

# TOWN OF WESTON

Planning Board Meeting March 16, 2022

Document Prepared by Susan Peghiny



**Video Recording:** [Click Here](#)

**Meeting called to order at 7:02 PM.** Chair Alicia Primer read Governor Baker’s Suspending Certain Provisions of the Open Meeting Law.

<b>Planning Board Members</b>	<b>Present</b>	<b>Staff Members</b>	<b>Present</b>
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	Absent
Alex Selvig (AS)	Absent	Kim Turner (KT) - Consulting Landscape Architect	Yes
Lori Hess (LH)	Yes	Leon Gaumond, Town Manager	Yes
		David Soar, Fire Chief	Yes
<b>Others</b>			
Rob Williamson, Wright-Pierce, consultant	Yes	Laurie Bent, Select Board Chair	Yes
Amy Coppers, Wright-Pierce, consultant	Yes		

## **PUBLIC COMMENT**

Susan Haber, 15 Bradyll Road, asked about tree removal at Silver Hill Village. She asked why the trees were removed and if there are plans for replacement trees. AP said they will verify that the trees that were removed were on the plan amendment and what the replacement plan is. IA said all the trees that were approved for removal were dead.

## **CONTINUED PUBLIC HEARING**

### **Zoning Bylaw Amendment - Development Standards for Municipal Utilities – Town of Weston, Applicant**

Representation: Rob Williamson, Wright-Pierce Consultants

Overview: Mr. Williamson reviewed the site restrictions and proposed concept locations and elevation of new tanks at Cat Rock Hill, Doublet Hill, and Paine’s Hill.

#### Documents:

- [Hydraulic Profile-Graphic](#)
- [Proposed Zoning Bylaw Amendment for Municipal Utilities.](#)
- [Transmittal of Zoning By Law Amendment](#)
- [Water Tank Graphics Board](#)

Site Discussion: SO and LG asked for the heights and elevations of the existing and proposed tanks, which Ms. Coopers provided. There was a discussion of the height required for the tanks.

Cat Rock: LG asked why a new tank at Cat Rock cannot be built on the existing parcel. Mr. Williamson explained that the topography drops off dramatically from the existing tank, and too much fill would be needed to use the remaining area of the parcel for a new tank. LG suggested that a way to build the new tank closer be considered.

LG asked if all the trees would need to be removed from the lay-down area. Mr. Williamson said most of them would need to be removed and explained why. There was a discussion of the impacts of the topography on the project.

There was a discussion of the materials for a new tank and construction issues as well as land transfer and size issues.

SO asked about other areas being used as lay-down areas to avoid cutting down trees.

LG asked that a shadow study be done for all the tanks, and Mr. Williamson said it would be done during final design.

Doublet Hill: LG pointed out that there is a stream near the proposed location of the new tank. Mr. Williamson said they have not looked at the wetlands/sensitive species yet.

Proposed Bylaw Discussion: Mr. Gaumont and IA reviewed the basics of the new proposed bylaw, explaining that it allows municipal water tanks to have no height restriction.

AP asked for clarification about whether communications equipment could be placed on top of water tanks, and IA confirmed that this use would not be allowed under this proposal.

AP asked for clarification of the use of the phrase “any zone”. IA explained that the bylaw would apply to business and other zones as well as residential. He also explained that the bylaw is drafted to include only water tanks at this time, but could be amended in the future by Town Meeting for other utilities.

SO said he feels the lack of a height limit is too open-ended and suggested it be limited by the engineering requirement for a water tank to be to functional. IA said this could be done and would work with the consultants for the appropriate language.

Ms. Bent said she does not think Town Meeting would approve a 200-foot tank, so limiting it in the bylaw might not be necessary.

There was a robust discussion of the height restriction issue.

LG asked if new houses in the Doublet Hill area were required to have pumps. IA said all the houses above the tanks have pumps. Mr. Williamson pointed out that these houses do not have fire protection, although there are pump trucks. Chief Soar explained the restrictions of the trucks, using trucks to create pressure, and potential problems with water access for fires.

LG asked if having sprinklers helps the water situation, which Chief Soar confirmed, but sprinklers cannot be required for residential buildings under 14,000sf.

There was a discussion of water needs throughout Town and possible water usage for fires in different areas.

