

TOWN OF WESTON

Planning Board Meeting February 16, 2022

Document Prepared by Susan Peghiny



Video Recording: <https://weston.vod.castus.tv/vod/?video=23f8bf26-86fc-46f8-a11a-89e118f41920&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:05 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
Laurie Hess (LH)	Yes		

PUBLIC COMMENT: There was no public comment.

OTHER BUSINESS

Town Planner Report

- Review of upcoming meetings & site visits
- 40B Updates:
 - 518 South Ave: civil engineering, architecture, and landscape will be discussed at the meeting tomorrow.

PUBLIC HEARING

7 Clifford Road – Site Plan Approval, Flexible Subdivision – New 5257sf RGFA House – Litchfield Co, Applicant

Representation: Brian Nelson, Civil Engineer; Christopher Canton, Civil Engineer, Karen Sebastian, Landscape Architect; Henry Arnato, Architect.

Overview: Mr. Nelson presented the existing conditions, proposed site plan, planned tree removals, and proposed house overview. He also outlined the changes requested to the approved subdivision plan. Ms. Sebastian presented the landscaping and lighting plans. Mr. Arnato presented the architectural plans.

Documents:

- [Architectural & Floor Plans, Lot 4, 7 Clifford Lane \(PDF\)](#)
- [Cross Section A-A, Lot 4, 7 Clifford \(PDF\)](#)
- [Cross Section B-B, Lot 4, 7 Clifford \(PDF\)](#)
- [House Comparison Plan, Lot 4, 7 Clifford Lane \(PDF\)](#)
- [Hydrologic Analysis, Lot 4, 7 Clifford Lane \(PDF\)](#)
- [Landscape and Lighting Plan, Lot 4, 7 Clifford \(PDF\)](#)
- [Lighting Spec Sheets Lot 4, 7 Clifford \(PDF\)](#)
- [Lot 4 - 7 Clifford Illustrative Planting Plan \(PDF\)](#)
- [Lot 4 - 7 Clifford Site Plans \(PDF\)](#)
- [Neighborhood Inventory, Lot 4, 7 Clifford](#)
- [Proposed Sewage Disposal System, Lot 4, 7 Clifford \(PDF\)](#)

Discussion: KT asked for clarification on the tree removal plan, which was discussed.

SO asked some questions about the location of the house in relation to the wetlands which Mr. Nelson answered, and this issue was discussed.

LG asked questions about the retaining wall, access to the house, and the intended use of the lower level, which Mr. Arnato answered. The lower level and the retaining wall discussed.

LG also questioned the use of grass, and Ms. Sebastian said it would be removed. LG then asked about the location of the septic. Mr. Nelson reviewed the topography of the septic.

Public Comments: There was no public comment.

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

PUBLIC HEARING

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

Representation: Kevin Sheehan, Greatland Realty; James Ward, Attorney

Overview & Discussion: IA reviewed suggested changes to the draft decision, which were discussed.

Documents:

- [Acoustic Peer Review Report 2022 02 11](#)
- [Applicant Responses to Transportation Peer Review](#)
- [Arborist Report for Riverside Road](#)
- [Architectural Plans for 20 Riverside](#)
- [Architectural Plans for 9-15 Riverside](#)
- [Boundary Survey Plans for 9-15 Riverside](#)
- [Certificate of action for 20 Riverside Road](#)
- [Certificate of Action for 9 and 15 Riverside](#)
- [Civil Engineering Peer Review for Riverside Road](#)
- [Civil Engineering Site Details](#)
- [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](#)
- [Peer Review Response to VHB](#)
- [Presentation to PB Transportation with Park Rd](#)
- [Project Narrative for Riverside Road](#)
- [Riverside Campus Traffic Impact Analysis Peer Review](#)
- [Riverside Labs Community Noise Evaluation](#)
- [Riverside Noise Baseline Survey](#)

Public Comments: There was no public comment.

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

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

Zoning Bylaw Amendment – Historic Heritage Overlay Designation

This item will be considered at a future meeting after Town Meeting.

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

OTHER BUSINESS

Sustainable Tree Initiative – Protection Framework

Overview: LH (a member of the Tree Advisory Committee) presented the reasons, background and framework of the proposed Sustainable Tree Initiative. She also outlined the results of the resident survey.

Documents:

- [Framework Presentation Sustainable Tree Initiative](#)
- [Print Version of Private Tree Survey](#)
- [Tree Survey Summary](#)
- [Tree Survey Summary Presentation](#)

Public Comments: Holly Tolly, 10 Old Road, asked if the proposal would also impact existing homes, and said that there should be more collaboration between residents and the Town.

Katherina Wilkins, 63 Brook Road, said there was a lot of community engagement in the Climate Action & Resiliency Plan and those participants support the goals the proposed bylaw is trying to achieve. She would like an exemption in the bylaw to allow tree removal for solar power installations.

Abigail Lyfton, 115 Ridgeway Road, expressed concern about the number of trees that are being removed around Town and expressed support for the proposed bylaw.

Denise Breazano, 18 Skating Pond Road, said she is not happy that more rules are being added. She also felt that this would be an infringement of a homeowner's rights and that the Scenic Roads Bylaw covers a lot of this issue. She suggested that the size of the property be considered when trees are being removed.

David Ayre, 14 Perry Lane, explained how a property in his neighborhood had been clear cut and how the drainage had changed, causing a safety issue in the winter.

Sandy Kendall, 52 Westland Road, expressed support for the bylaw.

Debbie Slotpole, 81 Westerly Road, explained how a neighbor had removed a lot of trees which changed their view and allows the sound from Rt. 20 to reach her property. She supports the proposed bylaw.

Mario Alagna, 137 Sherborn Circle, said he believes there are good points on both sides and there needs to be balance between property rights and the community. He expressed concern that there is a cost to overregulation and said exemptions would be important. He said that outside of the setback people should be free to do as they wish on their property.

Olga Schuman, 265 Country Drive, said that as a builder she has to cut more trees now because of drainage requirements, and that bylaws sometimes have unintended consequences.

Diana Chapman, 26 Love Lane, said she thinks this proposal is being rushed and wants to ensure that residents are aware of the proposal. She said if the Planning Board enforces a tree bylaw, it could cause every new house to need Planning Board approval.

Discussion:

LG said the infrastructure looks good and there is knowledge to be gained from looking at other towns. There is a lot of work to be done. She asked that people tell their friends and neighbors about the proposal.

SO asked if the goal was to have the bylaw ready for the May Town Meeting. AP said yes. There was a discussion of timing. He also asked for confirmation that the proposed bylaw will be for new construction only, which was confirmed.

AS expressed support for the proposal.

Residential Special Permit and Site Plan Approval – Sustainable Buildings

Overview: IA explained that this is under consideration because almost all houses that have come before the Planning Board do not include any sustainability plans or components. Since this is a large issue, he proposed looking it one piece at a time. He reviewed some State initiatives.

Documents:

- [OtherTownComparison](#)
- [Residential Special Permit Review and Issue](#)

Discussion: There was a discussion of collaborating with other Town organizations.

Katherina Wilkins said her committee, the Sustainability Committee, looks forward to collaborating with the Planning Board.

AS will be the Planning Board liaison for this effort, with other members rotating as participants. LG will be the first member to rotate in.

OTHER BUSINESS

Approval of Minutes

February 2, 2022: *LG moved to approve the minutes of February 2, 2022 Planning Board meeting as amended. LH seconded, and the motion passed unanimously by rollcall vote.*

FUTURE MEETINGS

March 2, 2022
March 16, 2022
March 23, 2022

ADJOURNMENT

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

Meeting adjourned at 9:12 p.m.

Respectfully submitted,

Susan Paghiny
Recording Secretary