



# TOWN OF WESTON

Planning Board Meeting April 7, 2020  
 Document Prepared by Dana Orkin

**Meeting called to order at 7:03 PM**

<b>Planning Board Members</b>	<b>Present</b>	<b>Staff Members</b>	<b>Present</b>
Tony Flynn (TF) - Chair	no	Dana Orkin (DO) - Asst. Town Planner	yes
Leslie Glynn (LG)	no	Dave Conway (DC) - Consulting Civil Engineer	yes
Steve Oppenheimer (SO)	yes	Kim Turner (KT) - Consulting Landscape Architect	yes
Alicia Primer (AP)	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; Matt Mrva, Bohler

Overview:

The PB went over the responses to DC and KT’s comments. Mrva presented the changes to the landscaping plans. Laughman stated the changes to the zoning bylaw amendment.

Documents:

- [CEC Engineering Peer Review Letter dated 4/2/2020](#)
- [Bohler Response to Landscaping Review Comments dated 4/6/2020](#)
- [Concept Plans dated 4/6/2020](#)
- [Zoning Bylaw Amendment Draft w/ Comments dated 3/30/2020](#)

Discussion:

SZ agreed with DC’s suggestion to move unit 4 into the slope to limit the use of the retaining walls. KT shared the same concern with DC regarding the retaining walls at the rear of unit 4. She suggested that the applicant’s landscape architect improve the buffer along the retaining walls. SZ asked how the retaining wall proposal would keep unit 4 from being inundated from a heavy storm. Mrva stated that there would be a lip on the wall and perforated pipe behind the wall to collect any groundwater. SZ asked if the divergent would go in a sub grade infiltration unit or if it would go down to unit 5. Engler stated that their stormwater engineer could not make it but he would check. He stated that it would definitely be tied into the infiltration system. DC stated that the proposed stormwater plans have already been reviewed by the DPW. Stated that his suggestions were only minor. SO asked how high the retaining walls were. Mrva stated there were two 4-foot-high walls that step up to the rear. SZ how much of the foundation would be exposed for the house at unit 4. Mrva stated that it was about a foot. SO stated that the intention was to give the owner a flat and usable backyard.

DC asked if these houses would be subject to site plan approval.

Engler stated that they would, but the concept plan at town meeting would be identical to what was shown today.

SZ asked why they are proposing so many parking spots.

Engler stated that he was scrutinized for not having 4 parking spots during the permitting process by neighbors and the zoning board. He stated that each home would have at least two cars and they would need spots for guest.

SO stated that unit three has a 8 foot proposed retaining wall at the rear.

SZ asked how the development proposal can limit the massing of the wall.

Mrva stated that they are proposing climbing hydrangea and weeping forsythia to hide wall.

Mrva offered to send cutsheets of the wall product would be.

KT stated that the applicants have reacted well to her landscaping suggestions.

KT stated that the PB can review the cobblestone apron proposals during the site plan approval process.

SZ asked if KT recommended native plantings.

KT stated that it was the standard pallet that the PB requests for developments in Weston.

Aydelott stated that the PB would need to see the development agreement and then the PB would vote on the report to the moderator.

Engler stated that was incorrect. Laughman told him that the development agreement would not be finalized until later in the process.

Laughman stated that the PB should include any conditions that they want to see in the development agreement.

AP stated that they should be able to vote on the concept plans and zoning amendment proposal at the next meeting.

Public Comments:

Jim Polando, 242 Merriam Street, stated that Susan Haber should have the rules and regulations for AARD. He would reach out to her.

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

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

Meeting adjourns at 8:36 p.m.