



TOWN OF WESTON

Planning Board Meeting March 25, 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)

AP stated that the engineering report was sent to the PB late and that they will need to hear DC’s response on the report. Town Council sent their revisions of the zoning bylaw to the PB on March 24, 2020. The PB has not seen the development agreement or any rules and regulations. The PB will not be able to vote on the amendment and concept plan tonight and the town meeting has been postponed to a date uncertain. The PB reviewed the changes to the zoning bylaw amendment which were presented by Laughman.

Discussion:

Aydelott stated that he does not think the rules and regulations need to be a part of the zoning amendment. Stated that they could follow the approval process.

DC stated that his concept plan changes were minor recommendations and not substantial. Engler stated that they should be able to incorporate DC and KT’s comments into the concept plans.

KT stated that she has not seen the developer’s response to her comments yet. She recommended a Zoom call between herself and the developer to clarify the concept plan responses.

Aydelott suggested that the PB leave the original RGFA at 25% of the Total Lot Area and the maximum building coverage at 15% in the zoning amendment. They can be waived for the actual percentages to be built for this particular site.

Laughman that stated they would have to add language in the bylaw for the ability to waive these limits. Laughman suggested a cap limit which a waiver could not exceed.

Aydelott stated that he would recommend a 28% cap of the Total Lot Area for RGFA and 20% for building coverage.

Laughman added language for a potential waiver for a 5-foot reduction of the setback requirement.

SZ asked if they should add a condition in the amendment where this type of zoning amendment is not applicable if a prospective applicant received a prior approval of a 40B development. The goal would be to eliminate any possibility of this happening again.

AP wondered if that would be in the town's best interest.

SZ stated that she did not know how this would be in the town's best interest if it occurred again.

Aydelott stated the town is close to their safe harbor requirement.

SZ understood that.

Public Comments:

Dianna Chaplin, 26 Love Lane, asked if this development would put the town of Weston over their safe harbor requirement.

Engler stated that the town would be able to add this proposal to their land area calculation.

Jerry Haber, 15 Bradyll Road, stated that the difference between 10 and 8 units is a huge difference for the neighborhood and the town.

SO moved to continue the public hearing for the zoning amendment for 255 Merriam Street to April 15, 2020. SZ seconded. All in favor, none opposed.

SZ moved to continue the public hearing for the concept plan review of 255 Merriam Street to April 7, 2020. SO seconded. All in favor, none opposed.

3.0 Public Hearing

3.1 79 Black Oak Road – RGFA Site Plan Approval – Finishing space above garage

Representation: Jonathan Buchman, Banner Construction Co.

Overview:

Buchman stated that he intends to finish the area over the garage, which would trigger RGFA Site Plan review with the Planning Board. He is proposing to add three 10-12' evergreens, add three skylights, and change some of the light fixtures to comply with the dark sky requirements. Buchman stated that he is not proposing a private irrigation well and that there is an existing irrigation system for the property.

Documents:

- [Landscape Plans dated 4/30/2018](#)
- [Architectural Plans dated 4/16/2018](#)
- [Site and Stormwater Plan dated 2/26/2018](#)
- [Lighting Plan dated 2/18/2020](#)

Discussion:

SO asked if anything will change on the outside of the house.

Buchman stated that the only request is for three skylights to be added to the room above the garage.

DC stated that he is fine with the stormwater system. Stated that it went through DPW review, which is a more thorough process.

KT stated that the three evergreens in the front yard would be enough to fill in the gap. Stated that the neighborhood character has more open lawns than we typically see in Weston.

TF stated that he reached out to Katie Laughman, KP Law, who confirmed that the PB has a responsibility to review the house as "de novo". Laughman stated that the PB should be reasonable in their requests for a house that was already permitted and built. TF stated that if an applicant can prove that a well is not feasible, then they should consider all possibilities.

AP stated that the PB has required wells for irrigation.

LG recommended that DO research the cases where the PB did not require a private irrigation well in the past.

TF asked Buchman to explain in writing for the next meeting why installing a private well is a hardship.

Public Comments:

None

Public Hearing continues to March 25, 2020

4.0 Old Business

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

Representation: None

Overview:

TF referenced the letter that he sent to the applicants at 13 Pigeon Hill Road. Stated that they should start with a stormwater analysis before the PB reviews the landscaping changes. TF stated that the applicants required more time to conduct the stormwater report and that they will continue the discussion to the next meeting.

Documents:

- [Letter from TF dated 3/12/2020](#)

Discussion:

DC stated that he has been in touch with the applicant's engineer to begin the report.

Public Comments:

None

Public hearing continued to April 15, 2020.

5.0 New Business

5.1 Merriam Street Sidewalks – Scenic Road Right of Way Amendment – Sidewalk changes

Representation: Steve Fogg, DPW

Overview: LG stated that the PB approved a special permit back in 2018 for the construction of sidewalks along Merriam Street. Since then the approved plans have been revised and put out for bid without PB review. Stated that they do not have a dry-laid stone wall expert working on the project. Requested that the language in the bids be updated to prevent any veneer stone walls from being constructed.

Documents:

- [Site Plans dated 3/13/2020 by the Department of Public Works](#)

Discussion:

TF asked what the changes were since the past approval.

Fogg stated that they have reduced the number of tree removals from about 50 to less than 20.

LG stated that changes to the plans should be approved by the PB before the bids go out.

LG requested that the stone mason have experience with traditional, dry-laid stone walls since not all walls are mortared, and she stated that there are conflicting notes on the plans. Also stated that the stones should not be cleaned, to preserve their historic look.

Fogg stated that he is confident that he can accommodate those requests.

LG stated that she will send these changes to Fogg by the end of the week.

Public Comments:

None

Decision to be reviewed on April 15, 2020.

5.2 Highland Meadows Drive – Special Permit Conditional Approval – Landscape changes at South Entry

Representation: Phil Jones, Weston Landscaping

Overview: Jones stated that he is proposing changes to the south entrance at Highland Meadows. Stated that four maple trees are dead/dying, which he proposes to replace with three red maples further from the street to keep the trees away from the power lines. Stated that there are ten dead/dying ash and mulberry trees that he would like to remove to extend the existing meadow into that area and plant three native dogwood trees in their place. Jones proposed to plant two native shrubs and perennials near the sign at the entrance as well.

Documents:

- [Site Plans dated 3/10/2020 by Snelling & Hamel Associates](#)
- [Letter from Phil Jones dated 1/24/2020](#)

Discussion:

KT stated that she would like to preserve this meadow, since it is one of the last in Weston. Stated that the proposal will keep the scenic character of the neighborhood.

Public Comments:

None

Decision to be reviewed on April 15, 2020.

6.0 Decisions

6.1 [31 Beech Road – RGFA Site Plan Approval – New House](#)

SZ moved to approve the Certificate of Action RGFA Site Plan Approval for 31 Beech Road with the changes noted. LG seconded. All in favor.

6.2 [235 Wellesley Street – Regis College – Special Permit – Edge on Science](#)

Reviewal of decision continued to April 15, 2020.

6.3 [100 Highland Street – Scenic Road Site Plan Approval Amendment – Pool Addition](#)

Reviewal of decision continued to April 15, 2020.

7.0 Other Business

7.1 Town Planner Recruitment Update

No Update

7.2 Upcoming Schedule

All upcoming site walks have been canceled due to state regulations.

PB regular meeting scheduled for 4/15/2020

7.3 Administrative Approvals

Highland Meadows – Azak composite exterior trim for the decks was administratively approved.

7.4 Zoom Agenda Dynamics

DO stated that the PB should be careful reviewing new applications during this time. The public must be given adequate access to give input and comment on all applications.

7.5 Minutes to Review

SZ moved to approve the minutes for 6/12/19. LG seconded. All in favor.

SZ moved to approve the minutes for 6/13/19. LG seconded. All in favor.

AP moved to approve the minutes for 7/24/19. LG seconded. All in favor.

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

Meeting adjourned at 10:25 p.m.