



TOWN OF WESTON

Planning Board Meeting May 12, 2021

Document Prepared by Susan Peghiny

Video Recording: <https://weston.vod.castus.tv/vod/?nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:00 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 (AP) - Chair	Yes	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG)	Yes	Dave Conway (DC) - Consulting Civil Engineer	
Steve Oppenheimer (SO)	Yes	Kim Turner (KT) - Consulting Landscape Architect	
Sue Zacharias (SZ)	Yes		
Alex Selvig (AS)	Yes		

Italics indicate formal action taken.

1.0 Public Comments

There was no public comment.

2.0 Continued Public Hearings

2.1 9,11,13 and 20 Riverside Road – Zoning Bylaw and Map Amendment – Rezone from Business and Commercial Districts to proposed Office and Research B District

Multiple Dwelling TOD District Amendment and Rezone – Zoning Bylaw Amendment

Representation: Kevin Sheehan, Greatland Realty Partners; Teri Ford, Greatland Director of Development; Todd Dunland, Gensler Architects; Lourenco Dantas, VHB Civil/Traffic Engineer; Drew Stengler, OJB Landscape Architects; Kristen Murphy, Acentech Senior Acoustics Consultant; Glenn Schuyler, RWGI Air Quality Consultant; James Ward, Nutter, McClellan And Fish Zoning Counsel; Elizabeth Graham, Safety Partners Lab Consultants.

Overview:

Documents:

- [Acoustical Peer Review](#)
- [Applicant’s Presentation 3-17-21](#)
- [Applicant’s Presentation 3-31-21](#)
- [Applicant’s Presentation 4-14-21](#)
- [Article 31- ZBL Amendment Office and Research and Development District B](#)
- [Draft Development Agreement](#)
- [Exhibit A Park Road Improvements](#)
- [Exhibit B Land Swap Plan](#)
- [Exhibit C Additional Improvements](#)
- [Liberty Mutual housing option memo by neighborhood \(3.11.21\)](#)
- [Proposed Zoning Map Change](#)
- [Riverside Campus Redevelopment Traffic Impact Assessment - 2021-03-11](#)
- [Riverside Campus TIA Peer Review](#)
- [Riverside Lab Conversion Air Quality Opinion Letter](#)
- [Riverside Lab Conversion- Estimated Tax Revenues](#)
- [Riverside Rd Traffic Scoping Info Memo with figures](#)
- [Traffic Impact Analysis Appendix - Residential Add - 2021-04-02](#)
- [Warrant Article to Amend Zoning Bylaw by Adding Office & Research District B](#)
- [Warrant Article to Amend Zoning Bylaw by Adding Office & Research District B Ramsayer](#)
- [Weston Riverside Community Noise Information](#)
- [Weston Riverside Community Noise Information Revision 2 4-13-21](#)
- [Article 30 - Transit Oriented Multiple Dwelling Zoning Bylaw Amendment](#)
- [Article 31 Proposed Zoning Map Amendment](#)
- [Residential Feasibility Study by Greatland](#)

- [Slide Presentation on Transit Oriented Multiple Dwelling Overlay](#)
- [Testimony from Hugh Kelly](#)
- [Testimony from Kelly Murphy](#)

3.0 Decisions

3.1 255 Merriam Street – AARC Site Plan Approval – Eight Unit AARC Development

Ms. Glynn recused herself from this decision, and Mr. Oppenheimer abstained because he was not present for the Public Hearing.

Ms. Zaharias moved to approve the 255 Merriam Street – AARC Site Plan Approval – Eight Unit AARC Development. Mr. Selvig seconded, and the motion passed by rollcall vote.

3.1 Recommendation to Town Meeting on Articles 28, 30, 31, 32 and 33.

Article 28, Conveyance of Louisa’s Wall Parcel at Case Estates: Ms. Glynn explained the issue and history of Louisa’s Wall. The town is considering selling it to the abutter. She feels that there could be a path along the wall including information on why the wall is important. She feels the Historic Commission should be involved in this issue. She wants the town to keep ownership of the wall to allow for a further discussion of the wall.

Ms. Primer said she feels the board has not had adequate time to consider this issue, and the board discussed what might occur.

Mr. Oppenheimer feels this sale is wrong and feels the Board should recommend against the sale. Mr. Selvig recommended passing over the article so the Board could have time to talk to the Select Board to see what can be negotiated.

Harvey Boshart, Select Board Member, said he will mention this issue to the Select Board at their upcoming meeting.

Ms. Glynn moved to send a letter asking the Select Board to pass over Article 28, the sale of Louisa’s Wall. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

Ms. Glynn moved that the Planning Board not support Article 28, the sale of Louisa’s Wall, should it not be passed over at Town Meeting. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

Article 30, Residential at Riverside Road: Mr. Aiu said it was decided to Request to Refer the Article to Committee (passing over), because of the development plan that is in process, and the land swap. He said this would give time for the Housing Choice Legislation to settle down, as well as other development in town.

Mr. Selvig moved to recommend that Article 30 be referred to Committee for future study. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

Article 31: Zoning Bylaw – Science Life Center at Riverside Road: Mr. Aiu reviewed the new additions to the amendments to the bylaw proposal.

Ms. Glynn asked about the including of vivarium. Mr. Sheehan said it’s not uncommon for life sciences R&D to have a small vivarium but understands that if it becomes a primary use it should require a separate special permit. There was a discussion of the vivarium issue and Special Permitting, potential size limits of vivarium, restrictions, etc.

Mr. Selvig said he is in favor of not allowing any animal testing on this site.

Mr. Aiu suggested that they require any vivarium requires a Special Permit. There was a discussion of this proposal.

Mr. Oppenheimer asked for confirmation that no manufacturing is allowed in the proposed district. Mr. Ward said there are no hidden doors for manufacturing.

Ms. Zacharias asked about the prohibited section. Mr. Ward said it was a holdover from previous agreements with the neighbors.

Mr. Selvig asked that the allowance of a private cemetery be removed, and Mr. Ward agreed.

The Board reviewed the updates to the proposed zoning bylaw amendment and asked a variety of questions of Mr. Ward.

Mr. Oppenheimer asked about the roof penthouse setback as related to the potential new Riverside residential development. There was a discussion of the impact of the railroad on this item. Mr. Sheehan said they are comfortable with the 1:1 setback calculation on all sides of the buildings.

Mr. Selvig expressed concern that Town Meeting would not be able to understand the bylaw and that the Board is doing a disservice to the citizens by rushing this through. Mr. Ward and Ms. Glynn said they felt that the changes could be accepted, especially since the neighbors approve of the proposal. There was a lengthy discussion of this question.

Marcy Loeber, 36 Tamarack Road, confirmed that Greatland had stepped into fill old agreements that were not fulfilled. She feels Greatland has been very open with the neighbors.

Mr. Selvig called the question.

Ms. Glynn moved to recommend approval of Article 31.

Mr. Selvig said he felt the Board and Town would suffer without vetting fully reviewing this proposal and would not vote to recommend. Ms. Primer asked if he would feel more confident if he had more time to review and to publicize what people would vote on.

Mr. Oppenheimer said the reason to vote against is that the voters of Weston need more time, not the Planning Board. Ms. Zacharias agreed. The Board discussed options for going forward.

Mr. Boshard said he believes the Select Board would support recessing and reconvening. He said the Board could make their recommendation (for or against), but the residents might choose to vote at that time and might not want to reconvene in the future.

Ripley Hastings, Town Moderator, said he feels the reviewed form of the bylaw is within the structure of the Warrant, and he feels it's been improved and narrowed, not expanded. It can be proposed by approval as modified. He expects there will be a motion to amend the bylaw. Then the Town Meeting can discuss, debate, and question as they wish. To defer the decision, someone would need to make a motion to defer consideration (majority vote). He suggested that the Board decide if they are comfortable with what's in front of them.

Ms. Glynn withdrew her motion.

Ms. Zacharias moved that the Board has reviewed the proposed Zoning Bylaw Amendment and is comfortable recommending the latest draft, including comments from the May 12, 2021 meeting for adoption. However, the Board's primary reservation is that the very recent changes (as recent as May 12, 2021) have not been before the public for enough time for sufficient consideration. In this case the board would recommend that the matter be continued to a future date certain.

Mr. Oppenheimer seconded, and the motion passed 4 – 1 (Selvig opposed) by rollcall vote.

Article 32, Amend Zoning Map – Riverside Road for Park and Riverside Road for Riverside Road Transit Oriented Multiple Dwelling Overlay:

Mr. Selvig moved to recommend that Article 32 be referred to Committee for future study. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

Article 33, Amend Zoning Map – Riverside Road for Research & Development:

Mr. Oppenheimer moved that the Board has reviewed the proposed Zoning Bylaw Amendment in Article 33 and is comfortable recommending the map amendment for adoption. However, the Board's primary reservation is that the very recent changes to the accompanying zoning bylaw have not been before the public for enough time for sufficient consideration. In this case the board would recommend that the matter be continued to a future date certain.

Ms. Zacharias seconded, and the motion passed unanimously by rollcall vote.

4.0 Other Business

4.1 Town Meeting Warrant Articles

- Article 27: Parcel Boundaries for Case Estates: This was not a conveyance but a boundary adjustment.
- Article 29: Conveyance of 2 Parcels: There was a discussion of why this did not come before the Planning Board since the purchase of this land was CPA funded. Ms. Glynn said they are making the

shape of the abutters land more regular to make maintenance easier for the town and the abutter. Mr. Aiu showed the plan of the small triangular lots on Ash Street which are being sold to the abutter. Ms. Zacharias asked if the funds from the transfer of these parcels would be returned to the CPC. The Board concluded that there was not enough information for the Board to comment. The Board asked if the change in the property boundaries had come before the Board or would this subsequently be coming before the Board.

Ms. Primer acknowledged that this was Ms. Zacharias' final Planning Board meeting.

5.0 Future Meetings

May 25, 2021

June 2, 2021

6.0 Adjournment

Ms. Zacharias moved to adjourn. Ms. Glynn seconded. The motion passed unanimously by rollcall vote.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary