

TOWN OF WESTON

Planning Board Meeting January 19, 2022

Document Prepared by Susan Peghiny



Video Recording: <https://weston.vod.castus.tv/vod/?video=07c66f8b-0c61-4d61-8eef-89b6cc8a3fcf&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:00 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)	Late	Dave Conway (DC) - Consulting Civil Engineer	Yes
Alex Selvig (AS)	Yes	Kim Turner (KT) - Consulting Landscape Architect	Yes
Lori Hess (LH)	Yes	Others	
		Katharina Wilkins, Sustainability Committee	Yes

Public Comments

AS said a new house being built near the Case Estates that did not come to the Planning Board. He asked for information about this house and why it did not come to PB for review. IA will take a look.

Other Business

Town Planner Report

- Review of upcoming meetings & site visits
- 40B Updates: (IA reporting)
 - 518 South Ave: Going over groundwater issues.
 - 751 Boston Post Road: IA is reviewing the ZBA decision that was renegotiated.
 - 104 Boston Post Road, Stony Brook: Nothing new.
 - 269 North Avenue: No building permit has come in.
 - 0 Wellesley Street: Will come to Planning later in process.
 - 255 Merriman: Discussing tonight.
- Long Range Plans: (IA reporting)
 - Private Tree Protection: Working group met and made progress.
 - Historic Heritage: Will be on the 2/16 meeting agenda.
 - Rules & Regulations: Will tentatively be on the 2/16 agenda for Counsel Jonathan Murray to provide update.
 - Water Master Plan: Update will be provided at the next meeting.
 - Trees in RoW: Challenge Grant application is still in process.
 - Demolition Recycling: Nothing new.
 - Site Plan Approval Amendment/RGFA Special Permit: Will be on 2/6 meeting
 - Meeting Efficiency: Nothing new.
 - Hybrid / Online Meetings: Nothing new
 - Water Tower Zoning: Hearing being at 2/2 meeting. IA reviewed the process which was discussed.
 - Lighting: Starting an RFP to get these rules & regulations going.
- Committee Updates (CZ reporting):
 - Water Towers: Working on the bylaw draft.
 - Sustainability: Had discussion of Riverside project the previous day.
 - Tree Advisory: Kicked off 2022 initiatives, including Case Park Sustainable Revitalization Project.
 - HPP Implementation: Planning needs to find agenda time for Housing Choice Rules.

Public Hearing

5 Radcliffe Road – Scenic Road Site Plan Approval – New 6,565f RGFA House – Daniel Santangelo, Applicant

Representation: Dan Santangelo. Bill Doyle, Civil Engineer; Dan Quaile, Architect.

Overview: AP noted that the Board had not yet done a Site Visit, and asked the Board to make notes of questions but hold them until after the Site Visit.

Mr. Santangelo provided an overview of the proposed landscape plan.

Mr. Quaile provided the review of the architectural and lighting plans.

Mr. Doyle presented the drainage system for the proposed house.

Documents:

[Architectural Drawings for 5 RADCLIFFE](#)

[RGFA Calculations for 5 RADCLIFFE](#)

[Civil Drawings for 5 RADCLIFFE](#)

[Landscape Drawings for 5 RADCLIFFE](#)

Discussion: DC requested a drawdown calculation for the next meeting. There was no other discussion because the site visit had not been done.

***Motion:** LG moved to continue the public hearing to March 2, 2022. LH seconded, and the motion passed unanimously by rollcall vote.*

45 Hill Top Road – Scenic Road Right of Way Work – Remove Five Trees – Edwin Smith and Teresa DeMarco, Applicants

Representation: Terry DeMarco and Edwin Smith, owners.

Overview: Ms. DeMarco said most of the hemlocks on the property are diseased. They are working to save most, but 2 are dead and 3 are almost dead. These trees also abut the power lines along the street.

Documents: [Photo of trees proposed to be removed](#)

Discussion: KT said there is one tree that could be saved because the wound was old and had healed.

LG asked if there was an arborist report. IA said no, but there was a report from the owner's tree company.

