



TOWN OF WESTON

Planning Board Meeting January 20, 2021

Document Prepared by Dana Orkin

Video Recording: <https://weston.vod.castus.tv/vod/?video=b588cd1d-ca13-4f75-b698-d5ed617d6215&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:03 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 Historic Heritage Overlay – Zoning Bylaw Amendment

Representation:

Overview: AP stated they are uncoupling the Kendall Common district from the zoning Amendment. Stated that they have plans to preserve the area through a local Historic District. IA gave a presentation on the updates to the zoning bylaw showing that Kendall Common would not be included. He gave an overview of the types of guidelines for estate lots which would be the focus of this zoning bylaw. He also presented the bylaw allowances for these intended lots. He presented the list of potential properties to be included in the Overlay District.

Documents:

- [Proposed Zoning Map](#)
- [Proposed Bylaw Amendment](#)
- [Overview Presentation](#)

Discussion:

SZ learned that she could add any property to the list that she saw fit. Stated that she would like to focus on more of a global view of the district than picking various properties in Town.

SO stated that they have not figured out yet how a particular property gets on this list. He suggested that the owner of the property make the decision to add their property to the district. He stated that could even happen before an owner sells the property. He felt that the owner had to agree to their property being included in the district.

AP stated that they would consider it. Suggested that a parcel of a certain size on a certain size plot of land would be considered an estate and that the property could be added to the list. She stated that the 1-year historical property demolition delay provides minimal protection to these historic homes.

LG agreed that they needed to add the right incentives for owners to want to add their properties to this district.

Public Comments:

Adam and Carrie Marcus, 104 Westcliff Road & 55 Love Lane, asked if this was a voluntary process for owners or mandated by the PB.

AP stated that it would be made mandatory by the Town.

Marcus stated that he was not willing to be included into the Overlay District at this time. He stated that they wanted to preserve their house but are just not ready to add it to the district since they have not even moved into the house yet. He stated that they were a little shocked that their property was put on the list and considered it to be eminent domain-like by the Town.

Kevin Kerr, Attorney for 99 Westcliff, wrote a letter which stated his concerns for the proposal. He stated that he shared similar concerns to the Marcus'. He stated that it could be compared to spot zoning. He stated that having special guidelines and policies creates individual rules for different properties. He stated that there was an approved house on lot 2 of 99 Westcliff and that the owners have been working with the Town. He asked why that map of Lot 2 would be included in this Historic District. He stated that there were no clear formulas for the density of the lots.

AP stated their intent was to save properties that were in danger from being demolished. She clarified that she meant individual design guidelines and not individual rules for each lot. She stated that Lot 2 of 99 Westcliff was something that they would have to look at in the future.

IA stated they included the vacant lot since it was previously part of the 99 Westcliff Lot.

Karen Sebastian, agreed with Kerr that if the Town were designating specific properties, it takes it out of the owner's hands. She stated that they should look into incentivizing these properties with tax breaks instead.

Terry Eastman, Pigeon Hill Road, suggested that the Marcus's come to the next meeting with ideas to protect these houses.

Marcus agreed to reach out to IA this week with some resources.

LG moved to continue the Public Hearing for the Historic Heritage Overlay – Zoning Bylaw Amendment to March 17, 2021. AS seconded. All in favor.

2.2 12 Westerly Road – RGFA Site Plan Approval – House and pool area addition

Representation: Jay Lavoie, WSP; Paul Apkarian, Paul Apkarian Architects; Michael D'Angelo, Michael D'Angelo Landscape Architecture, Jason Robins and Shannon, Owner

Overview: AP stated that the PB asked the applicants to reconsider moving the generator from the last meeting. D'Angelo presented a landscape plan which showed the fence pulled in closer to the original generator location and more plantings along the front property. Stated that the cost to move the generator would be \$8000-\$9000.

Documents:

- [Landscape Plans dated 1/20/2021](#)
- [Architectural Plans dated 1/6/2021](#)
- [Civil Plans dated 1/15/2021](#)
- [Landscape Presentation dated 1/20/2021](#)

Discussion:

LG stated concerns for the sound attenuation of the generator.

Lavoie stated the generator would have a sound blanket as well. Stated that it would meet the PB's sound requirements.

KT stated she was fine with the proposed plantings at the front.

Public Comments:

None

LG moved to close the Public Hearing for the RGFA Site Plan Approval for 12 Westerly Road with a decision to review at the end of the meeting. AS seconded. All in favor.

3.0 Old Business

3.1 Wellesley Street – Scenic Road Right of Way Condition - Legacy Trail Gate

Overview: IA stated that the PB wanted to check that the locking hardware and gatekeeper information were provided to the Town. He stated that he sent the details to LG.

Documents:

- [Shop Drawing of Gate](#)
- [Photos](#)

Discussion:

SO stated that the locking mechanism was not the PB's concern.

Public Comments:

None

SZ moved to close the Public Meeting for the Scenic Road Right of Way Condition for the Legacy Trail Gate on Wellesley Street. SO seconded. All in favor.

4.0 New Business

4.1 42 Newton St, Pinebrook Country Club – Site Plan Approval Amendment- Utility Cabinets and Additional Landscaping

Representation: Eric Joseph, Paul Finger Associates

Overview: Joseph stated that the Country Club had approved plans for a new pumping station. He stated that the Eversource's transformer requirements have changed and that they needed to change the cabinet for the utilities as a result. He stated that they were looking to update the planting plan to better screen the cabinet. Spruces and Rhododendrons were proposed around the cabinet and along Newton Street.

Documents:

- [Planting Plan dated 12/29/2020](#)

Discussion:

KT stated that the planting plan looked fine.

SZ stated that they should talk to the neighbor downstream to coordinate what groundcover they might like.

Joseph agreed.

Public Comments:

SZ moved to close the Public Meeting for the Site Plan Approval Amendment for 42 Newton Street, Pinebrook Country Club, with an approval memo to review at the next meeting. AS seconded. All in favor.

4.2 18 Skating Pond Road – Site Plan Approval Amendment – Tree Removal and Replacement

Representation: Karen Sebastian, Karen Sebastian LLC

Overview: Sebastian requested to remove a 40" Poplar and a 42" White Pine. The 40" Poplar was in decline and she provided an arborist letter which confirmed that it was a safety concern. She stated they would like to add a 3-3.5" caliper Acer Saccharum (Sugar Maple) and a 3-3.5" caliper Fagus Sylvatica (Beech).

Documents:

- [Landscape Plan dated 5/20/2020](#)
- [Photos](#)
- [Arborist Letter dated 1/13/2021](#)

Discussion:

KT stated that she could not go against an arborist report.

SZ agreed that the replacements were adequate.

AP stated that she would like a taller tree planted in replacement of the Poplar.

SZ stated concerns of larger trees being transplanted.

LG agreed with SZ.

Public Comments:

None

LG moved to approve the RGFA Site Plan Approval Amendment for 18 Skating Pond Road with a memo. AS seconded. All in favor.

5.0 Decisions

5.1 55 Hidden Road – Flexible Subdivision Site Plan Approval Amendment – Landscaping and Architectural Modifications

LG moved to approve the Flexible Subdivision Site Plan Approval Amendment for 55 Hidden Road with the changes noted. SZ seconded. All in favor.

5.2 12 Westerly Road – RGFA Site Plan Approval – = Pool, Pool House and Finish Attic Above Garage Additions

SO moved to approve the RGFA Site Plan Approval Amendment for 12 Westerly Road with the changes noted. LG seconded. All in favor.

6.0 Other Business

6.1 Town Planner Report

- a) Meetings & Site Visits
 - a. PB Regular Meeting on February 3, 2021 at 7pm
- b) Long Term
 - a. Signage Guidelines – The consultant was currently working on it.
 - b. HPP – Ongoing with many meetings scheduled.
 - c. Water Master Plan – Heard back from DCR about their approval to plant. LG asked if they were going to pursue the well discussion. IA stated they would be scheduling a meeting for next week.
 - d. Private Tree/Public Tree Protection – Laurie Hess and LG worked on a draft RFP for Public trees. IA stated that they were still working on a private tree bylaw.
 - e. Rules and regs – IA was working on the RFP
 - f. Guardrails – IA would talk to Tom Cullen about moving forward
 - g. Demolition and Recycling – LG sent the meeting notes for the recycling meeting a few weeks ago. Stated that she still needed to dig a little more into this. Dianna Chaplin mentioned a few companies that she would send to IA so the PB can do some research.
- c) Affordable Housing
 - 751 Boston Post Road – Appeals filled.
 - 104 Boston Post Road – Continue with the HAC meetings tomorrow.
- d) Other Committee Updates
 - a. Sustainability – The PB wanted a discussion at one of their upcoming meetings.

6.2 Approve Minutes

LG moved to approve the minutes for 1/6/2021. AS seconded. All approved.

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

Meeting adjourned at 9:02 p.m.