

TOWN OF WESTON

Planning Board Meeting January 5, 2022

Document Prepared by Susan Peghiny



Video Recording: <https://weston.vod.castus.tv/vod/?video=3e7cea23-0590-40f2-a3bb-aa2606fe0093&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:02 PM. Chair Alicia Primer read Governor Baker’s Suspending Certain Provisions of the Open Meeting Law.

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AI) - Chair	Yes	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG)	Yes	Christine Zale (CZ) – Assistant Town Planner	Yes
Steve Oppenheimer (SO)	Yes	Dave Conway (DC) - Consulting Civil Engineer	Yes
Alex Selvig (AS)	Yes	Kim Turner (KT) - Consulting Landscape Architect	Yes
Lori Hess (LH)	Yes		

1.0 Public Comments: there was no public comment.

2.0 Other Business

2.1 Town Planner Report

- Review of upcoming meetings & site visits
- 40B Updates:
 - 518 South Ave: ZBA Meeting on January 18 on storm and groundwater impacts.
 - 751 Boston Post Road: Diana Chaplin said that there was a new agreement dated November 29, 2021 on the town website and asked why the Planning Board’s previous conditions and concerns were not reflected in new agreement. This was discussed, IA will look into it and it will be on the agenda of a future meeting.
 - Others, no new updates.
- Long Range Plans:
 - Private Tree Protection: On agenda tonight
 - Historic Heritage: On agenda tonight
 - Others, no new updates.
- Committee Updates (CZ reporting)
 - Sustainability: Applying for a Municipal Vulnerability Preparedness grant, Riverside discussion on January 18.
 - HPP Implementation: Dept of Housing & Community Development having a webinar on January 12 about the draft Housing Choice Rules.
 - CPC: Deadline is January 18 at 5:00pm.
 - Water Towers: working group on January 6, presentation to Select Board on January 11.
 - Tree Advisory: next meeting is January 12.
 - Invasive Plants: next meeting is January 17.
 - Others, no new updates.

3.0 New Business

3.1 Private Tree Protection Survey Summary

Representation: Laurie Bent, Select Board Member

Overview: IA reported on the survey that was done in October and shared the findings. “Regulating Tree Removal on All New Construction” was the first choice for about 60% of respondents (there were 470 total participants) with other responses getting less support. IA suggested that the Planning Board proceed with regulating tree removal on all new construction. He also reviewed in detail the other results of the survey.

Documents:

[Print Version of Private Tree Survey](#)

[Tree Survey Summary Presentation](#)

[Tree Survey Summary](#)

Discussion: There was a discussion of how to proceed

LG asked whether the working group would be recommending a particular strategy for the Select Bd to focus on with regard to what to bring before Town Meeting.

Ms. Bent said a Tree by-Law had been on the Select Board's list of Policies & Priorities for a couple of years, so they are familiar with it. They want the appropriate town boards to have an open discussion before moving forward.

AS said he thinks they could get two options about tree regulation (#1 triggered by new construction, #2 zoning setbacks) approved if they are well publicized. This was discussed and many believe that Option 1 is do-able, Option 2 is possible. AP said it might be best handled with a 2 part warrant article.

SO said he thinks regulating the trees in the setback is important as well as regulating all new construction. There was a discussion of the trees removed along the RoW on School Street.

LG emphasized that they are discussing regulating NEW construction, which does not include additions, dormers, etc. if we are using the PB historical definition. LH pointed out that Weston does not have a definition of "New Construction" as other towns do.

AP asked for a list of new houses built last year showing how many came before Planning due to location on a Scenic Rd or exceeding 6000 SF, and how many did not.

Public Comments:

John Sally said the survey showed only 50% support for regulating trees in the setback and suggested the Board focus on the new construction regulation now and revisit the setback issue in a few years. He also suggested that the written comments from the survey be published. He said the Town does not do a great job of managing the trees on Town property so the Town should be careful about regulating trees on private property. He also expressed concern about the logging in the Town Forest and feels this is not sustainable.

Ms. Bent explained that the logging is managed and sustainable and part of an educational program to show that the Town can be good stewards while still sustainability harvesting the trees.

Diana Chapman asked if the management of trees on public and private efforts are separate issues. It was explained that there are 2 separate working groups – one for trees on private land and the other on municipal land.

4.0 Continued Public Hearing

4.1 Zoning Bylaw Amendment – Historic Heritage Overlay Designation

***Motion:** LG moved to continue the public hearing. LH seconded, and the motion passed unanimously by rollcall vote.*

4.2 21 Chestnut St – Scenic Road Site Plan Approval – New 11,094sf RGFA House AND 21 Chestnut St – Scenic Road Right of Way Work – Remove Portion of Stone Wall

Representation: Marcus Gleysteen, Architect; Brian Nelson, Civil Engineer; Matt Cunningham and Devin Hefferon, Landscape Architects.

Overview: Mr. Gleysteen said the house meets Town and State requirements for energy efficiency. As construction documents are finalized the HERS (Home Energy Rating System) rating currently 55 which meets Weston standards should improve. He outlined the energy components of the proposed house.

Mr. Hefferon described the adjustment that will be made to the driveway to save two trees, as requested. He also said the post fixture will be changed to a Dark Skies compliant fixture, and explained the issues of the exposed ledge. There was a discussion of the ledge.

Documents:

[21 Chestnut - RGFA Calculations - Plans \(PDF\)](#)

[21 Chestnut - Site Plans \(PDF\)](#)

[21 Chestnut - RGFA Landscape plans \(PDF\)](#)

[21 Chestnut - RGFA MGa Plans Elevations \(PDF\)](#)

Discussion: LG asked if the runoff calculations took into account the trees that will be removed, and Mr. Nelson confirmed that they had.

LG asked how large the lawn is and was told it's about 5500sf and it is irrigated. Mr. Hefferon replied that micro clover will be planted – not turf grass. Micro clover uses significantly less water than turf, requires minimal mowing and no

fertilizer . LG asked if the design and installation would follow PB Water Conservation Guidelines which are based on the EPA’s WaterSense guidelines, and Mr. Hefferon said if they are part of the PB Conditions – they will be followed.

As the historic farmers stone wall along Chestnut street is now more a ragged collection of rocks than a linear wall, LG asked if they would get the rocks back to something resembling a tumbled down farmer’s wall - dry laid – no mortar. Mr. Hefferon said that would definitely be possible.

LH asked for the size of the parking court, and Mr. Hefferon said it is 63’x 50’ (3150sf) and that it accommodates about 5 vehicles without blocking the garage. There was a discussion of the parking court. It was noted that the owners originally thought about putting parking along the driveway and decided on the parking court at the house instead. LH asked if a condition disallowing any further parking areas would be allowed in the conditions, this was confirmed.

AS asked if the parking court could be pervious rather than impervious. Mr. Hefferon said all the runoff will be mitigated. There was a discussion of this issue, and DC said the ledge in the area precluded installing drainage below the parking court which would be necessary if pervious pavement was used.

AS said he was hoping to see a house with things like geothermal or some consideration given to the environment. Mr. Gleysteen said the ledge at the site makes geothermal very expensive but as the solar panels industry continues to develop the house will be very well placed for it and the design will allow the future installation of solar panels. He said the most important energy saving thing they can do is build the house well and discussed the energy issues. This issue was discussed.

Whether the porch with retractable screens should be counted as interior or exterior space and whether the lighting would be included as exterior lumens requiring Dark Sky compliance was discussed. Research is required.

Public Comments: There was no public comment.

***Motion:** LG moved to close the public hearing on 21 Chestnut St Scenic Road Site Plan Approval – New 11,094sf RGFA House. AS seconded, and the motion passed unanimously by rollcall vote.*

The decision for this item is scheduled for 1/19/22

4.3 83 Brown St – Scenic Road Site Plan Approval and Scenic Road Right of Way – New 5,750sf RGFA House and Remove One Tree from Brown St Right of Way

Representation: Tom Timko, Architect.

Overview: Mr. Timko presented the changes to the landscape plan and architectural design. Per the PB’s request, the architects had investigated different dormer options and chose one which reduced the size of the dormers on the house and eliminated one dormer from the garage. The PB agreed this was a better solution. Also more conifers were located between the new house and the neighbor’s house on the landscape plans. The invasive plants at the rear of the property will be cleared and managed as required to ensure the new plantings flourish and remain healthy and unencumbered.

Documents:

[Architectural Plans for 83 Brown St.](#)

[Site Plans for 83 Brown St](#)

[Dormer Study Options for 83 Brown St.](#)

[Landscape and Lighting Plans for 83 Brown St](#)

[Overview of Proposed House at 83 Brown](#)

Discussion: KT expressed concern that the screening trees at the front were mostly deciduous, and Mr. Timko said these would be changed on the plans.

Public Comments: Amy Silverstein, 40 Winter Street, asked for clarification on the grading and drainage plans. She is concerned that water from the new house will drain onto her land. Mr. Timko described the plan to handle water and grading plans and DC confirmed the conformity of the design which satisfied Ms. Silverstein.

***Motion:** LG moved to close the public hearing on 83 Brown St – Scenic Road Site Plan Approval and Scenic Road Right of Way – New 5,750sf RGFA House and Remove One Tree from Brown St Right of Way. LH seconded, and the motion passed by rollcall vote, with SO abstaining.*

The decision for this item is scheduled for January 19, 2022.

4.4 9,15 and 20 Riverside Road - Site Plan Approval – Redevelop Existing Office Park to Biotech Offices – Greatland Realty Partners, Applicant

Representation: Teri Ford, Director of Development; Kevin Sheehan, Greatland; Andrew Cridlin, Landscape Architect.

Overview: Mr. Cridlin described the changes to the landscape plan.

Documents:

[Applicant Responses to Transportation Peer Review Architectural Plans for 20 Riverside](#)
[Architectural Plans for 9-15 Riverside](#)
[Boundary Survey Plans for 9-15 Riverside](#)
[Civil Engineering Peer Review for Riverside Road](#)
[Civil Plans for 20 Riverside](#)
[Civil Plans for 9-15 Riverside](#)
[Cover Letter for Riverside Road Redevelopment](#)
[Initial Presentations to Planning Board](#)
[Landscape Plans for 20 Riverside](#)
[Landscape Plans for 9-15 Riverside](#)
[Offsite Roadway Improvement Plans for Riverside Rd](#)
[Park Rd Improvements Turning Movements](#)

[Presentation to PB Transportation with Park Rd Project Narrative for Riverside Road](#)
[Proposed Park Road Improvements](#)
[Riverside Campus Traffic Impact Analysis Peer Review](#)
[Riverside Labs Off-Site Transportation Improvements Peer Review Responses](#)
[Site Lighting Report for Riverside Road](#)
[Site Visit Handbook](#)
[Stormwater Report for Riverside Road](#)
[Traffic Study for Riverside Road](#)

Discussion: LG asked for their definition of succession trees, which was discussed.

KT said they had covered every question/concern that she had previously shared.

AP asked what would happen to the wood from the trees that will be cut down. Mr. Cridlin said they plan to reuse as much of it as possible on site. The remainder will be disposed of as usual but asked for suggestions if the Board has them.

Public Comments: Judy Nitsch asked for clarification on the schedule. A number of the design decisions details are being delayed until the design development plans are completed. She and the neighborhood are concerned as to who and when an additional review of the design development documents will occur. There was a discussion of the schedule.

***Motion:** LG moved to continue the public to January 11, 2022. LH seconded, and the motion passed unanimously by rollcall vote.*

5.0 Public Hearing

5.1 44 Ripley Lane – Scenic Road Right of Way Work – Remove Portion of Stone Wall

Representation: Brian Nelson, Civil Engineer; Jamie Gerrity, homeowner.

Overview: Mr. Gerrity is expanding his existing home and plans to locate a new garage under the addition and demolishing his existing 1960's garage. This new construction will require a new driveway layout which will require removal of approximately 25' of historic dry-laid stone wall.

Documents:

[Details Plan \(PDF\)](#)
[Proposed Layout Plan \(PDF\)](#)
[44 Ripley Architectural and Floor Plans \(PDF\)](#)
[Erosion Control Plan \(PDF\)](#)
[Existing Conditions Plan \(PDF\)](#)

[Proposed Layout Plan \(PDF\)](#)
[Proposed Site Plan \(PDF\)](#)

Discussion: AP asked what would happen with the rocks. Mr. Garrity said he is open to whatever the Board suggests, including using them as a return on the driveway.

LG noted that when you take out a portion of a dry laid stone wall the ends will need to be rebuilt to support the wall and requested that Mr. Garrity be sure this is done by a mason qualified in dry-laid techniques and that no mortar is used.

LH asked if the 25' opening shown on the plan is accurate. Mr. Garrity said he agrees it should be as narrow as possible, and Mr. Nelson said it could be narrowed by 4-5' and possibly down to 14' width required by the Fire Dept.

***Motion:** LG moved to close the public hearing for 44 Ripley Lane – Scenic Road Right of Way Work – Remove Portion of Stone Wall. LH seconded, and the motion passed unanimously by rollcall vote.*

The decision for this item is scheduled for January 19, 2021.

6.0 Old Business

6.1 255 Merriam/11 Hallet Hill, Village at Silver Hill – AARC Site Plan Approval Amendment – Remove five additional trees

This item was postponed until January 19, 2021

7.0 New Business

7.1 321 Boston Post Road – Approval Not Required Plan – 2 Lots

Representation: Brian Nelson, Civil Engineer;

Overview: IA described the purpose of the lot being split, and Mr. Nelson provided details.

Documents: <https://www.westonma.gov/DocumentCenter/View/31817/ANR-Plan-for-321-Boston-Post-Road>

Discussion: AP asked if it was allowed to make a non-buildable lot, which IA confirmed is allowed. There was a discussion of the unbuildable lot.

8.0 Other Business

8.1 Approval of Minutes

December 1, 2021: *LG moved to approve the minutes of the December 12, 2021 Planning Board meeting as amended. LH seconded, and the motion passed by rollcall vote with SO abstaining.*

9.0 Future Meetings

January 11, 2022

January 19, 2022

10.0 Adjournment

Motion: *LG moved to adjourn, AS seconded, and the motion passed unanimously by rollcall vote.*

Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary