen Sebastian, Landscape Architect; Erik Grunigen, Architect; Marc Brassard, Civil Engineer

Overview: The proposed house has a 7,229sf RGFA and is replacing a house that had previously burned down. Brassard presented the neighborhood context plan which showed that the proposed house is larger than the houses in the neighborhood. They will utilize the existing septic system and are avoiding the wetlands at the rear. Sebastian presented the landscape and lighting plans. They are transplanting a Japanese Maple and Kousa Dogwood. They are proposing to remove 10 trees and add 20 trees. The total lumen count is 16,474 all of which are dark sky compliant fixtures. Grunigen presented the architectural plans.

Documents:

- [Engineering Plans dated 2/21/2020](#)
- [Landscape Plans dated 2/27/2020](#)
- [Architectural Plans dated 2/21/2020](#)
- [Stormwater Report dated 1/21/2020](#)

Discussion:

LG asked how wide the opening at the stone wall will be after the Fire Departments request to expand the turning radius.

Brassard stated that the opening will go from 18 to 24 feet.

AP asked how much larger the parking court is now than what was there previously.

Sebastian stated that it is close in size.

DC was fine with the proposal.

KT was fine with the proposal.

AP was concerned about the removal of 5 large hemlocks on the east of the property.

Kiani stated the existing grading angles the trees towards the home. He was concerned that a storm could knock them directly onto the house.

LG asked what the proposed replacement was.

Sebastian stated they plan on planting Green Giant Arborvitae in their place, but could add white spruces to mix up the species.

KT believes that white spruces would be a nice option.

SZ understood the applicant's anxiety. Their home was just burned down and they don't want to have to worry about trees falling down.

Public Comments:

None

Decision to be reviewed on March 11, 2020

4.0 Old Business

4.1 13 Pigeon Hill – Scenic Road Site Plan Approval Amendment – Unpermitted Tree Removal

Representation: Matthew Watsky, Attorney; Kevin O'Leary, Civil Engineer; Bruce MacDowell, Landscape Architect

Overview: Watsky stated that the PB wanted an analysis of what was approved and what the existing conditions were at the last meeting. He showed photos of the trees that fell down during the storm. There are 58 more shrubs and trees than what were required from the past permit. Stated that there is no basis to create a stormwater report but had O'Leary prepare a proposal to direct the runoff away from the abutters. MacDowell presented the landscape comparison plan.

Documents:

- [Existing Plantings Summary dated 2/21/2020](#)
- [Landscape Comparison Plan dated 2/21/2020](#)
- [Pictures](#)

Discussion:

TF asked DC if it made sense to forego a stormwater study and to estimate what mitigations are needed.

DC stated that they would want to quantify the improvement, and with no calculations that can't be done.

DC stated that he would like to see the changes from a design standpoint.

TF stated that the easiest path would be to create a stormwater report comparing the previously approved plans to the existing conditions.

TF asked why Watsky didn't want to do the hydrology calculations.

Watsky stated the request to compare the conditions today with the conditions prior to construction in 2012 is unreasonable. Stated that there are expenses associated with such an analysis.

SO stated the PB bylaw requires this.

Watsky stated that he needs to talk to his client first to get permission to conduct an analysis.

TF suggested that they have a meeting with the Town Council.

KT stated that there was a layer missing from the landscape plans. The plans do not consider the trees that were removed where the shed is located.

AP stated that the landscape plan does not show the extensive brush understory, located at the east of the property line, that was removed.

TF asked if MacDowell knows what has been removed.

MacDowell stated he only knows the large deciduous trees that have been removed.

SZ asked when the town will start issuing fines.

TF stated that the Board needed to see fast action on this problem so as to not issue fines.

Watsky stated that he will talk to his client to get a hydrology report started.

Public Comments:

Emily Curry, 3 Pigeon Hill, stated that there needs to be a hydrology report done. Believed that he is not doing it because there is a huge difference in the site disturbance.

Discussion continued to March 25, 2020 meeting.

5.0 Other Business

5.1 Town Planner Report

- a) Scheduling:
 - 3/10/2020 – 10am Site Visit for Highland Meadows
 - 3/11/2020 – PB Regular Meeting
 - 3/17/2020 – 10am Site Visit for 79 Black Oak
- b) Town Planner Transition:
 - IA presented the upcoming projects.
- c) Water Master Plan:
 - IA stated that someone will need to take this on once he leaves.
- d) Tree Groups:
 - LG stated that the public tree group will draw out a sketch of a public way to access how to manage trees
- e) Scenic Rules
 - IA and TF will work on a initiation process where they would go out to the site to analyze the site before plans are created.
- f) Signage Guidelines
 - IA stated that they still have a consultant on board.
- g) Affordable Housing
 - 751 Boston Post Road deadline is in March for a comprehensive permit.
 - 518 South Ave appeal period is next week.
 - 104 Boston Post Road, Town Council is getting ready for the housing appeals period.
- h) Farewell Imai
 - PB gives their goodbyes and thanks for IA's work with the town.

5.2 Approve Minutes

SO moved to approve the minutes for the [4/24/2019](#) meeting. SZ seconded. All approved.
LG moved to approve the minutes for the [7/10/2019](#) meeting. SO seconded. All approved.

LG moved to adjourn, SZ seconded. All in favor, none opposed.
Meeting adjourns at 11:20 p.m.