



TOWN OF WESTON

Planning Board Meeting November 4, 2020
 Document Prepared by Dana Orkin

Link to Recording: <https://weston.vod.castus.tv/vod/?video=a9b4677a-dde1-4d61-85f1-4e5157b3fb85&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 (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)	yes	Kim Turner (KT) - Consulting Landscape Architect	yes
Alex Selvig (AS)	yes		

Italics indicate formal action taken

1.0 Public Comments

None

2.0 Continued Public Hearings

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

Representation: James Rissling, LR Designs; Bruce Saluk, Civil Engineer; Steve Cosmos, Landscape Architect; *(AP recused from discussion)*

Overview: IA stated that it was a flex sub from 1997. One of the conditions stated that there was a 1.5-story height limit. The intent was to keep the rural nature of the houses within the subdivision. Rissling gave his interpretation of what a 1.5 story would be in Weston since the Zoning Bylaw had no definition. He stated that the size of the proposed house was in keeping with the other houses in the neighborhood. Saluk presented the site plans and proposed tree removals for the site. Cosmos presented the proposed planting and lighting plan. All proposed lighting was dark sky complaint at 15,473 lumens. Rissling then presented the architectural drawings showing an RGFA of 6,904 sf.

Documents:

- [Site Plans dated 10/30/2020](#)
- [Landscape Plans dated 10/30/2020](#)
- [Septic Plans dated 5/7/2020](#)
- [Architectural Plans dated 10/21/2020](#)

Discussion:

AP moved to nominate SZ as the PB chair for this project in AP’s recusal. SO seconded. All in favor.

DC stated that the stormwater was fine. Stated that the site allows for any stormwater issues to be easily resolved.

KT stated that it would be helpful to have a count of the number of trees slated to be removed. Stated that they should add more plantings along the north property line, since that was the area with the greatest proposed tree removals. Suggested to add some understory shrubs and trees along the woodland edge.

LG suggested that they add some native pollinators and perennials in lieu of lawn.

SO stated that he was fine with the architectural proposal since there was no clear guideline for what a 1.5 story height was supposed to be. Also mentioned that it was relatively close in height to the adjacent houses.

Public Comments:

John McDonald, 179 Church Street, stated that he disagreed that the house met the original flex sub agreement on size. Stated that very little has been done to the proposal since the site visit.

Todd Bremner, 14 Hitching Post, stated that the proposed design did not fit in with the architectural styles of the adjacent homes.

IA would look into the design guidelines for this property.

LG moved to continue the Public Hearing for the Flexible Subdivision Site Plan Approval for 10 Hitching Post to November 18, 2020. AS seconded. SZ, SO, LG, AS in favor. AP recused.

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: DO presented the neighborhood context plan which showed that the proposed 7,938 sf house was larger than the other houses in the neighborhood. He summarized that the PB wanted the applicants to do a shadow study and look into possible architectural changes to reduce the massing along the long facades. LG added that they were also talking about construction lay down areas at the last meeting. Quaile proposed to extend the stone veneer foundation along the sides and back of the house. He also presented the results of the shadow study.

Documents:

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

Discussion:

LG asked the applicants to create a shadow study which would focus on the new development without the existing trees shown.

SO asked for the existing December 21 shadow study pictures to be updated to show the correct shadow rendering.

AP asked KT if the shadow study showed an actual depiction of the trees.

KT stated that it was not an accurate depiction since the canopy trees would lose their leaves in the winter.

LG wanted to hear about the construction laydown area.

Quaile stated that the car port area as shown on the plans was where they would be parking.

IA stated that there was a standard condition for no on street parking. Stated that 55 Hidden Road had additional conditions due to the constraints of the site.

LG asked if they had a general contractor.

Burshteyn stated that they did not yet.

Doyle stated that they had space on the property to park construction vehicles.

LG was concerned that the proposed light fixtures would reflect light off the glass at the rear of the house.

Kearney would look into fixtures that would be less impactful.

Public Comments:

David Scoll, 661 Wellesley Street, reiterated his concern for the potential shadow that may be cast.

SO moved to continue the Public Hearing for the Scenic Road Site Plan Approval for 667 Wellesley Street with a decision to review on November 18, 2020. AS seconded. All in favor.

3.0 New Business

3.1 Fence Policy

Overview: AP presented a booklet written by Pam Fox on preferable fence sizes, types, and materials for Weston. She showed examples of rustic fences around Town. Some points included avoiding fences without vegetative screening and the look of a walled community. Fences should be painted in dark colors to be less obtrusive. AP noted that they should be made of natural materials. IA stated that Pam Fox's booklet was the closest the PB has to a fencing policy.

Discussion:

SZ believed that there had been a big movement since 1998 on fencing materials. She was concerned with maintenance of natural fences. Stated that they allow black coated chain link fences without top rails in various projects. Stated they should look into updating their fencing policy.

AP stated that a tall vinyl shiny fence was not a good look.

LG stated they should add pictures of non-natural material fencing that the PB does approve. Stated that they have seen black picket fences that work well.

AP stated that the use of natural materials or mimicking of natural materials was preferable.

SZ stated that tall solid fences should be pushed back further from the lot line so they can be properly screened.

SO stated that heights are just as important as type of fences. Stated they should have guidelines on appropriate heights.

AS stated that he did not like shiny vinyl fences. Stated Pam Fox's book showed the acceptable types of fences that should be allowed.

AP stated that the Planning Board required the house at 809 Boston Post Road to sand down the vinyl fence to make it less shiny.

SO stated that there were hybrid materials that use recycled plastic and sawdust that were more acceptable than shiny vinyl.

AP offered DO to write fence guidelines.

DO agreed.

Public Comments:

None

3.2 3 Black Oak Road – Scenic Road Site Plan Approval Amendment – Fence Addition

Representation: Jeff Plant, The MacDowell Co., Charles Bystock, Owner

Overview: AP explained that the PB denied a fence proposal on this property about a year ago. Stated that new owners were requesting a new fence to be installed. Plant presented a new fence proposal which included a solid dark green 6-foot solid wood privacy fence along Highland Street. The proposed fence ranges from 25-35 feet from Highland Street, whereas the last proposal was set back only 10 feet. The proposal also involves enlarging the rear terrace from 400 to 885 sf with the addition of a fire pit and some stepping stones. The applicant noted that 14 evergreens were planted without the approval of the PB which were in poor condition due to improper spacing. The applicant proposed to spread the evergreens out slightly further from the existing house to allow the root systems to have enough space to grow.

Documents:

- [Site Plans dated 10/14/2020](#)
- [Fence Comparison Plan dated 10/4/2020](#)
- [Photos](#)

Discussion:

KT had no issues with the proposal and stated that the plants should buffer the fence.
AP agreed that it was robustly planted already.

The PB were concerned that the fence would be considered a structure since the posts may be larger than 6 feet.

DO would check with John Field about fence height requirements in the Town.

AP stated that they would need to continue the meeting since the agenda did not mention anything about a patio expansion. They would like the abutter's input on the additional proposal.

AS stated that they should come back with their consultants to review the additional proposal.

LG suggested to have a draft decision ready for the next meeting.

DO would re-notice the application and make sure DC is at the next meeting.

AP asked how the evergreen plantings were planted without the PB's approval. IA stated that previous planted those trees without the PB's approval. IA represented this change on the as-built plan for the property.

LG was not in support of expanding the lawn area if the evergreens were pushed out further.

SZ suggested for the owner to add a native groundcover instead.

SO suggested a pollinator.

Plant agreed that they would not expand the lawn and would look into natural ground covers.

Bystock confirmed that he was not interested in expanding the lawn.

DO stated that DC was fine with the impervious changes.

AP stated that they need DC's opinion on the matter.

Public Comments:

None

SZ moved to continue the meeting for the Scenic Road Site Plan Approval Amendment for 3 Black Oak Road to November 18, 2020, with a potential decision to review. LG seconded. All in favor.

3.3 6 October Lane – Scenic Road Site Plan Approval Amendment – Fence Addition

Representation: None

Overview: AP stated that the discussion would be continued to the 12/2/2020 Planning Board meeting.

Public Comments:

None

LG moved to continue the public meeting for Scenic Road Site Plan Approval Amendment for 6 October Lane to December 2, 2020. SO seconded. All in favor.

4.0 Decisions

4.1 95 Walker Street – RGFA Site Plan Approval, New House

SZ moved to approve the Certificate of Action RGFA Site Plan Approval for 95 Walker Street with the changes noted. LG seconded. All in favor.

4.2 5 Colchester Road – RGFA Site Plan Approval, New House

Discussion:

The applicants requested that the below standard condition be omitted from the COA in Section E.4.1.

“The property is subject to the terms and conditions of a Certificate of Action – Scenic Road Site Plan Approval dated 11/4/2020 and recorded at Middlesex South District Registry of Deeds, Book _____, Page ____.” In order to ensure that the above language is included in every deed out of this property, every

deed must be signed by the Planning Board as confirmation that the above language has been included. A deed which is not signed off on by the Weston Planning Board is defective.’

AP stated that she would like to consult with Town Council before they decide on this.

4.3 100 Highland Street – Scenic Road Site Plan Approval Amendment, Garage Addition

SO moved to approve the Certificate of Action Scenic Road Site Plan Approval Amendment for 100 Highland Street with the changes noted. LG seconded. All in favor.

5.0 Other Business

5.1 Town Planner Report

- a) Meetings & Site Visits
 - a. Site Visit – 240 Ridgeway Road on November 10 at 10am
 - b. PB Regular Meeting on November 18 at 7pm
- b) Plans and Initiatives
 - a. Water Master Plan – Meeting tomorrow
 - b. Private Tree Protection – Groups have met and are now starting
- c) Administrative Approvals
 - a. 36 Church Street – The applicants requested to remove a bracketed hood over the approved mudroom that the PB asked them to preserve from the historic home. The PB asked them to relocate it to the approved shed for the property. The applicant would come back with a plan to preserve the historical structure.
- d) Continued Projects
 - a. 104 Boston Post Road – HAC Hearing on Friday
 - b. 518 South Ave. – At HAC for appeal
- e) Committee Updates
 - a. Signage – AP would meet with Con Comm in a couple weeks

5.2 Approve Minutes

SO moved to approve the [10/21/2020](#) meeting minutes with the changes noted. AS seconded. All in favor. SZ abstained.

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

Meeting adjourned at 10:28 p.m.