AP asked if the owner would agree to the removal of the other four but leave the one in question. This was agreed to.

LG asked if there were tree replacement plans, and suggested canopy trees along Hillside. Ms. DeMarco said they had talked to their tree company about what should go in there and are happy to do this. There was a discussion of canopy trees.

Public Comments:

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

New Business

70 Loring Road – Site Plan Approval Amendment – Relocate Driveway at existing 8,517sf RGFA house – Nathan and Lindsay Ott, Applicants – Item will be Continued

***Motion:** LH moved to continue the public hearing to February 2, 2022. LG seconded, and the motion passed unanimously by rollcall vote.*

Old Business

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

LG recused herself from board discussion on this topic and participated as a member of the public.

Representation: Leslie Fanger, Landscape Architect; Mike Duran, Developer.

Overview: Ms. Fanger reviewed the tree removal plan and explained which additional trees they are asking to remove and why. She also reviewed the tree replacement plan.

Documents:

[255 Merriam tree removal protection plan](#)

[Updated Landscape plan for Village at Silver Hill](#)

[Arborist Report for Village at Silver Hill](#)

[Tree numbering plan for Village at Silver Hill](#)

Discussion: KT said this presentation covers all of her comments and the Boards' comments from the last site walk.

AP said that she had been contacted by several neighbors who are concerned that the maple in the front yard was not adequately protected. Ms. Fanger said the protection fence should prevent trucks from driving near the tree. The mulch is deep and will also protect the tree. She said the mulch is not permanent so it will not harm the tree. It was agreed to pull some of the mulch away from the root flare.

Public Comments: Jerry Haber, 15 Bradle Road, asked if there are healthy viable trees that will be removed. Ms. Fenger said the trees that will be removed are dead, which KT confirmed.

AS said he was shocked at the site visit by the lack of regard that was paid to the trees, and wants to ensure that there is more attention paid in the future. AS suggested a bond to protect the trees, which will be done. Mr. Haber said a bond had been offered earlier in the process with the ZBA.

Dr. Haber thanked the Board for enforcing the neighbors' concerns about the trees.

Leslie Glynn, speaking as a resident and not a member of the Board, asked to see the arborist report on the root trimming and for the rest of the site, which was agreed to. Ms. Glynn asked for clarification on how the wood chip pad would help the tree roots and the steep slope. IA said there was a layer of topsoil with wood chips on top.

Ms. Glynn suggested that another canopy tree be added along Merriman Street, but AP said that would require changing the original approved landscape plan. Ms. Glynn then asked the developer to considering adding more trees in that area.

Ms. Glynn also said the historic stone wall had been damaged. Mr. Duran said the plan calls for the wall to be taken down and then rebuilt. IA said plan requires the wall to be repaired and maintained and outlined the wall plans. This was discussed and it was discovered that the historic stone wall was approved for removal. IA said he would look into this issue.

Susan Scott asked what the bond will cover exactly and what would the consequences be. AP provided the information.

Dr. Haber asked if it was certain that there will be a bond. AP said this was agreed to by the Board.

The decision for this item is scheduled for February 2, 2022.

Mr. Oppenheimer joined the meeting at this point.

Continued Public Hearing

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; Tom Dundon, Architect; Michael Munn, Sustainability Consultant; Bob Lever, Water Consultant.

Overview: Ms. Ford provided some background and an overview of the sustainability issues and plans.

Mr. Munn recapped the sustainability features of the site.

Ms. Ford said they will opt into 100% renewable energy with the Weston Power Choice program. She explained the limitations of the site regarding other types of ways to use renewables and said they will buy carbon offsets for the consumption of the buildings for 20 years, which will be done by a payment based on the anticipated design consumption of the buildings.

Ms. Ford pointed out that 5% of parking spaces will be electric vehicle charging.

Ms. Ford explained their plan to use sustainable building materials such as CLT (cross-laminated timber)/Mass lumber and explained why they want to invest in this technology. Mr. Dundon provided more details about this type of construction.

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](#)
[Landscape Revisions Presentation for Riverside Road](#)
[Offsite Roadway Improvement Plans for Riverside Rd](#)
[Park Rd Improvements Turning Movements](#)
[Presentation to PB Transportation with Park Rd](#)
[Project Narrative for Riverside Road](#)
[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: Ms. Wilkins said her impression is that Greatland has made an honest effort and sees difference in plans from November to now. She said all of Sustainability’s “what if” questions have been answered. She pointed out that lab buildings are high energy users and there is not much to do about that given the limitations of the site. Greatland’s commitment to opt in to 100% renewable energy through Power Choice will be beneficial to Weston.

AS said he appreciated Greatland’s commitment and efforts to try to mitigate their carbon footprint.

LG expressed appreciation for Greatland’s plan to use CTL/Mass lumber.

Ms. Wilkins shared an experience she had speaking to the CFO of the biotech company she works for.

LG asked for confirmation on several issues, which were provided.

LG also asked about grey water handling, and Ms. Ford explained the challenges of the site in the area. Mr. Lever provided more details about this issue, which was discussed.

LG asked if the LEDs on the end of the site could be kept to 2700-3000 kelvins, which was agreed to.

LH asked about future EV charging compatibility and if there enough at the site. Ms. Wilkins said she is more concerned about the electricity capacity at the site. Ms. Ford said this is a concern for Greatland, too. Capacity need in the area was discussed.

LS asked if there was any mitigation for potential bird strikes. Mr. Dundon said the amount of glass on the two buildings in question has been reduced, and a non-reflective panel has been used between floors, and the solid components of the façade have been modified to add depth,

AP asked what would happen to the tree trunks of the large trees being removed from the site. Mr. Dundon said they are looking at options and explained several possibilities.

Public Comments: There was no public comment.

Other Business

44 School Street – Informational Presentation – Brooks School Apartments Expansion

Representation: Tom Timko, Architect and Chair of the Elderly Housing Committee.

Overview: Mr. Timko explained that process the Committee intends to do in order to bring a request of \$250,000 in funding to Town Meeting. He then provided an overview of the issue, needs, and plans to expand the housing.

Discussion: AP asked how the neighborhood outreach is progressing. Mr. Timko explained upcoming plans for this.

LH asked if there were thoughts about making it a net-zero or sustainable building. Mr. Timko explained their plans.

AS asked how this project would affect the plumbing/sewage treatment issue in Town. Mr. Timko said there is some spare capacity on site, which is why the number of new units is 14.

LG made some suggestions regarding sustainable building. She also asked about why Building D is not on the SHI, and if funding for this project would allow it to be part of the SHI. There was a discussion of the funding structure.

751 Boston Post Road – Comprehensive Permit – Decision Comparison

This item was continued to a future meeting.

Decisions

21 Chestnut St – Scenic Road Site Plan Approval and Scenic Road Right of Way – New 11,094sf RGFA House and Remove Portion of Stone Wall - Darren and Michelle Black, Applicants

Motion: LH moved to approve as amended 21 Chestnut St – Scenic Road Site Plan Approval and Scenic Road Right of Way – New 11,094sf RGFA House. AS seconded, and the motion passed by rollcall vote with SO abstaining.

Motion: LH moved to approve as amended 21 Chestnut St – Remove Portion of Stone Wall. LG seconded, and the motion passed unanimously by rollcall vote.

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 – Weston Brown LLC, Applicant

Motion: LH moved to approve as amended 83 Brown St – Scenic Road Site Plan Approval and Scenic Road Right of Way – New 5,750sf RGFA House. LG seconded, and the motion passed by rollcall vote with SO abstaining.

Motion: LH moved to approve as amended 83 Brown St – Remove One Tree from Brown St Right of Way. LG seconded, and the motion passed by rollcall vote with SO abstaining.

44 Ripley Lane – Scenic Road Right of Way Work – Remove Portion of Stone Wall, Jamie Gerrity Applicant

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

Future Meetings

February 2, 2022
February 16, 2022

Adjournment

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

Meeting adjourned at 10:05p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary