



TOWN OF WESTON

Planning Board Meeting January 8, 2020
 Document Prepared by Dana Orkin

Meeting called to order at 7:02 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	yes
Alicia Primer (AP)	yes	Kim Turner (KT) - Consulting Landscape Architect	yes
Sue Zacharias (SZ)	yes		

Italics indicate formal action taken

1.0 Public Comment

AP asked IA to add election of a Planning Board Chair to the agenda. AP motioned a four-person co-chair of SO, LG, SZ, and AP. She stated that reorganization could occur any time needed.

LG stated that three co-chairs does not seem realistic and that there should be a temporary chair that can delegate tasks.

TF stated that the appointment of a chair is an annual matter.

AP stated Leon Gaumond raised no issues with changing the chair of the Planning Board.

LG stated she would hate to lose TF's involvement in transportation and tree initiatives.

SO stated TF can still be involved in all of those matters even if he is not the chair.

TF stated he has not talked to any town officials and his involvement has only been with the Silver Hill Neighborhood group.

TF asked why the other members wanted him replaced on non- Merriam Street matters.

SZ stated that the members could delegate the leadership.

AP stated that it was time for change.

LG stated there has clearly been previous discussions from members of the board that may be a little dicey of open meeting law.

SZ stated there are other issues that she did not bring up and that she recommends they table this discussion to have an Executive Session with Town Council.

SO moved to table this discussion to either the next meeting or at an Executive Discussion. LG seconded. TF, LG, SO, SZ in favor. AP opposed.

2.0 Public Hearing

2.1 148 Sudbury Road – Scenic Road Right of Way Special Permit, Temporarily Remove Stone Wall

Representation: Sarah and Hans Scheuplein, owners

Overview: DO stated that the owners are requesting to temporarily remove a portion of the stone wall to install a geothermal heating and cooling system. Hans stated there will be two wells drilled in the front yard. The contractor will need to access the property with a drill rig and will need 12-15 feet of the stone wall temporarily removed. The owner stated it is unclear exactly when the excavating will be done due to weather conditions.

Documents:

- [Site Plan dated 11/26/2019](#)
- Pictures

Discussion:

Sarah Scheuplein asked if there was a time constraint but they are not sure when they could get the drill crew out on site.

LG stated that six months should be enough time to allow them to complete the work.

Public Comments:

None

Public hearing closed and decision to be reviewed January 22, 2020

2.2 15 Pineroft Road – RGFA Site Plan Approval, New House

Representation: Carlo and Christine Fragale, owners; Mike White, Landscape Architect; Chris Russ, Architect

Overview: White presented the removal of an existing single-family home and replacement with a new single-family home. He presented the proposed site plan for the property and stated that stormwater runoff would not be increased. Russ presented the neighborhood context plan. Russ stated the proposed RGFA was 5,483sf and after concerns at the site visit they reduced it by 20sf to 5,463 sf. Russ presented the architectural specifications of the proposed home. Russ stated the building height was lowered by a foot to reduce the max height of the home to 35 feet from the average natural grade requirement. Russ presented a proposal to break up the massing of the back of the house from concerns raised at the site walk by the Board. White stated they are proposing to remove 21 trees for the driveway, house footprint, septic field, and for a small lawn area. Proposing to plant 50 new trees on the property. White presented the lighting proposals.

Documents:

- [Plan Set dated 1/8/2020](#)
- Pictures

Discussion:

SO stated that the new architectural massing of the home is much better than what was shown at the site visit.

SO asked if the removal of the two trees in the right of way need approval from the Town DPW.

IA stated that the DPW would review these and it can be memorialized as a condition in the Certificate of Action.

TF asked if they could reduce any of the exterior lights.

White stated they would reduce the number of path lights from 8 to fewer fixtures.

LG asked if they could reduce the height of the proposed 5-foot post light.

White stated they will consider it.

KT stated that the planting plan has improved since the last plan they reviewed.

DC stated he is fine with the septic and stormwater and that it was a constricted site to work with. Stated they did a great job working within all of the setbacks.

Public Comments:

Nina Danforth, TAG, stated that she disagrees with LG that sugar maples are a good tree to be planted on this site. She stated that the island in the right of way could use a boost with some plantings.

Public Hearing closed and a decision will be reviewed at January 22, 2020.

3.0 Old Business

3.1 15 Evergreen Avenue – RGFA Site Plan Approval Amendment, Skylights

Representation: None

Overview: DO stated that Cahill does not have an updated landscape plan and has requested that they continue the discussion to January 22, 2018.

Public Comments:

None

LG moved to continue the public hearing for 15 Evergreen Avenue to January 22, 2018. AP seconded. All in favor.

4.0 New Business

4.1 Framework for Planned 1/22 Holistic Tree Discussion

Overview: TF stated that they have an arborist from DPW who is willing to become involved in the tree discussion project. Stated there would be two working groups. The first working group would be involved in Right of Way trees with written guidelines about how to manage right of way trees. TF stated that a Planning Board member, TAG, Select Board member, and others could encompass the working groups. The second working group would be involved in privately owned trees to create guidelines on how to best manage these trees.

Discussion:

SO asked how does this relate to TAG and the bylaw.

TF stated that Laurie Hess was involved and that she would like TAG to participate in both working groups.

TF stated the working group number 2 would research how other towns structure their privately-owned tree bylaws.

LG stated that a member from the Conservation Commission should also been involved.

SZ asked if it would be reasonable to have a citizen not involved on any town committees to become involved.

TF and LG agreed that would be beneficial.

Public Comments:

Nina Danforth, TAG, stated that she is concerned that there will be 3 tree groups. Stated it may be less efficient but she agrees with TF. Stated the addition of Jackie Jackson, the new arborist, is exciting and positive. Stated a traffic and sidewalk person should be involved in the right of way working group.

Barbara Fullerton, TAG, stated that it would be helpful to have a questionnaire for the citizens of Weston regarding all tree aspects.

Dianna Chaplin, Love Lane, asked if there would be a DPW member involved in the second tree group.

TF stated that would be a good idea to add one.

4.2 Open Meeting Law Complaint from 12/11/2019 Meeting

Overview: TF stated there was a letter of complaint regarding OML of a tree discussion at the last meeting. TF read the letter which stated the tree bylaw discussion was not updated to the agenda on the town website.

Documents:

- [Open Meeting Law Response dated January 8, 2020](#)

Discussion:

AP stated that it was also not listed on the distributed agenda at the meeting.

SZ stated they should not go forward with an agenda topic if it is not posted more than 48 hours before the start of the meeting.

TF stated he is reluctant to change the agenda once it is posted.

Public Comments:

None

SO moved to approve the open meeting complaint response with the modifications noted. LG seconded. TF, SZ, LG, and SO voted in favor. AP abstained.

5.0 Decisions

5.1 140 Country Drive – RGFA Site Plan Approval, Pool Addition for RGFA Trigger

Overview: DO stated that the applicants misspoke at the public hearing and that three trees will need to be removed. IA stated that since the public hearing was closed that they can vote on the decision at the next meeting, but they would need to amend the COA to allow for the removal of the three trees. IA stated that they can't review the decision tonight since they are still missing updated plans for the decision. DO stated the removal of three trees would be a separate application that they would need to send notices for.

Decision to be reviewed on January 22, 2020

5.2 Route 30 Reconstruction

Overview: IA stated a letter of endorsement that he had requested the board to endorse previously had elicited a letter in response from Louis and Rebecca Mercuri, 502 South Avenue. It listed multiple concerns for the proposal.

Documents:

- [Route 30 Reconstruction Project Concerns Letter dated 1/7/2020](#)

Discussion:

SZ there was a public safety issue mentioned in the letter as well as significant trees that would be removed. The letter also stated there was a lack of data.

TF asked what the status of the endorsement letter currently is.

IA stated there is no action at this point. Stated he does not agree with a lot of the points in the response letter and he would like to rebut them.

LG stated if they have time at the next meeting they should hear what IA and Barbara Fullerton have to say.

SZ stated where do they stand.

IA stated they need to wait for better plans.

TF stated he is concerned that they do not have the full picture to decide on. Stated they will not have a full review package when this is reviewed.

Public Comment:

Barbara Fullerton, TAG, stated that the proposal will change the street tremendously by cutting down trees and removing stone walls.

IA stated that he thinks the town really needs this project.

6.0 Other Business

6.1 Town Planner Report

a. Scheduling

Site Visit for 13 Pigeon Hill on January 14, 2020 at 10am

Site Visit for 100 Highland Street on January 21, 2020 at 10am

Planning Board Regular Meeting January 22, 2020

b. Long Range

Transportation Survey is planning to launch next week.

IA stated he hopes to have more information regarding public signs on February 5.

IA stated they had a meeting with a group of developers and residents regarding scenic road procedures. IA wanted to know the issues the developers had with the bylaw. The meeting was simply to hear their concerns.

6.2 Approve Minutes

SZ moved to approved the [5/15/2019](#) minutes with the changes noted. LG seconded. All approved.

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

Meeting adjourns at 9:33 p.m.