

TOWN OF WESTON

Planning Board Meeting April 6, 2022

Document Prepared by Christine Zale



Video Recording: <https://cloud.castus.tv/vod/weston/video/6258ad92e88a370008afa6a5?page=PLAYLIST>

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)	Yes	Dave Conway (DC) - Consulting Civil Engineer	
Alex Selvig (AS)	Yes	Kim Turner (KT) - Consulting Landscape Architect	Yes
Lori Hess (LH)	Yes		

PUBLIC COMMENT: There was no public comment.

OTHER BUSINESS

Town Planner Report

- Review of upcoming events and site visits
- 40B Updates
 - 751 BPR, Modera – abutter appeal at Superior Court, Abutter Suit of HAC for non-intervenor status
 - 104 BPR Stony Brook – HAC hearing closed – awaiting decision
 - 518 South – hearing has closed moved to June 30th
 - 269 North Avenue – Comp Permit granted; no building permit filed
 - 0 Wellesley – Next review after Comp Permit submittal
 - 255 Merriam- Confirmed Tree Removal
- Long Range Updates
 - 2022 Town Meeting – Private Tree protection & Water Tower Zoning
 - Rules and Regulations – looking at consolidating sections after town meeting
 - Other ongoing
 - Demo plantings by Weston Pollinator Alliance have been pushed back on Byron road
 - ROW Trees – Proposals Reviewed and UFC Grant Awarded
 - Historic Heritage- working with town counsel to draft special legislation that would allow tax incentive
- Committee updates
 - Water Towers- hearing tonight
 - Tree Advisory- Planting over a dozen trees this month
 - Sustainability -Town Clean up 4/23-4/30, looking for volunteers. Town Earth day event 4/30 looking for interested parties to participate
 - CPC – overview of some items approved for funding at 3/21 meeting
 - Invasive Plant Advisory Group- now has webpage on Town Website, Conservation Commission will adopt Invasive Plant Management Policy for conservation land, DPW added Japanese knotweed to sidewalk vegetation management plan
 - HPP Implementation- Comments for MBTA communities submitted
 - Rail Trail- Fencing put up around Trestle Bridge, DCR working to identify safety hazards. DCR leading design and permitting project for section of MRT

CONTINUED PUBLIC HEARING

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

Representation:

Overview: AP reopened the public hearing, reminding everyone that like Town Meeting there is a 5 minute, per person, comment limit. IA reviewed outstanding items to work out with the Select Board including tanks being subject to limited site plan approval, height of tanks being determined by the engineering study, and having engineering study peer reviewed. IA provided brief summary of where each item stands.

Documents:

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

Discussion:

AS questioned if the water tanks were factoring in future 40B's and overall population growth projected. IA will look into whether or not those numbers were considered. AP and LG in agreement that population numbers used need to be confirmed. LG discussed reasons for why a peer review should be done and questioned the input the potential working would have. IA discussed the potential make up of the working group. LG stated PB should look into Norumbega Reservoir project and learn from issues faced there. There was a discussion of Peer Review process.

Public Comment:

Diana Chaplin, Love Lane, stated concerns about conservation land and land swaps that would occur. IA clarified how land swap would work.

AP noted that there needs to be clarification of the parameters of working group.

LG stated PB would need to hear back from Select Board by next meeting to have enough time to be able to vote ahead of Town Meeting. Discussion of deadlines for Town Meeting.

Diana Chaplin, Love Lane, questioned if there was a local Massachusetts consultant who would be able to look at the issue as the Wright-Peirce report is based out of Maine.

***Motion:** LG made motion to continue public hearing to April 20th, 2022. LH seconded and the motion passes by unanimous rollcall vote.*

Continued Public Hearing

Zoning Bylaw Amendment - Sustainable Tree Initiative – Tree Working Group, Applicant

Representation: Lori Hess, Alicia Primer, Tree Working Group.

Overview: IA gave brief presentation on how current draft of the bylaw would apply to a recent PB site plan approval project and non-site plan approval new construction projects. IA discussed and responded to previous comments received on 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 & Public Comments:

LH stated that 6-inches is the standard in other communities and the chain-link fencing used in many other communities in Massachusetts.

AP commented on the 24 months look back period noting that the Historical Commission feels their 12-month demo delay period is insufficient. AP and LH discussed the size of trees and relation to their age. LG commented on goal for graduated canopy so there is a healthy mix of young and older trees within the canopy.

Mario Alagna, 137 Sherborn Circle, developed 145 Beaver Road which is a property used within IA presentation to show potentially unnecessary tree removal. He clarified the stormwater system placement and that no trees were removed for its placement. He explained why the septic system on that property needed to be placed within the setback. He disagreed with the presentation materials on 21 Chestnut Street and disagreed with new standards being proposed, such as chain link fencing and caliper replacement. He stated that this would push projects into site plan approval and larger homes would be built and stated issues with CRZ (critical root zone) narrowing work area. IA responded to comments and clarified Board questions.

Adrian Grunde, 418 ?, questioned the applicability of the bylaw to current homeowners. He questioned why new homes and builders were being penalized by the proposed bylaws and the possible impact on home and property values. He questioned applicability of bylaw to farmland and how much conservation land there was in Weston. IA noted that Weston has 1800 acres of Conservation land.

Jonathan Buchman, 63 Sylvan Lane, commented that this bylaw would impact the builders who don't work with high end or wealthy clients. Noted chain link fencing is used in commercial construction and is excessive for residential construction. He stated that this bylaw would push more homes to have to be reviewed by Planning Board and increase the cost for homeowners buying homes in Weston. He discussed unintended consequences of the bylaw including wells and utilities. LH commented that neighboring communities of Concord and Wellesley use chain link fencing.

Greg Shay, 11 Shady Hill Road, read statement in opposition of bylaw and discussed reasons why the bylaw was unnecessary. Discussed conservation land and already existing tree protection in town and stated the bylaw is rushed and discriminatory.

Mark Cahill, 91 Sherborn Circle, He stated that a lot of the Town is unaware of this proposed bylaw and that many overgrown properties will be unfairly impacted when sold. He felt that bylaw was rushed and needs to be done in a more reasonable way. He also commented on the fencing.

Olga Shulman, Country Drive, commented that homeowners will cut trees on their property and wait out the two-year period. She commented on septic system and drainage requirements, driveway allowances and utilities.

LG commented the bylaw is trying to encourage homes being built that are appropriate to the lot size and configuration. AP noted that maybe the setback requirements need to be revisited in the future. LH commented that the size of homes in MA have doubled since 1975.

Diana Chaplin, Love Lane, spoke as a local real estate agent in the area noting houses are getting bigger and more expensive, has concerns that this process will negatively impact the trees.

Terry Eastman, 50 Pigeon Hill Rd, noted that the discussion of developers is focused on their bottom line and not on the preservation of the trees in Town. She noted there needs to be some oversight in maintaining the character of the Town and the bylaw is a great start.

Nina Danforth, 86 Wellesley St, said that the process of the bylaw has been thoughtful and well-studied by the Planning Board. She commented on the value of old trees versus new plantings and the crucial need of a setback area. She was appreciative of the Planning Board's work.

Olga Shulman, Country Drive, said she would like to have the ability to respond when PB members respond to her comments. She said builders focus on their bottom line because they know where the pitfalls of this bylaw will be.

Greg Shay, 11 Shady Hill, made comments on the response of AP to his previous statements.

Mario Alagna, 137 Sherborn Circle, said he understands the intent of wanting to maintain the semi-rural character of Weston but wants the bylaw to be more balanced and less restrictive.

David Kane, 110 Loring Rd, discussed his history working in Town and stated that he felt the bylaw is rushed and agrees with Diana Chaplin that houses are becoming much larger. He said he agrees that there needs to be something to protect Trees in Weston as well as the character of the town but doesn't want builders and developers being unfairly targeted.

Mark Cahill, 91 Sherborn Circle, stated that he and other builders attending these meetings are residents and part of the Weston community. He said that the builders are here to help the Planning Board as they have a vested interest in the Town.

AP stated if anyone had additional comments to send them via email to IA who will distribute them to the Planning Board.

Motion: AS made motion to continue public hearing to April 20th, 2022. LH seconded, and the motion passes by unanimous rollcall vote.

CONTINUED PUBLIC HEARING

355 Highland Street- Scenic Road Site Plan Approval – New 6,647sf House – Nicholas Keramaris, Applicant

Overview: AP noted that the case had been continued and is not being heard tonight.

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

Representation: Gus Miragias Phil Hresko, Elpida Peristeropoulou, Liz Mansfield, Richard Bryant

Overview: IA provided an update from the last meeting noting the additional site visit to look at tagged trees and comments received from abutters focusing mainly on landscaping. Gus Miragias, gave summary of Artisan Childcare and the process they have undergone to develop this site including approval from the Historical Commission and in response to community feedback. Phil Hresko and Elpida Peristeropoulou of HRESKO Associates discussed changes made to landscape plans. Richard Bryant gave summarized presentation of the Traffic Study and commented on MassDOT permitting process.

Documents:

- Architectural Plans for Artisan Childcare at 863 Boston Post Road
- Civil Engineering Plans
- Existing Architectural Plans
- Landscape Plans
- Traffic Study

Discussion:

IA noted Wayland's concerns on the Traffic study and a restricted right turn. Gus Miragias discussed the pickup and drop off procedure. Lengthy discussion of parking spaces and the flow and volume of traffic on site and existing options. IA clarified limited site plan approval was to focus on vehicular and pedestrian safety on the site, vehicles leaving the site fall onto MassDOT.

KT commented on the new landscape plan and noted that the arborvitae shown was too small. She also indicated that there were inconsistencies between the landscape plan and the tree removal plan.

Public Comments:

Maureen Tusseli, 3 Old Connecticut Path, shared concerns based on the size of the school and sought clarification on staggered pick up and drop off. She shared concerns with the heavy traffic in the area. Gus Miragias explained how pick up and drop off will be mandated to be staggered.

Brendan Hennessey, 3 Applecrest Road, commented on traffic and impacts of right hand only turn and specifically Applecrest Road.

Michael Wegebauer, 7 Blossom Lane, noted that all of the Traffic turning right will be going to Wayland and turning around on Wayland street. He stated the size of the facility is too large and not all traffic has been studied and requested the discussion be continued.

Heather Voss, 2 Applecrest Road, summarized previously submitted letter to the Planning Board. She stated that adequate screening of the parking lot was a major concern and questioned how lighting on site would be managed. She commented on traffic concerns and size and nature of the proposed sign.

Meg Gargano, 10 Westway Rd Wayland, shared that her neighborhood is not a thru-way and has concerns about people using her neighborhood as a turn around. She reiterated that the area is very dangerous.

Michael Wagebauer, 7 Blossom Lane, said that MAPC has rated the intersection at Old Connecticut Path and Route 20 as one of the most dangerous intersections.

AP questioned IA on what rights the Planning Board had in regards to this proposal. IA stated the use is allowed and the Planning Board's ability to mitigate the impacts it may have on the area are limited. Discussion of next steps applicant should take occurred.

Cindy Prividi, 7 Westway Rd Wayland, expressed severe concerns with this proposal and impact on traffic in the area. AP reiterated that the project could not be stopped the Board can only work to mitigate any impacts.

Jeff Metcalf, 9 Westway Rd Wayland, shared that he has the same traffic concerns as his neighbors and questioned if the Board had any say on the size of the School.

Motion: LH made motion to continue public hearing to May 4th, 2022. LG seconded, and the motion passes by unanimous rollcall vote.

NEW BUSINESS

12 Westerly Rd- RGFA Site Plan Approval Amendment – Add Fence, gates, and additional landscaping to front yard of existing 7,882sf RGFA house- Jason and Shannon Robins, Applicants.

Representation: Jason Lavoie, Walter Prayzner

Overview: Jason Lavoie presented proposed site plan and walked Planning Board through changes to the pavement of the driveway, fencing and gate locations, and lighting. He shared that DPW has reviewed the plantings in the right of way and they will require approval from the Select Board. Walter Prayzner discussed the landscape plan.

Documents:

- [12 Westerly Rd- Front Yard Landscape Plan](#)

Discussion:

KT is ok with the proposed planting plan.

SO questioned if any trees were being removed. No trees are slated for removal.

LG sought clarification as to why Select Board was weighing in on the trees being planted in the ROW. IA clarified the PB only oversaw Scenic Road ROW work.

LG questioned the irrigation on site and also questioned the need for gates. Jason Lavoie stated the gates were a condition of the homeowner's employment.

SO questioned if the gate on the left side could be recessed further back to match the right side of the driveway. Jason Lavoie stated that was possible.

AP noted concerns from the neighborhood of security vehicles sitting on site idling with headlights pointing into their homes. Jason Lavoie stated they will be putting in a guard shed in the future.

Mary Beth Keene, 7 Westerly Rd, said she wanted to make sure that if the gates are recessed far enough back for daily vehicles to be able to park in the driveway and not on the street.

Diana Chaplin, Love Lane, stated that hearing names of native species being planted would be helpful. AP directed her to the Plant List on the town website.

LH questioned the time frame for implementing the security accommodations. Commented on the construction parking that has been occurring along the street. Discussion of how standard conditions parking requirement will be enforced occurred.

Motion: LG made motion to close the public hearing. LH seconded, and the motion passes by unanimous rollcall vote.

The decision for this item is scheduled for April 20th, 2022.

83 Brown St- Scenic Road Site Plan Approval Amendment – Add lights to garage and stone wall at front property line- Douglas George, Weston Brown LLC Applicant

Representation: Doug George, Sallie Hill, Weston Brown, LLC.

Overview: Sallie Hill presented proposal and shared plans and photos with the Board. In the excavation process a number of nice rocks have been found and they would like to make the farmers wall at the front of the property continuous. The proposal also includes new light fixtures being added at the garage and entries.

Documents:

- Amended Landscape Plan
- Revised Lighting Specification

Discussion:

AP noted less is more in regards to lighting. She suggested putting only two fixtures between the garage bays and removing the lighting on the ends.

LG questioned how recessed the lighting at the garage entrance will be. She also clarified that the farmers wall will not have mortar.

SO and LH in agreement with AP on removing fixtures at the ends of the garage doors.

Weston Brown LLC, the homeowner, spoke about the proposed lighting and the safety concerns.

LG and AP suggested placing one light above each garage door for a total of 3 lights at the garage. Homeowners were agreeable to that suggestion. New plans with lighting revision will be submitted.

Motion: LG made motion to close the public hearing. LH seconded, and the motion passes by unanimous rollcall vote.

The decision for this item is scheduled for April 20, 2022.

DECISIONS

70 Loring Road- Site Plan Approval Amendment- Relocate Driveway at Existing 8517sf RGFA house- Nathan and Lindsay Ott, Applicants

Discussion: IA recommended not taking testimony as the Board had previously voted on the matter and this meeting was intended for ratifying the decision. Any new testimony would be outside of the decision.

Motion: SO made motion to approve 70 Loring Road- Site Plan Approval Amendment- Relocate Driveway at Existing 8517sf RGFA house. LG seconded, and the motion passes by unanimous rollcall vote.

MINUTES

March 2, 2022 & March 16, 2022: LH moved to approve the minutes of the March 2nd and 16th, 2022 Planning Board meetings as edited. AS seconded, and the motion passed unanimously by rollcall vote.

FUTURE MEETINGS

- April 20, 2022
- May 4, 2022
- May 18, 2022

ADJOURNMENT

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

Meeting adjourned at 10:38 p.m.