



# TOWN OF WESTON

Planning Board Meeting April 15, 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	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		
Sue Zacharias (SZ)	yes		

*Italics indicate formal action taken*

## 1.0 Public Comment

Dianna Chaplin, 55 Love Lane, thanks Al Aydelott for all his work on the Zoning Amendment.

## 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

Overview: (TF and LG recused themselves.)

Aydelott stated that the PB is close on the zoning amendment language and the concept plans. Stated that the PB should discuss the status of the rules and regulations. Laughman presented the zoning bylaw amendment changes with the PB. Laughman proposed that the PB look at the existing site plan approval regulations to see if they were sufficient to meet the application standards of this project, instead of developing a whole set of regulations for AARCs. Stated that they could be incorporated into the Certificate of Action and development agreement.

Documents:

- [Zoning bylaw amendment draft dated 4/11/2020](#)

Discussion:

SZ asked who would pay for the costs to review the governance documents. The language for reimbursement of legal review was dropped between the AARD and the ARC.

Mr. Engler stated that he thought it was unfair to ask him to pay as this plan was proposed by the Select Board and the neighborhood was behind its building. He asked who was against it?

SZ suggested that other residents of the Town might question why the legal fees were being paid by the Town as this was a private development and the zoning by law was being changed to benefit Mr Engler.

Mr. Engler stated that he would pay the Town’s legal fees, but he did not understand why he should cover these costs since the town, in the form of the Select Board had asked him to take this on.

Laughman stated that the rules and regulations do not need to be reviewed at the town meeting. She would provide a waiver for the existing site plan approval regulations that they do not need to review since they have already gone through a review process.

SO suggested that any changes to the concept plans, even minor, should be brought to the PB.

Engler stated that he does not want to come back to the PB every time a change is made.

SZ stated that it has not been a problem in the past.

Public Comments:

Jim Polando, 242 Merriam Street, stated that Jeff Engler's uneasiness is that the PB meets only every two weeks. He does not want to wait two weeks to get approvals.  
AP stated that he could work with their consultants at any time.

*SZ moved to continue the public hearing for the zoning amendment and concept plan approval for 255 Merriam Street to April 22, 2020 at 5pm. SO seconded. All in favor, none opposed.*

## **2.2 79 Black Oak Road – RGFA Site Plan Approval – Finishing space above garage**

Representation: Jonathan Buchman, Banner Construction Co.

Overview: TF stated that there was the issue of the private irrigation well and skylights which would need to be reviewed by the PB. Buchman stated that the prospective buyer would like to add 3 skylights to bring light into the room above of the garage. Stated that the blinds will be solar powered. TF referenced the decision for 47 Westerly Road, which allowed a past project to not require a private irrigation well.

Documents:

- [Planting Plan dated 4/15/2020](#)
- [Elevations dated 4/1/2020](#)
- [Site and Stormwater Plan dated 2/26/2018](#)
- [Architectural Plans dated 4/16/2018](#)
- [Lighting Plan dated 2/18/2020](#)

Discussion:

LG liked how the blinds on the skylights will be solar powered.

Buchman stated that all exterior lights would also be replaced with dark sky compliant lights.

LG asked how big the attic space was.

Buchman stated that it is about 500 sf.

AP stated that it was no surprise that Buchman was the one who built the past 5,999 SF house that did not require a well.

LG stated that if it was a hardship for Buchman to put in a well, he should consider removing the system. SZ stated that it would be easy to rip out the irrigation system without much disruption to the site. TF stated that he was supportive for a more intensive water policy, but the Planning Board doesn't have that at this moment. Stated that their policy for requiring new homes to have a well was the only precedent that they have.

SZ stated that she would be supportive of disconnecting the existing irrigation system if he does not want to install a well. Stated that she was sympathetic to the site disturbance and costs for installing a well.

TF questioned how the board could enforce the disconnected irrigation system without having to rip it out of the lawn.

Buchman proposed to remove the backflow preventer and cut-and-cap the irrigation system line inside and outside the home. Recommended that John Field inspect for compliance. If the prospective buyer wanted to irrigate he would need to install a private well.

SZ would like a written description of this proposal at their next meeting.

Public Comments:

None

*Decision to be reviewed on May 6, 2020.*

## **3.0 Public Hearing**

### **3.1 576 North Ave. – Special Permit Flexible Subdivision – 6 Lot Subdivision**

Representation: None

Overview: TF stated that the public hearing would be continued to May 20, 2020. The project would require a site visit.

*Public hearing continued to May 20, 2020.*

### **3.2 183 Ridgeway Rd. – Scenic Road Site Plan Approval – New House**

Representation: None

Overview: TF stated that the public hearing would be continued to May 20, 2020.

*Public hearing continued to May 20, 2020.*

## **4.0 Old Business**

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

Representation: None

Overview: TF stated that he wanted to give the neighbors a chance to speak and for DC to give an update regarding his conversations with the applicant’s civil engineer.

Discussion:

DC stated that he has been in contact with the applicant’s civil engineer to get a stormwater report for mid-May.

LG stated that she would not want this to be pushed any later than May 20<sup>th</sup>.

TF and SO stated that they should schedule this for May 6<sup>th</sup>.

LG asked that the report get submitted to DC at least 5 days before the May 6<sup>th</sup> meeting.

Public Comments:

Tiger Li, 3 Pigeon Hill, stated that he has not seen any flooding lately. Believes it is tied to heavy rainstorms.

Dianne Butt, 15 Old Road, stated that they haven’t seen any flooding in the past few months.

*Public Hearing continued to May 6, 2020.*

## **5.0 Decisions**

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### **5.1 [235 Wellesley Street – Regis College – Special Permit – Edge on Science](#)**

SZ moved to approve the Certificate of Action Special Permit for Edge on Science with the changes noted. LG seconded. All in favor.

### **5.2 [100 Highland Street – Scenic Road Site Plan Approval Amendment – Pool Addition](#)**

LG moved to approve the Certificate of Action Scenic Road Site Plan Approval Amendment for 100 Highland Street with the changes noted. SZ seconded. All in favor.

### **5.3 [Merriam Street Sidewalks – Scenic Road Right of Way Amendment – Sidewalk changes](#)**

SZ moved to approve the Certificate of Action Scenic Road Special Permit Amendment for Merriam Street Sidewalks with the changes noted. SZ seconded. All in favor

### **5.4 [Highland Meadows Drive – Special Permit Conditional Approval – Landscape changes at South Entry](#)**

SO moved to approve the Certificate of Action Special Permit AARD Amendment for Highland Meadows Drive with the changes noted. LG seconded. All in favor.

## **6.0 Other Business**

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### **6.1 Decision Review and Agenda Setting Process**

TF stated the process to review decisions and set agendas.

### **6.2 Scenic Road Process Working Group Update**

None

### **6.3 Town Planner Recruitment Update**

TF stated that they received 12-14 applications. TF stated they will do two rounds of interviews.

### **6.4 Administrative Approvals**

None

### **6.5 Upcoming Schedule**

TF presented the agenda items for the upcoming meetings.

### **6.6 Review Minutes**

SO moved to approve the minutes for [9/4/2019](#). AP seconded. All in favor.

SZ moved to approve the minutes for [9/18/2019](#). LG seconded. All in favor.

#### **6.7 Other Updates**

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

Meeting adjourned at 9:50 p.m.