

TOWN OF WESTON

Planning Board Meeting March 2, 2022
Document Prepared by Susan Peghiny



Video Recording: <https://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/watch/622988f7437b820008321194>

Meeting called to order at 7:04 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)	Joined Late	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.

PUBLIC HEARING

863 Boston Post Road – Limited Site Plan Approval – 153 Student Childcare Center, Gus Miragias, Artisan Childcare, Applicant.

Overview: This item is being continued pending a Historical Commission review of the revised plans.

Discussion: There was a discussion of having a traffic study and peer review of the study done.

***Motion:** AS moved to continue the public hearing to April 6, 2022. LG seconded, and the motion passed unanimously by rollcall vote.*

NEW BUSINESS

45 Hidden Road – Site Plan Approval Amendment, Flexible Subdivision – Pool Addition to 6,943sf RGFA house under construction – Ali and Denise Lotfi, Applicants

Representation: Karen Sebastian, Landscape Architect, Ali & Denise Lotfi, Owners; Treff LaFleche, Architect.

Overview: Ms. Sebastian provided an overview of the proposed pool addition, and the updated tree and lighting plans.

Documents:

- [Civil Plans for Pool Addition at 45Hidden](#)
- [Landscape Plans for Pool Addition at 45 Hidden](#)

Discussion: KT said she thinks the additional plantings are appropriate and in the right locations and the plan has the right number of trees for the site.

DC said the stormwater plan is fine.

LG asked a question about the rocks along the driveway and the scale of the rocks. Ms. Sebastian said they will become retaining walls and be located elsewhere on the property. The rocks and retaining walls were discussed.

LG asked that the water feature not be run continually and that it conforms to the WaterSense Water Conservation Guidelines. Mr. Lotfi said the feature will circulate the water so nothing will be lost.

Public Comments: Dan Santangelo, 688 Boston Post Road, asked if the Weston Golf Club was notified about the hearing because the General Manager told him they have safety concerns, especially concerning golf balls being hit into the pool area. There was a discussion of how the abutters were notified of the public hearing.

Mr. Lofti said the safety issue is the same whether there is a pool or not.

Mr. LaFleche said the Town met with members of the club at the site during the initial construction, so any safety issues have been reviewed by them already.

It was decided to continue the public hearing until it is confirmed that the Weston Golf Club was properly notified.

Motion: AS moved to continue the public hearing to March 16, 2022. LH seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for March 16, 2022.

40 Westerly – RGFA Site Plan Approval Amendment – Landscape and tree removal modifications

Overview: This item will be continued at the request of the applicant.

Documents: [Landscape Plan with Tree Amendments for 40 Westerly](#)

Motion: AS moved to continue the public hearing until March 16, 2022. LG seconded, and the motion passed unanimously by rollcall vote.

536 North Ave – Scenic Road Site Plan Approval Amendment – Remove tree – Alex Lee, Applicant

Representation: Alex Lee, Homeowner.

Overview: Mr. Lee reviewed the request to remove the identified tree.

Documents:

- [536 North Ave Tree Removal callout plan](#)
- [Photo of Tree 1](#)
- [Photo of Tree 1](#)
- [Photo of Tree 1](#)
- [Photo of Tree 1](#)
- [Photo of Tree 1](#)
- [Photo of tree 1 near the root](#)
- [Tree 1 bottom](#)
- [Tree 1 close up view of fallen neighboring trees \(Medium\)](#)

Discussion: KT said it was clear during the site walk which trees had come down, and they discussed replacing them with some native species.

Motion: AS moved to approve 536 North Ave – Scenic Road Site Plan Approval Amendment – Remove tree. LH seconded, and the motion passed unanimously by rollcall vote.

CONTINUED PUBLIC HEARING

5 Radcliffe Road – Scenic Road Site Plan Approval – New 6565sf House – Daniel Santangelo, Applicant.

Representation: Dan Santangelo, Developer, Daniel Quaile, Architect; Bill Doyle

Overview: Mr. Santangelo reviewed the site changes that have been made since the site walk. Mr. Quaile reviewed the architectural changes that had been made, and Mr. Doyle reviewed the landscape and septic changes.

Documents:

- [Architectural Drawings for 5 RADCLIFFE](#)
- [Civil Drawings for 5 RADCLIFFE](#)
- [Landscape Drawings for 5 RADCLIFFE](#)
- [Rendered Elevations for 5 RADCLIFFE](#)
- [RGFA Calculations for 5 RADCLIFFE](#)

Discussion: AP shared some images of the site conditions from the recent past and reviewed relevant items from the Site Plan Approval guidelines. She asked the Board if the proposed screening and tree plan meets the requirements of the Site Plan Approval. There was a discussion of this issue.

