



TOWN OF WESTON

Planning Board Meeting October 21, 2020

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Link to Recording: <https://weston.vod.castus.tv/vod/?video=818080e3-c0c3-400a-aaaa-143e1bdc07de&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:02 PM

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP) - Chair	yes	Imaikalani Aiu (IA) – 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)	no	Kim Turner (KT) - Consulting Landscape Architect	yes
Alex Selvig (AS)	yes		

Italics indicate formal action taken

1.0 Public Comments

None

2.0 Public Hearing

2.1 10 Hitching Post – Flexible Subdivision Site Plan Approval – New House

Overview: AP stated that they were continuing the Public Hearing to the November 4, 2020 meeting

Public Comments:

None

SO moved to continue the Public Hearing for the Flexible Subdivision Site Plan Approval for 10 Hitching Post to November 4, 2020. LG seconded. All in favor.

2.2 667 Wellesley Street. – Scenic Road Plan Approval – New House

Representation: Bill Doyle, Doyle Engineering; Angela Kearney, Minglewood, LLC; Dan Quaile, Lincoln Architects; Anna Burshteyn, Owner

Overview: Doyle proposed to demolish an existing home and replace it with a 7,938sf home, which abuts a scenic road. He presented the existing conditions, site, and stormwater plans for the property. Kearney presented the landscape plan, stating that they plan to remove 14 trees, 2 of which were dead, and add 25 new trees and 25 new shrubs to the property. The proposed lumen count for the property is 16, 338 lumens, all of which are dark sky fixtures. Quaile presented the architectural design of the house.

Documents:

- [Plan Set dated 10/15/2020](#)
- [Letter from 673 Wellesley St. dated 10/19/2020](#)
- [Pictures](#)

Discussion:

KT believed that it is a robust planting buffer and that Kearney listened to all of her suggestions.

DC stated that he was fine with the stormwater and that it is a very efficient site plan.

LG stated that the house is large but that the vernacular fits well into the site and the neighborhood. Asked if they would touch the existing stone wall along Wellesley Street, Doyle stated that they would not.

AP requested a context plan for the next meeting.

SO and AP agreed that the proposed house would be difficult to see from the street with the proposed long and narrow plan, the narrow façade facing the street.

Public Comments:

Peter Hill, 687 Wellesley Street, asked what would be done to prevent traffic along Wellesley Street during construction and also how long the construction would take.

DO stated that the PB's standard condition prevents construction vehicles from being parked on public streets.

Burshteyn stated that they would like to complete the construction as soon as possible, and plan on finishing next August.

DO presented a letter of support from Joe Scaparrotta at 673 Wellesley Street for the new proposal.

David Scoll, 661 Wellesley Street, was concerned about the size of the house along his property and the potential shadow that might be cast over his property. Asked if the basement could be sunk down to lower the height of the house. Stated his concerns for runoff onto his property.

AP stated that DC reviewed the stormwater design and stated that it is sufficient and would not add any additional runoff to his property.

SO and LG agreed that the applicants need a shadow study for the next meeting.

SO moved to continue the Public Hearing for the Scenic Road Site Plan Approval for 667 Wellesley Street to November 4, 2020. AS seconded. All in favor.

3.0 New Business

3.1 100 Highland Street – Scenic Road Site Plan Approval Amendment – Garage addition

Representation: Tom Seeman, Owner; Kevin O'Leary, Jillson Co.; Joe Skorupa, Lombardi Design; Garrett Avery, Catalano Architects

Overview: Skorupa stated that the plan is to add a 1,206-sf. garage to an existing car port, bringing the total RGFA to 14,681 sf. O'Leary presented the engineering plans. Avery presented the architecture drawings, which show that the new garage would match the materials of the existing garage while having a lower ridge height. Skorupa presented the landscape and lighting change, which show changes including expanding the motor court out 3 feet to the north side with cobblestone pavers along the perimeter, demolishing a piece of the existing masonry wall for a stair up to the lawn area, removing three trees (16" Deciduous, 8" Evergreen, 28" Evergreen), transplanting two Maples (6" and 12"), adding a Red Maple (2-3" caliper), and adding three dark-sky compliant lights on the proposed garage, bringing the total lumen count to 21,970.

Documents:

- [Landscape and Lighting Plans dated 10/13/2020](#)
- [Plot and Site Plans dated 10/7/2020](#)
- [Pool Pavilion Plans and Elevations dated 10/8/2020](#)
- [Stormwater Memo dated 10/7/2020](#)
- [Lighting Adjustments dated 10/9/2020](#)

Discussion:

LG asked what would be happening to the existing stone wall.

Skorupa stated that they would just demolish a part for stair access.

Seeman stated that the stone wall was something they built recently.

DC stated that the existing stormwater system is very large and has enough capacity to handle this impervious area increase.

KT stated that the highly valued trees are being transplanted and that the rear of the garage is heavily wooded with canopy trees.

AP and SO agreed that the design looks great.

Public Comments:

None

LG moved to approve the Scenic Road Site Plan Approval Amendment for 100 Highland Street with a decision to review on November 4, 2020. AS seconded. All in favor.

3.2 Wellesley St – Legacy Trail Gate Approval

Overview:

IA stated that he sent a sketch of the gate around to the PB and Alfred Aydelott. Aydelott gave IA comments on how this gate looks different from what the PB previously reviewed.

Documents:

- [Legacy Trail Gate Elevation](#)

Discussion:

AP stated that the gates are not at all the same.

SO stated that the proposed design is simple and liked the curvature of the design but wanted IA to consult with Aydelott again.

AS stated that the new design looks fine to him.

LG stated that they need to see the correct composite plan.

Public Comments:

None

3.3 Strategic Planning Initiatives

Discussion:

IA stated that Site Plan Approval modifications and rule consolidations are the main initiatives. Stated that he would like the PB to prioritize all of their suggested initiatives. Stated that they have \$20,000 in their consulting budget, which they would need to allocate to the most important initiatives.

AP agreed that the rules consolidations are important. Nominated AS to work on the rules consolidation. AS agreed to help.

LG wanted the PB to re-evaluate their lighting review standards.

AP stated that other Town groups could take on some of the other brainstormed initiatives.

SO will work on the guardrail initiative.

AP stated that she will continue to work with IA and DO on the Site Plan Approval modifications.

4.0 Decisions

4.1 15 Laurel Road – RGFA Site Plan Approval Amendment, New Pool House and Pool

AS moved to approve the Certificate of Action RGFA Site Plan Approval Amendment for 15 Laurel Road with the changes noted. SO seconded. All in favor.

5.0 Other Business

5.1 Town Planner Report

- a) Meetings & Site Visits
 - a. PB Regular Meeting on November 4 at 7pm
- b) HPP Steering Committee
 - a. AP confirmed that it is fine for Dianna Chaplin to attend the meetings.
- c) Administrative Approval – Removal of a damaged tree at 31 Love Lane
- d) Continued Projects
 - a. 751 Boston Post Road – ZBA decision expected on 10/26
 - b. 104 Boston Post Road – November HAC Hearing
 - c. 518 South Ave. – At HAC for appeal

- d. 316 & 320 Wellesley Street – DO stated that trees were removed along the front of the lot of these properties. The WHC told him that the properties were tied to site plan approval, which prohibited removal of these trees. He had worked with various Town officials to find the decision which states this and has yet to find it.
 - e. 405 North Ave. – DO stated that 405 North Ave. was tied to a Special Permit for any alterations to the structures on the property. Stated that the WHC was reviewing the proposal to give a recommendation before the PB reviews and votes on any changes.
- e) Committee Updates
- a. Sustainability – LG stated that the Committee is looking at lighting pollution and pollinator initiatives. Nominated SZ to help out with the lighting discussions. Stated SWAG was taking on the pollinator initiative but that the PB members could get involved.
 - b. Town Center – SO stated that the project experienced a significant delay in electrical power-related work, which was caused by Eversource. However, Eversource made a change in project management, and they have been more responsive to answering questions related to scheduling. Most curbs and sidewalks have been completed, except for those in the Goldberg/Bank of America/Devito block. The project is now scheduled to be completed in the spring instead of this fall.

5.2 Approve Minutes

SO moved to approve the [10/7/2020](#) meeting minutes with the changes noted. LG seconded. All in favor.

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

Meeting adjourned at 9:25 p.m.