



TOWN OF WESTON

Planning Board Meeting September 23, 2020
 Document Prepared by Dana Orkin

Link to Recording: <https://weston.vod.castus.tv/vod/?video=bc8c5c76-e53b-4f09-a0a2-eca39b3f9468&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
Alex Selvig (AS)	yes		

Italics indicate formal action taken

1.0 Public Comment

Tom Seeman, Highland Street, proposed that all communication towers, public or private, be regulated by the PB.

AP stated that it was a very good suggestion and that it was discussed briefly at the July 15th meeting. Suggested that they put it on as a future agenda topic.

2.0 Public Hearing

2.1 95 Walker St. – RGFA Site Plan Approval – New House

Representation: Jay Lavoie, WSP; Karen Sebastian, Karen Sebastian LLC; Erik Grunigen, Architect

Overview: Lavoie presented a proposal to build a new 9,777 sf house at 95 Walker Street. Lavoie presented the civil plans showing the new driveway curb cut and utility locations. Stated that they were able to reduce the size of the entry court and removed the turnaround area. Sebastian presented the landscape plans. Stated they were able to save five additional trees after they reduced the size of the entry court. Stated that they reduced the size of the thumb turnaround and the third driveway since the last iteration at the site visit. She presented the lighting plan stating that the total lumen count was 19,076. Grunigen stated that they reduced the square footage of the house and presented the architectural drawings.

Documents:

- [Civil Plans dated 9/18/2020](#)
- [Architectural Plans dated 9/1/2020](#)
- [Landscape and Lighting Plan dated 9/22/2020](#)
- [Lighting Cut Sheets](#)

Discussion:

DC stated that the stormwater was mitigated and that they reduced the impervious area. Stated that the septic system fits well into the site.

KT stated that the plantings looked fine, although she did have them upsize some of the plantings. Stated that they could plant more where the third curb cut was removed and wondered if the retaining wall there was still necessary.

SO agreed and wanted to know more about the retaining wall.

Lavoie stated that the retaining wall was there to allow for a flat lawn.

SZ was pleased about the changes from the site walk.

AS stated that it looked like there was still a lot of impervious surface on the site.
AP reiterated this point.
Lavoie stated that they could look into reducing the impervious area.

LG asked why they were allowed a second curb cut.
IA stated that a Town bylaw allowed for two curb cuts by-right.

LG asked for some of the lawn be reduced.
Lavoie stated that they could change some of the lawn to groundcover.
SO suggested pollinator plants.
Lavoie agreed.

SO suggested that they leave the portions of the stone wall intact where it did not interfere with the driveway.

Public Comments:

Melissa Curtis, 103 Walker, asked for clarification on the septic and stormwater system locations.
Lavoie explained how the runoff and setback locations worked.

SO moved to continue the Public Hearing for the RGFA Site Plan Approval for 95 Walker to October 7, 2020. AS seconded. All in favor.

2.2 5 Colchester Road – Scenic Road Site Plan Approval – New House

Representation: Jake & Joe Tamposi, owners; Jim Burke, DeCelle-Burke-Sala and Associates; Bill Lorigan, Lorigan Architects; Joe Hochrein, Blackwater Design

Overview: Joe Tamposi presented a proposal for a new 4,397 sf. house. Tamposi presented a locus plan showing that the average RGFA in the neighborhood was 3,646 sf. Burke presented the civil plans stating that a retaining wall was eliminated at the left of the proposed driveway after comments at the site visit. Lorigan presented the architectural drawings stating how they tried to reduce the massing of the house. On the west elevation they extended the family room and basement to add another element to the façade. Stated that they hid most of the foundation and extended a room along the north elevation. Stated that they added windows to the master suite to help enhance the east elevation. Hochrein presented the landscape plans. Tamposi presented the lighting plan stating that the total lumen count was 8,050.

Documents:

- [Civil Plans dated 9/18/2020](#)
- [Architectural Plans dated 9/1/2020](#)
- [Landscape and Lighting Plan dated 9/22/2020](#)
- [Lighting Cut Sheets](#)

Discussion:

KT stated that the applicants hit on all her major comments from the site visit and this meeting.

DC stated that he was fine with the stormwater calculations and report. Stated that there were some rip rap pavements that he thought the detail could be improved to soften the ends for the rain garden overflow and for when the foundation comes out.
Burke would switch out that detail with DC.

AP asked how many trees were proposed to be removed and planted.
Tamposi stated that there were 54 trees to be removed and 47 trees to be planted.

SO liked how the applicants fixed the massing of the home and listened to the PB's input on the site. Also commended them for saving a high number of trees along Conant Road.

LG was concerned about the number of significant trees that were coming down.

SZ stated that it was a remarkable change since the last proposal.

AS stated his support for the trees that were able to be saved along Colchester. Wanted assurance that the proposed landscape plan would buffer the home at 118 Conant.
Hochrein stated that the plantings would reach 30 to 40 feet at maturity to block the view.

AP suggested to continue the hearing for the applicants to consider adjusting the rear elevation, improving screening, size and quantities of plantings.

LG suggested a site visit with the neighbors and DPW to work on the stormwater issues.
AP suggested passing the issue to the DPW.
Burke would get in contact with the DPW.

Public Comments:

Judith David, 15 Colchester, stated her concerns for the size of the house and for stormwater runoff.
Burke stated that the proposal was ready for a 100-year storm and was an improvement from the current conditions.
AP stated that the PB's consulting engineer believed that the stormwater proposal was adequate.

Lisa Jacobs, 20 Colchester, stated that the house was too big and the property had drainage issues. Would like to see more conifers saved and trees to be planted.
AP stated that the PB could not limit the size of the house due to the ZBA regulations.

Michael Margolies, 111 Conant, wanted the site to be cleaned out of debris.
Tamposi stated that they would remove the debris.

David Thielscher, 8 Colchester, stated that the trees be taken out of the south east corner to help cars pulling out of Colchester. Asked for more plantings to be added along the front of the property to shield the proposed house from view.

Nat Heald, 118 Conant, asked the PB to reconsider their stance on the proposed home. Stated his concerns for the north elevation facing his home.

AS moved to continue the Public Hearing for the Scenic Road Site Plan Approval for 5 Colchester to October 7, 2020. LG seconded. All in favor.

3.0 New Business

3.1 Tree Removal and Replacement Policy

Overview: IA stated that the PB's policy when a tree naturally failed in a site plan approval was a one for one replacement. In some instances, the PB's landscape consultants have stated that an area where a tree died already had a strong buffer and a replacement would not be necessary.

Discussion:

AP asked what the status of the tree committees was.
IA stated that they had met only a couple times. Stated it was a slow process.

KT stated that it would be helpful to set parameters for replacements as an administrative approval. One parameter would be trees damaged during construction. The second would be trees in no disturb areas that have been flagged in the review process as being particularly sensitive. The third was buffers that were narrow or thin. KT recommended that if a tree fell in these parameters it would warrant a one for one replacement of the standard 10-12' size. Stated there were situations where a tree falling down outside of those areas may not warrant a replacement. Stated that many pines in Town have a shelf life and want to come down to make room for some of these new hardwoods, such as maples. Stated her recommendation for protecting meadows and that having a 100% forested Weston would not be ecologically friendly.
AP and SO agreed with KT's recommendations.

LG stated that they should look at every situation and that they should hold to a one for one replacement although she trusts KT's recommendation.

AS asked if would make sense to replace conifers with hardwoods.

KT stated that it was a case by case basis but she has been recommending that lately.

IA stated that it seemed from the conversation that a one for one replacement can be handled administratively and that they should use KT's criteria subjectively for all other situations.

LG suggested to deputize KT for the field decisions on these trees.

KT stated IA and DO have been working with KT in the past on these situations. Stated that she wanted to establish a subjective list of parameters for tree replacements.

3.2 512 Glen Road – Scenic Road Site Plan Approval Amendment – Plantings

Representation: Karen Sebastian, Karen Sebastian LLC

Overview: DO stated that at the July 29th meeting the PB agreed for the removal of three trees contingent on a planting plan to be review at the next meeting. Stated that they had suggested what should be planted at the July meeting. Sebastian stated they would protect the burning bush, add a tulip tree and add two red maples.

Documents:

- [Landscape Plan dated 8/13/2020](#)

Public Comments:

None

LG moved to approve the proposed plantings and be finalized as a memorandum for 512 Glen Road. SO seconded. All in favor.

3.3 18 Skating Pond Road – RGFA Site Plan Approval Amendment – Damaged Trees

Representation: Karen Sebastian, Karen Sebastian LLC

Overview: Sebastian stated that a 20' tree snapped and that three 8', 20', and 20' hemlocks were dead. Asked permission to remove the snapped tree and take down the hemlocks for safety reasons. Also stated her intent to prune branches that were damaged on two other trees.

Documents:

- [Narrative of damaged trees](#)
- [Landscape plan dated 5/20/2020](#)

Discussion:

AP stated that they did not need the PB's approval to prune branches. Stated that the trees to be removed did not meet KT's replacement criteria and can be taken down without replacement.

Public Comments:

None

SZ moved to approve the tree removals with a memorandum to finalize for 18 Skating Pond Road. SO seconded. All in favor.

3.4 45 Hidden Road – Flexible Subdivision Site Plan Approval Amendment – Tree Removals

Representation: Karen Sebastian, Karen Sebastian LLC

Overview: IA stated that the PB agreed that the noted trees from the last meeting needed to come out. Stated that there were some administratively approved to be removed at a site visit and others that were agreed to be removed at the July 29th PB meeting. Sebastian presented revised plan showing the original planting plan with the additional trees that were removed from the arborist report with the replacements. The proposal calls for 3 red maples and 2 red oaks as replacement trees.

Documents:

- [Narrative of damaged trees](#)
- [Landscape plan dated 8/13/2020](#)

Public Comments:

None

LG moved to approve the revised planting plan dated 8/13/2020 with a memorandum for 45 Hidden Road. SZ seconded. All in favor.

3.5 Designation of Housing Production Plan Committee Member

Overview:

IA stated that they need a PB member to be a part of the HPP. LG gave an overview for the purpose of the committee.

Discussion:

AP stated she would discuss selecting a PB member by the next morning.

4.0 Decisions

4.1 [Merriam Street Sidewalks – Special Permit Wetland Floodplain – Extend Boardwalk](#)

SO moved to approve the Special Permit Wetland Floodplain for the Merriam Street Sidewalks with the changes noted. AP, SZ, SO, LG approved. AS recused.

5.0 Other Business

5.1 Approve Minutes

SO moved to approve the [7/15/2020](#) and [9/9/2020](#) meeting minutes with the changes noted. SZ seconded. AP, SZ, SO, LG approved. AS recused.

5.2 Town Planner Report

a) Meetings & Site Visits

- a. 667 Wellesley Street – Site visit on October 6 at 10am
- b. PB Regular Meeting on October 7 at 7pm

b) Guardrails

- a. Chris Houston, SB, stated that they were not able to use the cable guardrail in the places that were needed. Stated that they received some negative feedback about the look of the wood guardrails, and that the extra cost for pressure treated wood was considerable. SO stated that he preferred the cable guardrail. Stated that the PB ranked the types of guardrails that the PB preferred which Houston could use as a reference. IA and SO would reach out to Tom Cullen of the DPW about getting involved in the process.

LG moved to adjourn, AS seconded. All in favor, none opposed.

Meeting adjourned at 10:26 p.m.