

TOWN OF WESTON

Planning Board Meeting February 15, 2023
Document Prepared by Christine Zale



Video Recording:

<https://cloud.castus.tv/vod/weston/video/6403d6d100bf1e00086357e8?page=PLAYLIST>

Meeting called to order at 7:02PM.

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP) – joined at 7:30pm	Yes	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG) – Chair	Yes	Christine Zale (CZ) – Assistant Town Planner	Yes
Shawn Lanier (SL)	Yes	Dave Conway (DC) - Consulting Civil Engineer	Yes
Alex Selvig (AS)	Yes	Kim Turner (KT) - Consulting Landscape Architect	Yes
Lori Hess (LH)	Yes	Others	

LG opened the meeting and read Governor Baker's Suspension of Certain Provisions of the Open Meeting Law. LG said that any individual wishing to record this meeting will need to disclose that at the start of the meeting. No one stated they would be recording.

PUBLIC COMMENT

LG reminded everyone of the upcoming Water Tank meeting being held by the Select Board.

TOWN PLANNER REPORT

- IA discussed the calendar – and upcoming site visits in February.
- Large Project Updates
 - No 40B updates- no building permits submitted
 - 1-11 Wellesley had a hearing on 2/14. LG said there will be another site walk, AP asked that the PB be notified when the site walk is scheduled.
- Riverside Updates
 - Park Rd improvements north of Orchard Ave- working out the Bike lane over bridge. Designed and Submitted to MassDOT
 - 0 Park Rd land swap- Authorization granted and RFP posted.
- Long Range Updates
 - Rules and Regs- will be discussing Section 3 tonight.
 - Public Tree Maintenance Plan – TAG had meeting with DPW
 - Historic Heritage- IA has asked Town Counsel to work on an enabling article for Town Meeting to go to the state for special legislation. AP asked about the deadline for Town Meeting, IA said the deadline is 3/12. AP and LG requested the enabling article be put on a future meeting agenda for discussion.
 - Master Plan – working on draft charge and steering committee.
- Other Town Projects
 - Accessory Apartments- Housing Trust wants further review/discussion with the PB.
 - Water Tanks- IA said the Select Board will need to get a new bylaw over to the PB before 3/1 so the PB can hold a hearing.
 - Louisa's Wall Garden- LG said it had been presented to the Historical Commission and is being presented to Finance Committee.

Continued Public Hearing

0 Church Street (0 Hemlock Rd) – Flexible Subdivision Special Permit – Create Buildable Lot – Richard Barno, Applicant – Item will be continued

Motion: AP made a motion to continue the Public hearing for 0 Church St (0 Hemlock Road) to 4/5/2023, LH seconded, motion passed in a unanimous rollcall vote.

Public Hearing

2 Sudbury Road- Scenic Road Site Plan Approval – New 10,070sf RGFA House – Amy and Jonathan Grimm, Applicants

Representative: Brian Nelson, Engineer; Greg Bilowz, Landscape Architect; Brian Morgan & Mike Collins, Architects; Amy and Jonathan Grimm, Owners

2 Sudbury Civil Plans	2 Sudbury Landscape Plans
2 Sudbury Arch Plans	2 Sudbury Road Weston MA Arborist Report Update 01.25.23
Hydrologic Analysis, 2 Sudbury Road Weston	

Overview & Discussion: Nelson presented civil plans and discussed the existing site conditions. The site currently has no stormwater controls. He shared proposed site plans for new house with 2,700sf increase in footprint located in the general location of the existing house. He noted a 7,400sf increase in impervious areas and discussed the stormwater management plan for the site. There will be no changes to the existing riding arena and barn.

Bilowz presented the landscape plans. He discussed a naturalistic plan focusing on mainly native species to improve the site diversity and habitat. He addressed the hazard trees and invasive species on the north side of the property. A total of 95 trees are proposed to be removed 48 of which are in the primary development area. 59 trees and 327 shrubs are proposed to be planted on site. He shared landscape materials for the retaining walls and garden steps and presented site sections and views of the house from the trail. He addressed the area of ecological restoration at the north of the property, the proposed native species, and a proposed low mow meadow area.

AP asked if the hearing should be opened to PB questions. LG said this was a big project and would be going to another meeting.

Collins, discussed the architectural style and materials. Morgan discussed the RGFA.

LG asked when this hearing could be continued to. IA said 3/1.

DC said the stormwater was fine. KT said she would wait till the next meeting for her input.

Motion: Ap made a motion to Continue the hearing for 2 Sudbury Scenic Road Site Plan Approval to 3/1. SL seconded motion passes in unanimous roll call vote.

New Business

2 Fields Pond – Scenic Road Site Plan Amendment – Finish Attic in Existing 4,799sf RGFA House – Jana Oosterhuis, Owner

Representative: Jana Oosterhuis

2 Fields Pond Road Floor Plans	
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Overview & Discussion: IA provided background information on the property and a previously approved two story pool house that was not built. IA said the owners do not intend to build the pool house and instead want to finish their attic. The owner was willing to forfeit, in writing, the permit to build the pool house. He discussed a site visit with KT and documented trees that have died or need to be planted.

LG asked if the withdrawal of the request for the pool house was notarized. IA said it was not notarized but it would be a condition of approval. LH asked if no future owner could build this pool house, IA and AP said they would have to reapply.

