



TOWN OF WESTON

Planning Board Meeting January 22, 2020

Document Prepared by Dana Orkin

Meeting called to order at 7:00 PM

Planning Board Members	Present	Staff Members	Present
Tony Flynn (TF) - Chair	yes	Imai 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	no
Alicia Primer (AP)	yes	Kim Turner (KT) - Consulting Landscape Architect	no
Sue Zacharias (SZ)	yes (remote)		

Italics indicate formal action taken

1.0 Public Comment

Barbara Fullerton, TAG, stated that Route 30 was a scenic road and should be a Planning Board project. TF stated that Route 30 is a state highway and not a scenic road.

2.0 Information

2.1 Town Tree Management Discussion

Overview:

TF introduced the purpose of the tree working groups. LG presented why trees are important for the environment and development abatement. Stated the need for proper management. IA stated that they need a practical process to effectively remove trees that are a risk. Tom Cullen, DPW, stated the DPW conducted a tree inventory for the right of way trees. An arborist evaluated risk and condition of the trees. TF opened up the discussion of how to structure the working groups and how to move forward.

Discussion:

LG asked if there was a graphic for the tree inventories that Tom Cullen stated. Tom Cullen stated that there is.

TF asked how many high hazard trees need to be removed now. Tom Cullen stated that he will not go into that.

SZ asked what other towns have done a tree inventory. Tom Cullen stated he does not know the answer to that question. IA stated he does not know but he can go and ask.

TF asked what the guidelines are set in place to remove and prune trees. Tom stated that Mass General Law governs shade trees and Scenic Road Bylaw also sets regulations.

TF asked if Tom and Chris will be in the right of way working group. Tom Cullen stated that he will be involved. Chris Houston stated that Harvey Boshart will be involved. Laurie Hess, TAG, stated she will be involved as well.

LG stated that there is some communal understanding and education that can be have from this process.

TF stated that Tom Cullen plans on distributing a tree survey for the town regarding tree concerns and input.

TF asked if the Town Arborist Jackie Jackson can be involved with the working groups.
Tom Cullen stated that she will be involved.

TF asked who will be involved with the private tree working group.
Chris Houston stated that Laurie Bent will be involved.
Tom Cullen stated that someone from DPW will be involved.
Barbara Fullerton will represent TAG with Laurie as a back-up.

LG asked who, from the Planning Board, would be interested in being a part of the working groups.
SZ, LG, and AP stated they have interest.
AP stated that she can be the back up for each working group.
LG will be assigned to the public working group.
SZ will be assigned to the private working group.

Public Comments:

Dianna Chaplin, Love Lane, asked what LG meant by excessive tree cutting and if that was something they measured or if it was from perception.
LG stated it is something they are right on the edge of being able to measure.

Nina Danforth, TAG, stated the importance for canopy, especially since the earth is getting warmer. She congratulated the Planning Board for walking the streets with Eversource. She stated school trees should be discussed as well. Stated that Lexington has an excellent tree booklet that the town can reference.

Chris Houston, Select Board, stated that clear guidelines would help the DPW explain why trees are being removed.

Terry Eastman, 50 Pigeon Hill Road, asked if the Conservation Commission should be involved in these working groups.
Rees Tulloss, Con Com, stated that it seems like they have it under control.
TF asked if a representative could be involved in the first working group and then they can decide if they would like to continue.

3.0 Public Hearing

3.1 Jericho Lane, Stonegate Condominiums – Site Plan Approval – Replace existing lighting and add lighting

Representation: Sheila Cummings, Board of Trustees Member at Stonegate

Overview: Sheila stated they want to replace the gas lanterns for LED lights. There were concerns with break-ins and dim lighting. The plan was to replace gas lanterns with dark sky compliant coach lanterns on six-foot granite posts, put two lanterns at entry way, fence downlighting at two areas, motion sensor flood lights in the garages, and moonlighting on trees.

Documents:

- [Photometrics Map](#)
- [Coach Lantern Fixture](#)
- [Fence Downlights](#)
- [Garage Lights](#)
- [Moonlighting](#)
- [Lumen Count Table](#)

Discussion:

AP stated that she walked the site and said that it was very dark.

LG asked what this planning project this is.

IA stated that this was a multifamily development back in the 70s and this is the first site plan approval they have ever done.

LG suggested that the flood lights shine up into the car ports. She waived a flag about the moonlighting in the trees and stated that the straps can kill the trees. Asked if they could reduce the lumens at the entryway or add a sconce instead of a post light.

Sheila stated that they could consider mounting the coach lanterns on the side of the posts.

SZ stated that the proposal will be a dramatic change and drew concerns with the lights being on all night. Agreed with LG on the tree lights.

Sheila stated they can have the lights turn off at a certain time. She would like to consult with her board members about how this will be done.

SO stated that the requirements for single family residences need to match this proposal. Stated 3300 lumens per fixture is very high.

Sheila stated they had this discussion for their lighting consultant. They wanted the radius of the lights to cover as much area as possible. They wanted the community to feel safe. Stated the analogy of a single-family home is not a great comparison, they have a street that needs to be lit.

SO requested that they ask their lighting consultant for a lower lumen bulb.

TF asked if there was an ability to pilot the lighting with portable lights.

Sheila did not comment on a pilot program.

Sheila asked what happens next, if she addresses their concerns.

TF stated they could continue the hearing to the next meeting to recap.

Public Comments:

Rebecca Gardner, 16 Warren Place, asked if the tree canopy lights would be off at a certain time.

Sheila stated that they will be left on and they will be no brighter than other lights in the neighborhood.

AP stated that the abutter will not be able to see those lights.

Dianna Chaplin, Love Lane, asked if Highland Meadows could give them criteria for lighting in this type of development.

IA stated he can look into it.

Public Hearing continued to February 26, 2020.

4.0 Public Hearing

4.1 15 Evergreen Avenue – RGFA Site Plan Approval Amendment- Add Skylights

Representation: 1:35

Overview:

Discussion:

Public Comments:

5.0 New Business

5.1 13 Pigeon Hill Rd. – Scenic Road Site Plan Approval Amendment – Unpermitted tree removal

Representation:

Overview:

Discussion:

Public Comments:

6.0 Decisions

6.1 [148 Sudbury Rd – Scenic Road RoW Permit – Temporarily Remove Stone Wall](#)

6.2 [15 Pineroft Rd – RGFA Site Plan Approval – New 5,483sf RGFA House](#)

6.3 [140 Country Drive – RGFA Site Plan Approval – Pool House Addition](#)

7.0 Special Order

7.1 Election of Vice Chair

8.0 Other Business

8.1 Town Planner Report

8.2 Working Group and Committee Updates

8.3 Approve Minutes

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

Meeting adjourns at 8:31p.m.

DRAFT