



TOWN OF WESTON

Planning Board Meeting March 11, 2020

Document Prepared by Dana Orkin

Meeting called to order at 7:03 PM

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

Italics indicate formal action taken

1.0 Public Comment

None

2.0 Continued Public Hearing

2.1 255 Merriam St. – Proposed Zoning Amendment and Concept Plan Review

Representation: Geoff Engler, Developer at SEB LLC; Al Aydelott, PB Consultant; Katherine Laughman, KP Law; Tom Rosborough, Civil and Environmental Consultants Inc.; Matt Mrva, Bohler; Thaddeus Siemasko, Siemasko & Verbridge Architects

Overview: *(TF and LG recused themselves from the discussion)*

AP stated they will be reviewing the bylaw amendment and the application at 255 Merriam Street. Aydelott presented the goals of the proposed bylaw amendment to accommodate the developer, the neighborhood, and the PB. He presented the Active Adult Resident Cluster framework and the process of implementing the bylaw amendment. Laughman presented a draft proposal for the zoning bylaw amendment. She explained the PB’s comments on the draft’s language. The developer requested that the RGFA be increased by 1% to 26% of the total lot area and for the maximum building coverage to be raised to 20%. Rosborough presented the existing conditions and civil engineering concept plans. He stated there is a 4,000sf reduction of impervious area from the 10-unit development. They will be utilizing the proposed stormwater management system for the 10-unit design. The septic system design was slightly reduced for the new proposal. Mrva presented the landscaping and lighting plans. Siemasko presented the architectural plans. He presented the plan to incorporate the front façade of the historic barn in the unit closest to the barn.

Documents:

- [PowerPoint dated 3/10/2020 by Al Aydelott](#)
- [Active Adult Residential Development \(AARD\) and Active Adult Residential Cluster \(AARC\) Draft Zoning Amendment dated 3/4/2020](#)
- [Summary of Proposed Amendments to Section V.K “Active Adult Residential Development Bylaw” dated 3/5/2020](#)
- [255 Merriam & 11 Hallet Hill Plan Set dated 2/28/2020](#)
- [Architectural Plans by Siemasko & Verbridge Architects](#)

Discussion:

SO asked Aydelott what he thinks about the proposed buildable increases. Aydelott stated that he did not review this yet.

SO asked what the total lumen count is.

Mrva stated that he does not have that at the moment.

Public Comments:

Adrienne Giske, 251 Boston Post Road, asked what the materials are. Siemasko stated that there will be natural materials with a composite trim.

Dianna Chaplin, 26 Love Lane, asked if this is a plan for other neighborhoods to follow. Aydelott stated that other neighborhoods would need approval from town meeting to follow this process.

Brendan and Karen Harley, 246 Merriam Street, wrote a letter in support of the proposal.

Jim Polando, 242 Merriam Street, stated that the neighborhood is supportive of this proposal.

SO moved to continue the public hearing for the zoning amendment and concept plan to March 18, 2020. SZ seconded. All in favor.

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

Representation: Sheila Cummings, Stonegate Board of Trustees; Anthony Polino, Attorney for Stonegate

Overview: LG stated research on light pollution and the concerns of the PB. TF stated that the PB worked to accommodate the community's concerns by allowing for more fixtures with a lower lumen level. He stated the PB was never going to govern the lighting controls. The community would have the ability to dim or turn off the lights.

Documents:

- [Presentation dated March 11, 2020](#)
- [Photometric Map dated March 11, 2020](#)
- [Lighting Plan dated March 11, 2020](#)

Discussion:

Polino stated the measures the applicants have taken to accommodate the PB's requests. They looked into motion detectors and dimmers and discovered that they were not feasible for the selected fixtures.

LG stated that the applicants did not want to use post lights with a motion detector since it would require a 15-foot-high pole, which would look commercial. LG recommended a new motion-sensor fixture that the association committee could look into. She stated that they were not required to use this new fixture--it was only a recommendation if they chose to use it.

SO asked if the timer would allow the applicants to adjust the lighting on site.

Cummings stated that there is an option to turn some of them or all of them off, but they wouldn't be able to dim the lights.

TF believed that the PB had exhausted their review powers for the site plan approval of this project.

Public Comments:

Justine Richards, 35 Jericho Road, stated her concerns for safety and the need for lighting to remain on all night.

TF asked if she agreed with the latest lighting proposal.

Richards stated that she did.

Lisa Johnson, Stonegate Board of Trustees, stated that this community should not be compared to a single-family development.

Public Hearing for Stonegate Condominiums Site Plan Approval closed with Decision to be voted on at the end of the meeting.

2.3 31 Beech Road – RGFA Site Plan Approval – New 8,174sf RGFA House

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

Overview:

Krakauer gave an overview of the PB requests from the last meeting:

- Try to save tree number 2
- Narrow the driveway entrance
- Reduce square footage of driveway parking area
- Adjust the massing of the house by moving the garage

Krakauer stated that they have agreed to save tree number 2 and narrowed the driveway while reducing the overall impervious surface of the parking area. By reducing the impervious area, the applicants have added 4 new evergreens (10-12') to the buffer along Beech Road. Krakauer stated that they have agreed to cut 4 feet off the front of the garage, reducing the RGFA of the house by 338sf, and lowered the garage roof by a couple feet. Kearney presented the new proposed landscape and architectural plans.

Documents:

- [Plan Set dated 3/6/2020](#)

Discussion:

None

Public Comments:

Eugene Resnik, 24 Beech Road, stated that the changes look great.

Public hearing closed and decision to be reviewed March 25, 2020.

3.0 Public Hearing

3.1 235 Wellesley Street – Regis College – Special Permit – Edge on Science

Representation: John Aviste, Camp Director

Overview:

Aviste stated that he is operating a day science program for high school students this summer.

Documents:

- [Campus Map](#)
- [Camp Fact Sheet](#)

Discussion:

None

Public hearing closed and decision to be reviewed March 25, 2020.

4.0 New Business

4.1 100 Highland Street – Scenic Road Site Plan Approval Amendment – Pool Addition

Representation: Joseph Skorupa, Lombardi Design; Kevin O'Leary, The Jillson Co.; Garrett Avery, Catalano Architects

Overview:

O'Leary presented the proposal for a new pool, pool house, and patio area. He presented the engineering plans, which showed the limit of work lines, grading changes, and infiltration system. He stated that there are no existing trees to be removed. Skorupa presented the landscape and lighting plans. They are transplanting an existing beech tree. Skorupa stated that all the lights on the property will be dark-sky compliant and that the total proposed lumen count is 20,724. Garret presented the architectural plans.

Documents:

- [Engineering Plans dated 3/10/2020 by The Jillson Co.](#)
- [Landscape Plans dated 3/11/2020 by Lombardi Design](#)
- [Architectural Plans dated 3/10/2020 by Catalano Architects](#)
- [Neighborhood Locus Plan dated 3/9/2020 by The Jillson Co.](#)
- [Lighting Fixtures](#)

Discussion:

KT stated that the proposal is fine. Stated it is well screened on two sides.

DC stated stormwater is fine. Stated the pool fits well into the site.

Public hearing closed and decision to be reviewed March 25, 2020.

5.0 New Business

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

LG moved to approve the COA Site Plan Approval for Stonegate Condominiums with changes noted. SZ seconded. All in favor.

5.2 512 Glen Road – Scenic Road Site Plan Approval, New House

LG moved to approve the COA Scenic Road Site Plan Approval for 512 Glen Road with changes noted. SZ seconded. All in favor.

5.3 162 Highland Street – Scenic Road Site Plan Approval Amendment – Driveway/Lighting

SO moved to approve the COA Scenic Road Site Plan Approval for 162 Highland Street with changes noted. SZ seconded. All in favor.

6.0 Other Business

6.1 Upcoming Schedule

3/17/2020 – 10am site visit for 79 Black Oak Road

3/24/2020 – 10am site visit for Merriam Street Sidewalks

3/25/2020 – 7pm Regular Planning Board Meeting

6.2 Administrative Approvals

162 Highland Street – Limit of work change for a temporary parking area and minor grading at retaining wall. - *Approved*

44 Oak Street – Dry-laid stone wall added at rear to delineate wetlands. - *Approved*

6.3 Approve Minutes

SO moved to approve the minutes for the [6/12/2019](#) meeting. SZ seconded. All approved.

LG moved to approve the minutes for the [6/13/2019](#) meeting. SO seconded. All approved.

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

LG moved to adjourn, SO seconded. All in favor, none opposed.

Meeting adjourns at 10:28 p.m.