KT said she had seen some invasive species but does not know the situation of the site. Based on the presented plan, the roadway buffer seems dense enough. She has concerns about the lack of understory at the rear and side of the property.

There was a detailed discussion of the screening and tree issue related to the original site condition, the current condition, and the plan.

LG asked about irrigation, and Mr. Santangelo said it would be sourced from the retention tank and be used only for trees and bushes (not lawn). There was a discussion of the lawn areas.

Mr. Oppenheimer joined the meeting at this point.

SO agreed that more diversity of plantings are needed along Wellesley Street, and asked that KT's concerns be addressed. There was a discussion of the plantings and diversity.

Public Comments: There was no public comment.

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

The decision for this item is scheduled for March 16, 2022.

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

Representation: Rob Gemma, Civil Engineer; Karen Sebastian, Landscape Consultant

Overview: Ms. Sebastian reviewed the landscape changes that have been made to the plan.

Documents:

- [Architectural & Floor Plans, Lot 4, 7 Clifford Lane \(PDF\)](#)
- [Certificate of Action for 7 Clifford](#)
- [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: The Board was satisfied with the changes.

Public Comments: There was no public comment.

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

The decision for this item is scheduled for later in this meeting.

221 Boston Post Road – Scenic Road site Plan Approval – New 7134sf RGFA House – Bhaskar Edara and Sudha Bolla, Applicants.

Representation: Angela Kearney, Landscape Architect; Bhaskar Edara, Owner.

Overview: Ms. Kearney reviewed the changes that have been made to the landscape plan.

Documents:

- [221 Boston Post Road Landscape Plans \(PDF\)](#)
- [221 Boston Post Road Lighting Plans and Specs \(PDF\)](#)
- [221 Boston Post Road Stormwater Management Plans \(PDF\)](#)
- [221 BPR Solar Plan \(PDF\)](#)
- [Arborist Report for 221 Boston Post Road](#)
- [Architectural Plans for 221 Boston Post Road \(PDF\)](#)
- [Existing Condition and Context Plans 221 Boston Post Road](#)
- [Hydrology Calculations for 221 Boston Post Road](#)
- [RGFA Calculations for 221 Boston Post Road](#)

Discussion: AP asked if the house would be equipped for solar. Ms. Kearney said the owners are looking into it and it appears to be a viable option. This was discussed.

SO asked if there are any changes to the plantings in the island. Ms. Kearney said there were not.

SO then asked if the buffer needed some additional understory along Boston Post Road. KT and Ms. Kearney then reviewed the plant list in this area, and KT said the two varieties proposed will provide adequate understory screening.

AP asked about the limit of work, which Ms. Kearney explained.

Public Comments: Giovanna Bortolamedi, 215 Boston Post Road, asked about the landscape lighting. Ms. Kearney reviewed the plan for Mr. Bortolamedi.

Mr. Bortolamedi also asked about using larger but fewer trees in the plan. Ms. Kearney said the proposal is adequate and reviewed the sizing. This was discussed.

Mr. Bortolamedi also asked about the chain link fence and asked that it be replaced with an invisible fence. There was a discussion of the fence and Mr. Bortolamedi and Mr. Edara will meet to decide on the fence.

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

The decision for this item is scheduled for March 16, 2022.

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

Representation: Kevin Sheehan, Greatland; Teri Ford, Director of Development; James Ward, Attorney.

Overview: IA reviewed the recent changes to the draft decision.

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](#)

Discussion: AP asked if Town Counsel had reviewed the decision. IA said they have not. There was general agreement that this was a good idea. There was a discussion of this suggestion.

There was a discussion of the changes, MassDOT’s involvement, and other issues regarding the decision, especially road improvements.

LG shared her comments and corrections to the proposed decision which were discussed, along with other issues related to the decision.

Public Comments: There was no public comment.

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

The decision for this item is scheduled for March 16, 2022.

DECISIONS

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

Motion: SO moved to approve 7 Clifford Road – Site Plan Approval, Flexible Subdivision – New 5257sf RGFA House pending edit from LG. LH seconded, and the motion passed unanimously by rollcall vote.

OTHER BUSINESS

Approval of Minutes

February 16, 2022: LG moved to approve the minutes of the February 16, 2022 Planning Board meeting, pending edits from AP. AS seconded, and the motion passed unanimously by rollcall vote.

FUTURE MEETINGS

- March 16, 2022
- March 23, 2022
- April 6, 2022
- April 20, 2022
- May 4, 2022
- Town Meeting May 9, 2022

ADJOURNMENT

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

Meeting adjourned at 10:17 p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary