



TOWN OF WESTON

Planning Board Meeting June 3, 2020

Document Prepared by Dana Orkin

Link to Recording:

<https://weston.vod.castus.tv/vod/?video=ef8121d2-43a8-42e9-915d-71fe36fa6bd6&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:05 PM

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP) - 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
Sue Zacharias (SZ)	yes		

Italics indicate formal action taken

1.0 Public Comment

None

2.0 Continued Public Hearing

2.1 13 Pigeon Hill Rd. – Scenic Road Site Plan Approval Amendment, Unpermitted Tree Removal

Representation: Matthew Watsky, Attorney

Overview:

KT stated that she went out to the site with DO yesterday to meet with Mr. Watsky. Stated that the PB wanted to resolve the stormwater first and then assess the landscaping. The applicant put together a landscape plan for the retaining wall amendment back in 2018. The COA amendment stated that any existing trees that die along the wall were to be replaced with trees of standard 10-12’ height. KT stated that she was concerned about exactly how many trees came down since. KT calculated that 10 trees came down since 2018. Recommended that 5 trees would be enough as long as understory plantings go in as well. She believed the plantings would slow down runoff at the top of the wall. Recommended 5 overstory trees and 12 understory shrubs be added at the top of the wall.

DC stated that he met with Kevin O’Leary of the Jillson Company last week. They came up with a plan which would reduce the runoff without removing any trees. The proposal was a small berm, infiltration trench, and drywell.

Documents:

- [Landscape Plan with Kim’s Edits dated 6/3/2020](#)
- [Mini-Drywell, Stone Trench, Berm Plan dated 6/1/2020](#)

Discussion:

LG asked if the tree removals have affected the view from the scenic road.

KT stated that additional plantings at the old shed location should fix the buffer along the scenic road.

SO asked if KT had a plan which showed where the proposed trees and shrubs would go.

KT stated that she did not. She requested that the applicants hire a landscape architect to design the proposal.

SO asked if DC had any comments on the stormwater report.

DC stated that he was ok with the calculations that were submitted.

AP asked KT how quickly the plantings could be done.

KT stated that now was a good time to plant.

AP asked the PB if they should set a deadline for the work to be completed.

SZ stated that they should be able to start within 30 days.

AP asked if they should include a completion date.

LG stated that they have already hired MacDowell as their contractor.

KT stated that they still did not have a landscape plan to review yet.

AP suggested that the final landscape plan be approved by KT.

KT stated that she would be fine approving the final plan as long as the PB gives a firm answer on the required number of plantings.

AP stated that the number of plantings that she recommended would be fine.

Watsky stated that the applicants have agreed to install the stormwater plan that was presented. Stated that he would like the plantings to be administratively approved to speed up the process before it becomes more difficult to plant in July and August. Stated that he did not know how quickly the contractors can get the work done, but that they have already been in touch.

AP asked the PB if they feel comfortable with this being an administrative approval with KT's approval of the final landscape plan.

SZ stated that this should be done in a timely manner and that she feels comfortable with KT doing the final review.

LG suggested that the stormwater infrastructure be approved tonight and then the landscape plan be approved administratively.

DO agreed to issue a memo.

Public Comments:

Dianne Butt, 15 Old Road, stated that she was not familiar with trenches and berms. Wanted to make sure it would not funnel water to her property.

DC stated that the water would not be directed to her property.

Tiger Li, 3 Pigeon Hill, thanked the PB for their work.

Emily Curry, 3 Pigeon Hill, asked for oversight when the trench was being built.

Terry Eastman, 50 Pigeon Hill, stated the need for oversight for the work.

DC stated that oversight was a standard condition of the PB.

SZ moved to continue the public hearing to June 17, 2020. SO seconded. All in favor.

2.2 576 North Ave. – Special Permit Flexible Subdivision – 6 Lot Subdivision

Representation: Rob Gemma, Metrowest Engineering

Overview:

Gemma stated if a subdivision plan conforms to zoning requirements, it was typically a plan that has to be approved since it was a by-right use. Gemma stated the PB's only review on conventional subdivisions are on the waivers. Stated that the PB created a flexible subdivision bylaw which allowed the PB more oversight on subdivisions.

Stated that the flexible subdivision benefited prospective applicants in several ways:

- Relaxed zoning regulations to allow for more flexibility in design
- Reduced road standards to narrow the subdivision road, not require sidewalks, and to reduce grading requirements

The flexible subdivision benefited the PB and Town by:

- Eliminating the large cul-de-sac requirement.
- Developing large open space parcels to preserve natural buffers.
- Giving PB site plan review over each lot.

Gemma stated that the first thing that needs to be done in a flexible subdivision review was to create a density proof plan to establish the lot yield. Stated that the density proof plan yields 7 lots. A true conventional plan yields 6 lots. Gemma stated that they were proposing a flex plan for this project. They were proposing 6 lots even though the density proof plan yields 7.

Documents:

- [Flexible Subdivision notes dated 6/3/2020](#)
- [Engineering Plans dated 2/24/2020](#)

Discussion:

SZ asked how wide the perimeter space was that goes around the entire property.

Gemma stated that it was 30 feet wide. Stated that the front buffer along North Avenue was roughly 80 feet wide.

SZ asked what the average lot size would be.

Gemma stated that they would vary from 40,000 sf to 60,000 sf. Gemma stated that he did not expect the houses to be much larger than 5,500 to 6,000 RGFA.

LG asked AP to reach out to Town Counsel (John Witten) to review the proposal.

SO asked what they would review.

LG wanted to make sure there were not any variances that the PB must be aware of.

LG stated that they may have input on the cul-de-sac from the Fire Department.

Gemma stated that the water on the project was being provided by the Town of Lincoln. Stated they would have fire hydrants at North Ave. and at the end of the proposed road. Stated that they have already presented their turnaround to the Fire Department, which yields a proper turning radius.

LG asked what the width of the proposed road was.

Gemma stated that they did not have details on the road yet.

Public Comments:

Henry Tiedmann, 560 North Ave., stated his concerns that the trees would be clear cut. Stated the flex plan looks appealing but reiterated his concerns for clear cutting and fill being brought in.

Gemma stated that they would not require much fill for this project.

Lynn Bower, 345 South Great Road, Lincoln, stated that she hoped a site walk would be scheduled. Was concerned with the 3.5 lots being proposed on her property side. Stated concerns for tree removals and location of the houses on the lots.

AP stated that they would have site walks before this project was over.

Chris McNulty, 563 North Ave., stated that he had a lot of the concerns that Ms. Bower raised. Asked if Lincoln would be able to provide them Town water as well.

Gemma stated that he was not sure if that could be done.

SZ recommended that they reach out to the Town of Lincoln.

DO presented a letter written from the WFTA which asked for a trail easement.

Gemma stated that he would get in touch with the WFTA regarding a possible easement.

SO moved to continue the public hearing to June 17, 2020. LG seconded. All in favor.

2.3 2 Fields Pond Road – Scenic Road Site Plan Approval Amendment – Pool and Patio Addition

Representation: Jeff Embree, Zen Associates; Peter White, Zen Associates

Overview:

DO presented a Google map, pictures, and videos of the site. Embree stated a proposal to add a pool and pool house. Stated that the pool house would be built into the existing grade. White presented the proposed landscape and lighting plan showing where the proposed changes were. White stated that the pool house would reflect the architecture of the existing house.

DC stated that he was fine with the stormwater proposal, which would accommodate the additional impervious surface.

KT stated that there were not proposed plantings to review.

Documents:

- [Storm Drainage Report dated 5/29/2020 by Columbia Design](#)
- [Plan Set dated 6/3/2020 by Zen Associates](#)

Discussion:

SZ asked if there were any lights on the pool house that would affect the abutter at the rear. White stated that there was a window at the rear of the pool house. LG asked why the elevations do not show the window at the rear of the proposed pool house. White stated that they missed that detail on the proposed elevation. LG stated that she was concerned with lights shining to the neighbors at the rear and the noise emitted from the pool equipment. SZ asked for them to submit the decibel level for the pool equipment.

SO stated that the proposed chain link fence should not have a top rail.

SZ stated that they would like the elevation to be updated, top rail removed from the fence, decibel level calculated for the pool equipment, and for KT to check that existing plantings conform to the previously approved COA.

SO asked DO to confirm that the proposal meets zoning requirements. DO will check with the Town's zoning administrator.

Public Comments:

SZ moved to continue the public hearing to June 17, 2020. LG seconded. All in favor.

2.4 183 Ridgeway Rd. – Scenic Road Site Plan Approval – New House

Overview:

DO stated that the hearing would be continued to June 17, 2020. Stated that he sent out a public reminder notice that they would start the discussion at the next meeting.

SZ moved to continue the public hearing to June 17, 2020. LG seconded. All in favor.

3.0 New Business

3.1 18 Skating Pond Road – RGFA Site Plan Approval Amendment – Pool addition

Representation: Karen Sebastian, Karen Sebastian LLC

Overview:

DO presented an aerial photo of the site. Sebastian presented a proposal for a 20x40' pool on the Skating Pond side of the home. Stated the proposed pool was setback far away from Skating Pond and was hidden by a berm with dense evergreen plantings. She presented the planting proposals for the project. Stated that they were increasing the lumen count from 13,114 to 18,200 lumens. The fence was a 4-foot ornamental metal fence which ran behind the berm in the front yard roughly 90 feet from Skating Pond Road.

KT stated she was fine with the proposed landscape plan.

DC stated they were adding a couple of chambers to an existing drainage system which, should cover the proposed impervious surface.

Documents:

- [Landscape and Lighting Plan dated 5/20/2020 by Karen Sebastian](#)
- [Landscape Plan Colored and Enlarged dated 6/1/2020 by Karen Sebastian](#)
- [Lighting Cut sheets](#)

Discussion:

SO asked how the increase to the impervious area was so minimal.

DC stated that the original COA had an existing approved patio in the front that had not been built yet.

Public Comments:

DO read a letter from the Aydelotts, 251 Boston Post Road, which brought up concerns over the limit of work line. He stated that he went out there and confirmed that the limit of work line had not been changed.

Frank Jimenez, 26 Skating Pond Road, stated that he supports the proposal.

SZ moved to close the public hearing and have a decision ready on June 17, 2020. LG seconded. All in favor.

4.0 Decisions

4.1 [77 Autumn Road – RGFA Site Plan Approval Amendment – Patio Expansion](#)

SZ moved to approve the Certificate of Action RGFA Site Plan Approval Amendment for 77 Autumn Road with the changes noted. SZ seconded. All in favor.

4.2 [235 Wellesley Street – Regis College – Special Permit –Dedham Youth Commission](#)

LG moved to approve the Certificate of Action Special Permit Site Plan Approval for the Dedham Youth Commission with the changes noted. SZ seconded. All in favor.

5.0 Other Business

5.1 Town Planner Recruitment Discussion

AP recommended that the Town re-hire Imai Aiu as the Town Planner and close the search.

SO moved to recommend that the Town Manager hire Imai Aiu as the Town Planner and close the search. LG seconded. All in favor.

5.2 Field Locating Tree Discussion

KT stated that she did not like to be left to determine the number of trees to be located in the field. Stated that she did not mind field locating trees as long as a fixed number of trees was decided at a PB meeting.

5.3 HomeWorks Energy Partnership

DO stated that he was contacted by HomeWorks. Stated that he would like LG to pass this onto the Sustainability Committee.

5.4 Approve Minutes

LG moved to approve the [1/22/2020](#) Minutes with the changes noted. SZ seconded. All approved.

SZ moved to approve the [2/5/2020](#) Minutes with the changes noted. SO seconded. All approved.

SZ moved to approve the [5/20/2020](#) Minutes with the changes noted. LG seconded. All approved.

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

Meeting adjourned at 9:44 p.m.