



TOWN OF WESTON

Planning Board Meeting June 17, 2020

Document Prepared by Dana Orkin

Link to Recording:

<https://weston.vod.castus.tv/vod/?video=76744179-0fb8-479b-a4de-e81385fdd682&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 the applicants had put together a plan which showed 5 overstory trees and 10-12 large shrubs to account for the 10 trees that came down since the last PB decision. She has been in contact with the applicant's landscape architect who believe they can begin planting as soon as next week.

Documents:

- [Proposed Planting Plan dated 6/11/2020](#)

Discussion:

AP stated that any new shed proposal would need to be an amendment to the site plan approval.

LG asked what types of plantings were below the wall.

DC stated that there was an 18" wide trench going in below the wall. Stated that they may be able to put some small shrubs there.

KT stated there was still scrub brush mixed in around that property line.

LG stated she would like it if a couple of rhodie maximums were added to the bottom part of the wall.

KT stated that the original thought was to add shrubs at the bottom of the wall, but they did not want it to interfere with the drainage infrastructure going in. Stated that they would provide better screening at the top of the wall.

LG stated that she would like a no-cut zone established at the bottom of the wall.

Watsky stated that the PB should not put a no-cut zone at the bottom of the wall so the owners can maintain the growth along the proposed trench.

KT stated that there was no lawn below the wall, it was primarily leafy mulch.

Public Comments:

Emily Curry, 3 Pigeon Hill Rd., asked for the work to be completed before a possible sale of the home.

AP stated that the plan was to get it done in the next two weeks.

DO stated that he added a condition in the decision which would prevent the sale until all work under the decision was complete.

*SZ moved to close the public hearing for the Scenic Road Site Plan Approval Amendment for 13 Pigeon Hill Road. LG seconded. All in favor.
Decision to be reviewed at end of the meeting.*

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

Representation: Rob Gemma, Metrowest Engineering

Overview:

Gemma presented a conventional subdivision plan that would yield 6 lots. He also presented a density proof subdivision and proposed flexible subdivision plan yielding 6 lots. Stated that the PB would have regulatory authority on each lot during the site plan approval process. Stated that a 7-lot plan would not be as beneficial to the Town compared to the 6-lot plan.

Documents:

- [Meeting notes dated 6/17/2020](#)
- [Engineering plans dated 2/24/2020](#)

Discussion:

SZ asked what advantages the flexible subdivision plan would have for the developer.

Gemma stated that the setback requirements are loosened, the 50-foot right of way would be brought down to 30 feet, and that there was no sidewalk requirement.

LG asked what the square footage of the homes would be.

Gemma stated they would likely be under 6,000 RGFA.

DC stated that deciding on the number of lots to develop was the first stage of the flexible subdivision review process.

Public Comments:

Lynn Bower, 345 South Great Road, asked how the road could be approved without knowing what trees were there.

AP stated nothing was being approved tonight. The road could be changed and adjusted throughout the review process.

Gemma stated that the conventional plan was only used as a tool. He would prefer to develop a flexible subdivision plan.

LG moved to continue the public hearing to July 1, 2020. SO 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:

AP stated that the PB asked the applicants to submit a new pool house elevation and for DO and KT to review the plantings on the property. Embree presented new elevations for the pool house with a solid wall in the back. Stated that the pool equipment will be shielded by a fence and plantings. DO stated that there were various trees that were not planted per the original COA (dated December 20, 2017) and the COA amendment (dated January 9, 2019). 5 hemlocks, 2 hydrangeas, and 1 ornamental tree were not on the property. 1 Hornbeam was in poor condition.

Documents:

- [Plan set dated 6/11/2020](#)

Discussion:

KT recommended that rhododendrons or understory shrubs be substituted for the hemlocks.

DO asked what the preferred sizes were.

KT stated 4-5 feet.

White proposed 5 leatherleaf viburnums to be planted.

White asked to substitute the hornbeam for a maple or oak.

KT stated that was fine.

White proposed a cornus florida dogwood for the ornamental tree at the front of the home.

SZ stated that leatherleaf viburnums were not native plantings.

White proposed viburnum mariesii instead.
LG and SZ stated those would work well.

Public Comments:
None

*SZ moved to close the public hearing for the Scenic Road Site Plan Approval Amendment for 2 Fields Pond Road. LG seconded. All in favor.
Decision to be reviewed at end of the meeting.*

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

Representation: Jonathan Uhrig, Owner; Al Gala, Civil Engineer; Guy Grassi, Architect; Keri Lewis, Landscape Architect

Overview:

Uhrig stated that they were proposing to replace the existing house with an expanded footprint to one of the sides and the back. The RGFA would increase from 5,053sf to 5,591sf. They would reuse the existing foundation and preserve the existing plantings on the site. Gala proposed to replace the existing septic tank and add a 9-chamber cultic system in back of the property. AP stated that the historical commission waived the 1-year demolition delay. Grassi stated that the home could not be renovated. Stated it would be easier to tear it down and build the exact same home in the same location. Lewis stated the trees along the property lines will remain. The magnolia next to the home will be protected during construction. Stated that one small crabapple next to the house foundation would have to be removed, which will be replaced.

Documents:

- [Plan set dated 6/10/2020](#)

Discussion:

DC stated he was fine with the stormwater proposal.

LG asked if the home has irrigation.
Uhrig stated they would add a private irrigation well.

KT stated that the home has a solid buffer, and she did not recommend additional plantings.

Public Comments:

Kristin & Tobias Wello, 91 Dean Road, wrote a letter in support of the proposed home.

SO moved to close the public hearing for Scenic Road Site Plan Approval for 183 Ridgeway Road. The decision to be reviewed on July 1, 2020. LG seconded. All in favor.

3.0 Decisions

3.1 [18 Skating Pond Road – RGFA Site Plan Approval Amendment – Pool Addition](#)

SO moved to approve the Certificate of Action RGFA Site Plan Approval Amendment for 18 Skating Pond Road with the changes noted. SZ seconded. All in favor.

3.2 [13 Pigeon Hill – Scenic Road Site Plan Approval Amendment – Unpermitted Tree Removal](#)

SO moved to approve the Certificate of Action Scenic Road Site Plan Approval Amendment for 13 Pigeon Hill Road with the changes noted. SZ seconded. All in favor.

4.0 Other Business

4.1 Administrative Approvals

101 Concord Road:

DO presented a plan to expand the patio area at 101 Concord Road, which went through site plan approval back in 2017. Stated that many houses in flexible subdivisions have rather small patios, and we often see owners coming back in front of the PB to enlarge.

AP and SO stated that abutters should be notified of this project.

DO to schedule a public meeting.

60 Old Road:

DO stated that the owner and neighbors wanted to move a few of the saplings to a barren utility corridor at the rear of the property.

KT recommended taking all of the saplings between 21 Hilltop Road and 60 Old Road along the edge of the home and for them to be planted within the utility easement.

The PB agreed to allow the transplant of the saplings as an administrative approval.

4.2 Approve Minutes

SZ moved to approve the [3/11/2020](#) Minutes with the changes noted. LG seconded. All approved.

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

Meeting adjourned at 9:56 p.m.