



TOWN OF WESTON

Planning Board Meeting April 22, 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	no	Dana Orkin (DO) - Asst. Town Planner	yes
Leslie Glynn (LG)	no	Dave Conway (DC) - Consulting Civil Engineer	no
Steve Oppenheimer (SO)	yes	Kim Turner (KT) - Consulting Landscape Architect	no
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; Alfred Aydelott, PB Consultant; Katherine Laughman, KP Law

Overview:

Aydelott stated that the change to the minimal tract size were resolved with Laughman and SO. Laughman went over the last changes to the Zoning Bylaw with the PB. AP stated that they have letters from Jim Polando and the neighborhood expressing support for the proposal.

Documents:

- [CEC Engineering Peer Review Letter dated 4/2/2020](#)
- [Bohler Response to Landscaping Review Comments dated 4/6/2020](#)
- [Concept Plans dated 4/15/2020](#)
- [Zoning Bylaw Amendment Draft w/ Comments dated 3/30/2020](#)

Discussion:

AP asked if anyone had any comments on the concept plan.
No comments.

AP asked who would draft the recommendation for the Town Meeting.
Aydelott stated that he would draft it.

AP asked if anyone had any comments on the list of waivers from Site Plan Approval regulations.
No comments.

Public Comments:

Jim Polando, 242 Merriam Street, asked if the waiver document could be dated.
Laughman stated that she could add it.

SO moved to recommend that Town Meeting votes favorably for the proposed Zoning Bylaw change with the modifications noted. SZ seconded. All in favor, none opposed.

SO moved to recommend that Town Meeting votes favorably for the concept plan with the modifications noted. SZ seconded. All in favor, none opposed.

SO moved to approve the waivers for Site Plan Approval rules and regulations for 255 Merriam St. SZ seconded. All in favor, none opposed.

SO moved to recommend that the plan modifications following Site Plan Approval be recommended to the Select Board for inclusion in the development agreement as modified. SZ seconded. All in favor, none opposed.

SO moved to adjourn, SO seconded. All in favor, none opposed.
Meeting adjourns at 7:33 p.m.