Oosterhuis, presented attic plans showing two offices and a bathroom. The plans add 864sf of living space.

LG asked if the Board of Health had determined no septic changes were needed because the addition is for offices not bedrooms. IA discussed things that the owner had to do with the Board of Health in order to not increase the septic including signing the deed to not have a garbage grinder.

LG said that if the Board of Health determines that these are bedrooms and requires septic changes they will need to come back to the PB

AS asked if the offices had closets. He said if they do not have closets they would not be considered bedrooms.

AP asked about the size of the skylights. The skylights are 32x42”

IA asked if the PB is ok with a memo for approval. AP said yes as long as the promise to not build the pool house is memorialized within the memo,

***Motion:** AP made a motion to approve the proposal for 2 Fields Pond – Scenic Road Site Plan Amendment with the condition that the previously approved pool house cannot be built. LH seconded the motion passes in unanimous rollcall vote.*

Old Business

Wellesley Street Guardrail Replacement- Weston DPW and Select Board

Overview: IA shared the draft memo on screen.

Discussion: AP gave minor edits to wording.

***Motion:** SL made a motion to approve the memo as edited on screen. LH seconded and the motion passes in a unanimous rollcall vote.*

Other Business

Ruled and Regulations Section 3

Discussion: IA went over highlights of changes. He gave an overview of plan standards for site plans. He asked the PB for input on the site plan requirements for existing trees on site adding the requirement of size, location, and species of trees with a caliper of 18” DBH anywhere on site.

LH asked if condition of trees could be added to the site plan requirements. She noted previous applications that have color coded their plans to identify the condition of the trees.

AP said the applicants would need evaluate the condition of the trees with an arborist report.

LG said she would like to determine a way to figure out how to count evergreens within the caliper count. There was a discussion of ways to count evergreens.

PB discussed the requirements for including 18” DBH trees on site plans. LG said anything over 18” within the setback should be identified.

IA discussed the Traffic study requirements within the site plans standards. IA said it should be kept to industry standards.

AP said it should be subject to peer review.

LG said she would like to check who sets the most stringent traffic standards as a reference.

LH volunteered to work with IA on editing.

AP will send comments to IA, and LG will review as well.

State Projects- Overview and Impact Assessment

Discussion: IA discussed Route 30/128 area projects including MassDOT realignment of toll ramps, TIP project to continue pedestrian improvements on the bridge over to Newton, and a staging area for the water tunnel project.

LH asked if there had been discussions on noise abatements. IA said there had not.

LG said that Tom Cullen, DPW, said the PB might want to put together a letter of concerns to send to MassDOT and MWRA. LG said these would be 15-20 years' worth of projects.

IA discussed Riverside Labs project with a multimodal path and Recreation Rd.

AP questioned traffic diversion for the projects and how that will impact surface streets.

LH asked to include questions on dust/air quality and vibration impacts.

Decisions

297 Meadowbrook – RGFA Site Plan Approval – New 12,086sf RGFA House – Neil and Puja Shah, Owners

Overview: CZ presented decision reviewed by SL, AS and LG. LG said adding a narrative for the history of the property on the front page of the decision is helpful. CZ shared the special conditions on screen. LG noted the removal of the word deconstruction.

Motion: AP made a motion to approve 297 Meadowbrook RGFA Site Plan Approval as edited. LH seconded and the motion passes in unanimous rollcall vote.

102 Ash Street- Flexible Subdivision Amendment- Change Approved Driveway Location – Anthony Seretakis, Applicant

Overview & Discussion: IA shared draft decision on screen. He included the property history ahead of the findings. The PB reviewed the draft on screen. There was a discussion of wording related to the intention of the owners to retain the existing house.

PB reviewed and discussed the findings with Beth Nolan, attorney for the applicant. Beth Nolan said the owners had not had a chance to review this decision and understand it.

LG said the decision would not be approved tonight but the PB would continue reviewing and editing on screen.

Beth Nolan expressed appreciation for the PB reviewing and editing of the decision.

LH asked if the property would still come under PB review with the address change. IA confirmed it would.

IA said the PB would vote and approve at the next meeting

21 Chestnut – Scenic Road Site Plan Approval – New 10,139sf RGFA House – Marc Kaplan, Owner

Overview: CZ shared decision edited by LH and LG.

Motion: AP made a motion to approve 21 Chestnut Scenic Road Site Plan Approval as edited. LH seconded and the motion passes in unanimous rollcall vote.

645 Wellesley- Scenic Road Site Plan Approval – New 4,238sf RGFA House – Olivia Zhao, Owner

Overview: The decision was not reviewed ahead of the meeting. SL and LG will review ahead of next meeting.

IA and LG said the homeowner could move forward with applying with the ZBA and this will not slow down her process.

221 Boston Post Road- Site Plan Approval Amendment- Widen Driveway Opening – Bhaskar Edara, Owner

Overview: CZ shared amendment on screen as edited by LG. LG requested to add information on root fertilization.

Motion: LH made a motion to approve 221 Boston Post Road – Site Plan Approval Amendment as amended. SL seconded and the motion passes in unanimous rollcall vote.

MINUTES

Motion: AP made a motion to approve 12/7/22 meeting minutes as edited by LH. LH seconded and the motion passed in a roll call vote.

Adjournment: AP moved to adjourn. LH seconded and the motion passed in a unanimous roll call vote.

Meeting adjourned at 9:03pm