#### Public Comments:

Tom Seemans, 100 Highland Street, asked if pumps could be used so the tanks could be lower. Mr. Williamson said pumps could provide pressure for regular use, but fire protection and emergency reserve would be lost. Mr. Seemans asked how concrete would be chosen over metal for Paine’s Hill, and Mr. Williamson explained. Mr. Seemans said the neighborhood would prefer that the tank be further into the woods. Mr. Williamson explained the issues for Article 97 land. The issue of where to site the tanks regarding impact to neighbors and conservation land was discussed.

Roy MacDowell, 156 Highland Street, said he wants there to be a height limit in the bylaw and would also like to see the tank at Paine’s Hill moved further into the woods. He then asked how many peak demands days there are for water, and if the engineering report has been peer reviewed. IA said there has not been a peer review, but the report was contracted by the Town.

Judy Nitsch, 17 Blake Road, suggested the tanks might need to be further from the existing tanks for construction purposes (such as blasting). She said this project is needed.

Diana Chaplin, Love Lane, said a publicly available timeline of the process/project would be helpful.

Ms. Bent and Mr. Gaumont pointed out that the tanks are old and failing and suggested that they be replaced with tanks that will serve the Town for generations.

Mr. Gaumont outlined the process that was used to get to this point in the process. He also pointed out that the Select Board is interested in putting communications equipment on the side of the tanks.

SO said he would like to make sure that adding communications towers is discussed and reviewed, rather than making them automatically allowed by right.

There was a discussion of approval options for projects and how they might affect this project.

SO and LG said they would like to see the Board have some type of site plan approval for the tanks so items like lights, fencing, etc. would be reviewed. This was discussed.

**Motion:** SO moved to support a Zoning Bylaw Amendment with the addition of Site Plan Approval and indicating that the height be as recommended by engineering requirements. LH seconded.

LG indicated that she would not vote in favor of this motion due to lack of peer review. There was a discussion regarding the need for peer review.

SO amended the motion to say “support the Proposed Zoning Bylaw Amendment amended so that the height will be determined by the engineer, verified by peer review, and subject to Site Plan Approval.” LH seconded the amended motion.

The motion passed unanimously by roll-call vote.

Mr. Gaumont reviewed the process of the bylaw going between the Select Board and the Planning Board and explained how the article would appear on the Warrant.

**Motion:** SO moved to continue the Public Hearing to March 23, 2022. LG seconded, and the motion passed unanimously by roll-call vote.

## **NEW BUSINESS**

### **Sustainable Tree Initiative – Bylaw Framework Presentation – Tree Working Group, Applicant**

**Representation:** Laurie Bent, Select Board; Laurie Hess, Planning Board.

**Overview:** Ms. Bent presented the background and specifics of the proposed bylaw.

#### **Documents:**

- [Developer Meeting](#)
- [Framework Presentation Sustainable Tree Initiative](#)
- [Print Version of Private Tree Survey](#)
- [Proposed Zoning Bylaw Amendment for Sustainable Tree Initiative](#)
- [Tree Bylaw Revisions Presentation 3-23-22](#)
- [Tree Survey Summary](#)
- [Tree Survey Summary Presentation](#)

**Discussion:** AP said there had been feedback about the size trigger for an addition, and suggested that the number should perhaps be closer to 100% increase in the footprint. SO agreed that the percentage might be too low.

LG made some recommendations on altering this trigger. She also suggested that the definition of footprint be well-defined.

AP said that Chapter 63 lands might need to be looked at in relation to this proposed bylaw.

## **PUBLIC HEARING**

### **355 Highland Street – Scenic Road Site Plan Approval – New 6,647sf House – Nicholas Keramaris, Applicant. – Item will be continued.**

#### **Documents:**

- [355 Highland Architectural Plans \(PDF\)](#)
- [355 Highland Landscape and Tree Removal \(PDF\)](#)
- [355 Highland Lighting and Specs \(PDF\)](#)
- [355 Highland Sewage Disposal Plan \(PDF\)](#)
- [355 Highland Site Plans \(PDF\)](#)
- [355 Highland St. Planting Plan \(PDF\)](#)

**Motion:** LG moved to continue the Public Hearing to April 6, 2022. LH seconded, and the motion passed unanimously by roll-call vote.

## **OLD BUSINESS**

### **70 Loring Road – Site Plan Approval Amendment - Relocate Driveway at existing 8,517sf RGFA house – Nathan and Lindsay Ott, Applicants**

**Representation:** Jamy Madeja, Attorney; Joseph Skorupa & Greg Lombardy, Landscape Architects.

**Overview:** Mr. Skorupa reviewed the environmental goals of the driveway relocation. Ms. Madeja explained that the changed circumstances from the prior application are close consultation with the neighbors, written support from adjacent abutters, and consent from the Weston Road Land Trust.

**Documents:**

- [Cover Ltr to Planning Board re 70 Loring Ott project 3.11.22](#)
- [Ex. 1 Environmental Impact and Improvement Report 2020-03-10](#)
- [Ott to Planning Board re 70 Loring Ott drive and stormwater 03.10.22](#)
- [Proposed Civil Plans for 79 Loring](#)
- [Proposed Driveway Location Benefits for 70 Loring](#)
- [Proposed Landscape Plans for 70 Loring Rd](#)
- [Roads Trust Approval for 70 Loring](#)
- [Site Landscape Rendering for 70 Loring](#)

**Discussion:** There was a lengthy discussion of the Board’s thoughts and concerns regarding the proposal. All expressed concern for the site disturbance that would occur, their views that there is an existing functional driveway, and their reluctance to change previous Board decisions without compelling reasons.

**Motion:** LH moved to deny the application of 70 Loring Road – Site Plan Approval Amendment - Relocate Driveway at existing 8,517sf RGFA house based on the fact that there is still a great deal of site disturbance that will happen, and there has not been a significant change in circumstances to overturn the prior Board’s decisions. SO seconded, and the motion passed unanimously by roll-call vote.

The decision for this item is scheduled for April 6, 2022.

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

**Representation:** Angela Kearney, Landscape Architect.

**Overview:** Ms. Kearney reviewed the requested modifications.

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

**Discussion:** KT asked for a comparison of what was being removed as compared to the previous plan, which Ms. Kearney provided and explained. KT then said she had no issues with the plan.

There were no questions from the Board about the amendment, but there was a discussion of how to replace trees on the patio that will soon fail.

**Motion:** LG moved to approve 40 Westerly – RGFA Site Plan Approval Amendment – Landscape and tree removal modifications. LH seconded, and the motion passed unanimously by roll-call vote.

**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.

**Overview:** AP explained that there had been a question of whether or not the Weston Golf Club had been given notice of the public hearing and confirmed that this had occurred and that the Club had no problems with the proposal.

**Documents:**

- [45 Hidden Road Pool Revision presentation for Hearing 3-2-2022](#)
- [Certificate of Action \(Draft\) for 45 Hidden Pool Addition](#)
- [Civil Plans for Pool Addition at 45Hidden](#)
- [Landscape Plans for Pool Addition at 45 Hidden](#)

**Motion:** LH moved to close the Public Hearing. LG seconded, and the motion passed unanimously by roll-call vote.

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

**DECISIONS**

**221 Boston Post Road – Scenic Road Site Plan Approval – New 7,134sf RGFA House - Bhaskar Edara and Sudha Bolla, Applicants**

**Motion:** LG moved to approve 221 Boston Post Road – Scenic Road Site Plan Approval – New 7,134sf RGFA House. LH seconded, and the motion passed unanimously by roll-call vote.

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

***Motion:** SO moved to approve the Certificate of Action for 9 and 15 Riverside Road - Site Plan Approval – Redevelop Existing Office Park to Biotech Offices as modified. LH seconded, and the motion passed unanimously by roll-call vote.*

***Motion:** SO moved to approve the Certificate of Action for 20 Riverside Road - Site Plan Approval – Redevelop Existing Office Park to Biotech Offices with modifications noted. LG seconded, and the motion passed unanimously by roll-call vote.*

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

***Motion:** LG moved to approve 45 Hidden Road – Site Plan Approval Amendment, Flexible Subdivision – Pool Addition to 6,943sf RGFA house under construction pending information to be received. LH seconded, and the motion passed unanimously by roll-call vote.*

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

***Motion:** SO moved to approve 5 Radcliffe Road– Scenic Road Site Plan Approval – New 6,565sf House. LH seconded, and the motion passed unanimously by roll-call vote.*

**FUTURE MEETINGS**

March 23, 2022

April 6, 2022

April 20, 2022

**ADJOURNMENT**

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

Meeting adjourned at 10:24p.m.

Respectfully submitted,

Susan Peghiny  
Recording Secretary