



TOWN OF WESTON

Planning Board Meeting September 9, 2020
 Document Prepared by Dana Orkin

Link to Recording:

<https://weston.vod.castus.tv/vod/?video=6c1cebff-ace7-45fc-9a4a-12ace9f4256f&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:01 PM

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP) - Chair	yes	Imaikalani Aiu (AI) – Town Planner	yes
Leslie Glynn (LG)	yes	Dana Orkin (DO) - Asst. Town Planner	yes
Steve Oppenheimer (SO)	yes	Dave Conway (DC) - Consulting Civil Engineer	yes
Sue Zacharias (SZ)	yes	Kim Turner (KT) - Consulting Landscape Architect	yes

Italics indicate formal action taken

1.0 Public Comment

None

2.0 Continued Public Hearing

2.1 Zoning Bylaw Amendment to add Section VI.I – Communication Towers – Applicant has requested to Continue

LG moved to continue the public hearing for the zoning bylaw amendment to add Section VI.I to October 2020. SZ seconded. All in favor.

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

Representation: Rob Gemma, Metrowest Engineering; Mike Nowicki, Landscape Architect

Overview: LG presented a self-drawn landscape plan. Showed trees that she was concerned with.

Documents:

- [Letter from Henry Tiedemann](#)

Discussion:

LG asked about trees between the lots that were not noted to be saved.

Gemma stated that those trees were located outside the limit of clearing line and that they would not be removed.

Nowicki stated that the Ash trees that were located within the limit of clearing were in poor condition.

Stated that he worked with the abutter at 345 South Great Road on this area in question.

Public Comments:

Henry Tiedemann, 560 North Ave., suggested adding a water and gas lines to his property from the project. Stated concerns for drainage.

The PB does not have purview over whether the water and gas lines are extended to his property. The water line is coming from the Town of Lincoln. It was suggested that Tiedemann contact the DPW in Lincoln and Weston.

AP stated that the PB and consultants had considered the stormwater impacts from the project.

DC stated that they have been reviewing the stormwater since March and that there were no increased impacts to the site.

Gemma stated that they had a public hearing with the Conservation Commission last night.

Tiedemann asked if there were any past discussions about adding a sidewalk.

IA stated that they had not, but it was a good idea. Stated that it would be a free-standing sidewalk that the Town would have to connect to.

SZ stated that it could be a long time coming.

DC stated that he did not know if DPW had plans to add a sidewalk along North Ave.

Gemma stated that they would need to remove a cluster of trees along North Ave. to add a sidewalk.

SO stated that without knowing if a sidewalk study had been done and which side of the road it would be on, including one in this project could be a mistake, especially since it would require that additional trees along North Ave. be removed.

SZ stated that an isolated sidewalk would not accomplish anything without a connection.

SO moved to close the public hearing for the Special Permit Flexible Subdivision of 576 North Ave with a decision to be reviewed later that evening. SZ seconded. All in favor.

3.0 Public Hearing

3.1 Merriam Street Sidewalks – Special Permit Wetland Floodplain – Extend Boardwalk

Representation: None

Overview: IA stated that the contractor has proposed to extend the board walk under construction along Merriam Street. Stated it falls within the Wetland and Floodplain protection district, so it would require an amendment to the special permit that was granted. Stated the Conservation Commission already reviewed and approved the proposal.

Documents:

- [Image](#)
- [Site Plan dated 3/13/2020](#)

Discussion:

LG stated that they should reuse part of the granite culvert along the trail.

AP agreed that the granite should be reused.

LG stated that the new proposal looked better.

SZ agreed with LG.

The PB agreed to ask DPW about how the boardwalk would be maintained.

Public Comments:

Grey Meyer, 1 Cherry Brook, stated his support for the project.

LG moved to closed the public hearing for the Wetland Floodplain Special Permit of the Merriam Street Sidewalks with a decision to review on September 23, 2020 with a decision to review. SZ seconded. All in favor.

4.0 New Business

4.1 751 Boston Post Road – 40B Comprehensive Permit – PB Comments on Conditions

Representation: None

Overview: IA stated that the ZBA hearing for 751 Boston Post Road would be on September 16, 2020 and that this would be the PB's last opportunity to get comments in. IA stated he wanted to make sure the PB's concerns were mapped out and recommended conditions for the concerns that remained unresolved. The PB went over the proposed conditions.

Documents:

- [PB memo re: comments to ZBA dated 9/9/2020](#)
- [Plan Set dated 1/23/2020](#)

Discussion:

IA stated that he would circulate another draft of the memo for edits by the end of the week.

IA stated that he would then issue the memo to the ZBA on the PB's behalf prior to the 16th.

Public Comments:

None

4.2 0 Orchard Avenue – Flexible Subdivision Lot Release

Representation: None

Overview: IA stated that 0 Orchard Ave. was an old flexible subdivision. The owner of 100 Orchard Ave. also bought 0 Orchard Ave., and now wanted to sell it. For him to sell 0 Orchard Ave., he would need to have water service put in and a paved driveway for a lot release. IA stated that they have conformed to the lot release requirements.

Documents:

- [Flexible Subdivision Special Permit dated August 6, 1998](#)
- [Flexible Subdivision Amendment dated February 3, 1999](#)
- [Subdivision plans dated February 16, 1998](#)
- [Flexible Subdivision Amendment dated July 13, 2010](#)

Discussion:

None

Public Comments:

None

LG moved to agree to the lot release for 0 Orchard Ave. SZ seconded. All in favor.

4.3 512 Glen Road – Scenic Road Site Plan Approval Amendment – Tree Removals

Overview:

DO stated that the PB could continue this to the next meeting.

LG moved to continue the public hearing for the Scenic Road Site Plan Approval Amendment of 512 Glen Road to September 23, 2020. SO seconded. All in favor.

4.4 45 Hidden Road – Flexible Subdivision Site Plan Approval Amendment – Tree Removal and Replacement

Overview:

IA stated that the PB could continue this to the next meeting.

LG moved to continue the public hearing for the Flexible Subdivision Site Plan Approval Amendment of 45 Hidden Road to September 23, 2020. SO seconded. All in favor.

5.0 Decisions

5.1 [576 North Ave. – Special Permit Flexible Subdivision – 6 Lot Subdivision](#)

SO moved to approve the Definitive Subdivision Plan Approval for 576 North Avenue with the changes noted. LG seconded. All in favor.

SO moved to approve the Flexible Subdivision Special Permit for 576 North Avenue with the changes noted. SZ seconded. All in favor.

5.2 [33 Viles St. – Scenic Road Right of Way Permit – Retaining Wall Modifications](#)

LG moved to approve the Scenic Road Right of Way Permit for 33 Viles Street with the changes noted. SZ seconded. All in favor.

5.3 [255 Merriam – AARC Zoning Bylaw Amendment – Comments to Town Moderator](#)

SO moved to approve the recommendation to the Moderator for the AARC Zoning Bylaw Amendment. SZ seconded. All in favor.

6.0 Other Business

6.1 Approve Minutes

SZ moved to approve the [6/3/2020](#), [6/17/2020](#), [7/1/2020](#), and [7/29/2020](#) minutes with the changes noted. LG seconded. All approved.

6.2 Town Planner Report

a) Meetings & Site Visits

- a. Town Meeting September 12 at 3pm

- b. 10 Hitching Post – Site visit on September 22 at 10am
- c. PB Regular Meeting on September 23 at 7pm
- b) Guardrails
 - a. Select Board hasn't met yet to discuss
- c) Water Master Plan
 - a. The pollinator group has made progress, and they should have plantings this fall.
- d) HPP
 - a. First meeting will be in early October. PB members suggested that the newly elected PB member Alex Selvig represent them at the HPP.
- e) Affordable Housing
 - a. 104 Boston Post Road, Stony Brook – At the HAC
 - b. 751 Boston Post Road – Under ZBA review.
 - c. 518 South Avenue – Appeal period was done, waiting on the appeal decision.

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

Meeting adjourned at 9:54 p.m.