



TOWN OF WESTON

Planning Board Meeting April 29, 2020

Document Prepared by Dana Orkin

Link to Recording:

<https://weston.vod.castus.tv/vod/?video=1fa554eb-9170-45bd-81d6-294b39f21fe7&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:04 PM

Planning Board Members	Present	Staff Members	Present
Tony Flynn (TF) - Chair	yes	Dana Orkin (DO) - Asst. Town Planner	yes
Leslie Glynn (LG)	yes	Dave Conway (DC) - Consulting Civil Engineer	no
Steve Oppenheimer (SO)	yes	Kim Turner (KT) - Consulting Landscape Architect	no
Alicia Primer (AP)	yes		
Sue Zacharias (SZ)	yes		

Italics indicate formal action taken

1.0 Public Comment

DO read a letter from Jim Polando, 242 Merriam Street, and the neighbors of the Silver Hill neighborhood stating their gratitude for the PB's and Al Aydelott's efforts on the zoning amendment for the 255 Merriam proposal.

Dianna Chaplin, 26 Love Lane, asked what the PB could do about the double yellow line proposal on Love Lane. SO stated that the PB was not in favor of a double yellow line. TF stated that this could be a topic at another meeting.

2.0 Public Hearing

2.1 45 Georgian Road, Cambridge School of Weston – Special Permit – Nike Basketball Camp

Representation: Brendan Smith, Camp Director

Overview: Smith presented the camp itinerary and showed where the campus drop-off and pick-up location would be.

Documents:

- [Campus Map](#)
- [Camp Fact Sheet](#)

Discussion:

SZ questioned why the drop off and pick up locations were not outside of the gymnasium.
Smith will reach out to the Director at the Cambridge School of Weston to double check this location.

Public Comments:

Public hearing continued to May 6, 2020.

3.0 Decisions

3.1 [79 Black Oak Road – RGFA Site Plan Approval – Finishing space above garage](#)

SZ moved to approve the COA RGFA Site Plan Approval for 79 Black Oak Road with changes noted. AP seconded. All in favor.

4.0 Other Business

4.1 Administrative Approvals

Approval for cobble stones to edge driveway at 11 Bradford; none proposed at apron.

4.2 Minutes to Review

AP moved to approve the minutes for [10/16/2020](#). SZ seconded. All in favor.

4.3 Chair Statement

TF stated that he would withdraw his name from re-nomination on the Planning Board at the next election. Stated that he would focus his talents on combating the coronavirus. LG stated that TF has done a terrific job in a difficult time as the chair of the PB. Terry Eastman, 13 Pigeon Hill, stated that TF has been a great leader and made some good changes for the Town.

4.4 Scenic Road Process Working Group Update

Overview:

TF brought up the question as to whether the Scenic Road bylaw could be improved. Stated that the more homes they permit, the more amendments and reviewal responsibilities are needed, which would exponentiate the work for the PB and town staff. Stated that a meeting between the scenic road working group and Town developers took place to improve the process for everyone's interest. Requests were:

- Administrative improvements to reduce the required steps.
- Consolidate all the rules, regulations, and bylaws into one place.
- Need to separate the scenic road bylaw from the RGFA bylaw. Stated that small homes on scenic roads should not be reviewed the same way a large RGFA site plan review home was. Recommended that a new house on a scenic road with less than 6,000 sf be reviewed only on increasing and preserving the buffer along the frontage of the scenic road to match the rural character of the town. If a home on a scenic road was built above 6,000 sf, then it would be subject to full site plan approval of the architecture, lighting, etc. Doing so will allow the Planning Board to focus on preserving the view from the scenic road more thoroughly while encouraging smaller homes to be built.

Documents:

- [Scenic Road Site Plan Review Working Group and Follow Up Presentation by TF](#)

Discussion:

LG recommended that each PB member take a piece of the rules to go through.

SZ stated that she was nervous to remove any rules or regulations when consolidating the documents.

Recommended that a consultant or new town planner work to consolidate the plans.

AP stated that this would be a good project for the new Town Planner.

SO stated he did not agree with the bylaw adjustments but agreed that streamlining the process made sense.

Terry Eastman, stated her concerns for changing the scenic road site plan approval bylaw.

4.5 Small Projects Proposal

Overview:

DO stated that the list of pending applications was growing. He suggested that the PB review small Site Plan Approval Amendment projects remotely to limit the overbearing list of awaiting applications that would have to be dealt with once the state ban was lifted.

Discussion:

AP stated that she was concerned with scheduling 18 Skating Pond without a PB member to visit the site.

SO stated that DO should schedule these public meetings and that if a site visit was necessary, they can schedule them after the meeting.

DO will schedule 77 Autumn and 2 Fields Pond on the May 20th meeting.

4.6 Brainstorming Topics for Next Meeting

Overview:

LG recommended the following topics to explore:

- A discussion with the Fire Department regarding driveways.
- A conversation on deconstruction along with demolition regarding recycling and reusing materials during demolition.

- Construction hours and idling of construction vehicles.
- Leaf blower noise.
- RGFA Site Plan Review to be able to require the size of the home to be reduced.
- Requiring construction schedules on PB projects.
- How pools are being filled.

Discussion:

SO stated that it becomes a full-time job to be able to deal with all of these topics.
TF recommended that they just take a couple of these to discuss at the next meeting.

SO stated that the Fire Department conversation should be addressed first.
SO asked DO to reach out to Lincoln to see what their requirements are.

4.7 Town Planner Recruitment

TF stated that there were still resumes coming in.

SO moved to adjourn, SZ seconded. All in favor, none opposed.
Meeting adjourned at 9:42 p.m.