



TOWN OF WESTON

Planning Board Meeting June 2, 2021
Document Prepared by Susan Peghiny

Video Recording: <https://weston.vod.castus.tv/vod/?video=95943890-c2cb-4041-a01f-9d230eb81911&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:03 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 - Chair	Yes	Imaikalani Aiu – Town Planner	Yes
Leslie Glynn	Yes	Dave Conway - Consulting Civil Engineer	Yes
Steve Oppenheimer	Yes	Kim Turner - Consulting Landscape Architect	Yes
Alex Selvig	No		
Lori Hess	Yes		

Italics indicate formal action taken.

1.0 Public Comments

There was no public comment.

2.0 New Business

2.1 Conservation Agent Introduction

The new Conservation Agent was not able to attend this meeting, so this item will be added to the June 16, 2021 agenda.

2.2 Meeting Procedures

Ms. Primer said meetings have become very full and they could either meet every week, stay later, or become more streamlined.

Ms. Glynn suggested that lumen count be part of the intake meeting to save time at Planning meetings.

2.3 Water Conservation Landscape

Ms. Glynn summarized the updated “Conditions for Planning Board Water Conservation Measures” document. It includes an introduction, general comments, and a section on Water Efficient Landscaping. She asked that everyone read it to prepare for a vote at the next meeting.

Document: [PB Water Conservation Conditions draft 4-23-2021](#)

3.0 Continued Public Hearings

3.1 416 Conant Road – Scenic Road Site Plan Approval – New 3615sf RGFA House

Representation: Zack Burnett, Burnett Builders

Overview: Mr. Burnett showed the details of the changes he has made in response to Planning Board comments at the last meeting. The pitch of the roof has been lowered, the door now has wider sidelights and is a pivot door, and the garage door is now black with frosted glass. The garage lighting overhang will match the wood of the ceiling entry and have black trim.

Documents:

- [Architectural and Landscape Plans for 416 Conant \(PDF\)](#)
- [Average Natural Grade Calculations for 416 Conant \(PDF\)](#)

- [Certificate of Action Site Plan Approval 416 Conant](#)
- [Existing Conditions Plan for 416 Conant \(PDF\)](#)
- [Google Street View from North with removed trees noted](#)
- [Google Street View from South with removed trees noted](#)
- [Photo of stumps at 416 Conant](#)
- [Proposed Site Plan for 416 Conant \(PDF\)](#)
- [Septic Plan for 416 Conant 2-23-21 \(PDF\)](#)
- [Stormwater Management Plan for 416 Conant \(PDF\)](#)
- [Stormwater Report for 416 Conant 3-3-21 \(PDF\)](#)

Discussion:

The Board preferred the original pitch of the roof and asked that the overhang be kept when the roof is put back.

Ms. Hess said the black with frosted glass garage doors draws more attention to them. Ms. Primer agreed, but Mr. Oppenheimer disagreed. Ms. Hess feels the doors are very modern and do not really match the area and asked the Board's perspective on this issue, which they discussed.

The Board asked that a tree be added to the southeast corner of the house to scale/soften the edge of the house and driveway. Ms. Turner said it is possible and suggested a fastigiata tree. She also suggested he add an ornamental tree to the right of the entry. Mr. Burnett agreed to add the trees although he felt the ornamental tree is unnecessary.

Ms. Hess asked that an arborist look at the large pine tree in the front because she walked by recently and saw some dying branches. Perhaps if this tree is dying it could be removed to facilitate a change in the driveway.

Public Comments:

There was no public comment.

Motion:

Mr. Oppenheimer moved to close the Public Hearing. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

The decision for this item will be scheduled for June 16, 2021.

3.2 10 Hitching Post Lane – Site Plan Approval under Flexible Subdivision Special Permit – New 6837sf RGFA House

Ms. Primer moved that Mr. Oppenheimer be Chair Pro Tem for this portion of the meeting as she is recusing herself. Ms. Glynn seconded and the motion passed unanimously by rollcall vote.

Representation: Jim Rissling, Architect, Steven Cosmos, Landscape Architect; Bruce Saluk, Nash Quaddir, Owner.

Overview: Mr. Rissling showed the current tree plan and said 26 trees are being removed, 12 are less than 4" in diameter, 9 are between 5-7", 3 between 8-11 and 2 that are greater than 2". They are adding 32 trees in the landscape plan.

Documents:

- [Lighting Specification for 10 Hitching Post Lane](#)
- [Architectural and Zoning Plans for 10 Hitching Post Lane](#)
- [Certificate of Action for 10 Hitching Post](#)
- [Civil Site Plans for 10 Hitching Post Lane](#)
- [Landscape Plan for 10 Hitching Post Lane](#)
- [Roofing Specification for 10 Hitching Post Lane](#)
- [Septic System Plan for 10 Hitching Post Lane](#)
- [Siding Specification for 10 Hitching Post Lane](#)

Discussion:

Mr. Oppenheimer asked why the retaining wall cannot be moved to save the 20" oak next to the driveway. Mr. Saluk said they would do that using a tree well. Ms. Turner said she feels the tree has a good chance of survival if they install the tree well.

Mr. Oppenheimer asked about trees 7 and 8. Mr. Saluk will work with Ms. Turner to review which trees that are outside the limit of work that can be saved and which really need to come down.

Mr. Aiu said he checked with the Assessors on their definition of a 1.5 story house. The Assessor feels it is a 1.75 story house because of the pitch of the Dutch gable on the side. There was a discussion of this issue. Mr. Rissling

said the first floor is 4017sq, and the 2nd floor is 3037sf and the group discussed the house in relation to the story definitions. It was decided that it is a 1.5 story house.

Ms. Hess asked if they were setting a precedent with this decision. Mr. Aiu said yes but the Board could make a decision if something like this comes up again.

Ms. Oppenheimer said they should put a definition of 1.5 stories in the bylaw.

Public Comments:

John McDonald said when he talked to former Chair Al Aydelott he had not said the house was 1.5 stories. Mr. McDonald is still concerned with which trees are being cut down. He feels it's not fair for the plan to be distributed the day of the hearing and said that other plans are not updated on the website. The board agreed with this.

Mr. Oppenheimer said they can continue the public hearing so the trees can be properly tagged, and Ms. Turner can review the tree plan. Another site walk will be scheduled.

Todd Bremner said that the original flexible subdivision has specific design restrictions, and this house does not meet these restrictions. He also said the Trustees for the neighborhood have not been involved in the process.

Mr. Aiu said the restrictions may not have been in the decision and may be the purview of the HOA.

Mr. Bremner asked if Mr. Quaddir received the home restrictions document for the lot when he purchased it from Wellesley Homes. He also suggested that Mr. Quaddir reach out to the HOA. Mr. Quaddir said he did not see any other restrictions attached, but he will look into it. Mr. Aiu will review the decision for the development to see if this material is in it.

Motion:

The Board scheduled a site walk for June 15th and agreed to continue the hearing to June 16th.

Ms. Primer returned as chair of the meeting.

4.0 Public Hearings

4.1 74 Orchard Ave – RGFA Site Plan Approval – New 6,954sf RGFA House

Representation: Rob Gemma, MetroWest Engineering; Chris Hall, Architect; Carson Hall, Landscape Architect; Kate Notman, Landscape Designer; David & Antoinella Walker, owners.

Overview: Mr. Gemma presented the proposal for the new house, including neighborhood context information, existing conditions on the lot, issues with the site, and the proposed plan.

Ms. Notman reviewed the landscaping and lighting plans, including the removal of 16 trees although they will plant 22 new trees. Total lighting lumens count is 1,7534, all fixtures are dark sky compliant.

Mr. Chris Hall said that because of the grade drop-off, they tried to make this house appear smaller, and showed several images of the proposed house.

Documents:

- [Civil, Architectural, and Landscape Plans for 74 Orchard Ave](#)
- [Lighting Cut Sheets for 74 Orchard](#)

Discussion:

Ms. Primer expressed her displeasure that the pre-existing historic house was torn down, and the owners did not save the billiard room as the Historical Commission had requested.

Ms. Turner said she likes the mix of species for screening is good. She was concerned about the removal of the 3 oaks, which Ms. Primer said will be discussed later.

Mr. Conway said he has no issues with the proposal, and everything fits well onto the site.

Ms. Primer said there seems to be a lot of paved area, especially the bluestone patios. Mr. Hall said that is because the owners desire for outdoor living space and pointed out that the storm water is being well mitigated.

Ms. Primer said that the lot is non-conforming, which gives the Board greater scope especially with the trees which are an important issue which might cause the house to be too large.

Mr. Oppenheimer asked to see the proposed contours and grades to better understand the tree removal issue. Mr. Gemma showed the plan with existing and proposed contours and the group discussed saving a large tree. Mr. Gemma said he thinks they can save the tree and will look at the 16” red oak and the 22” white oak.

Mr. Oppenheimer asked about the fence, and Ms. Notman outlined the fence. She said the owners requested it because the property is exposed on both sides, and they have security concerns.

Mr. Oppenheimer asked why the back of the house is oriented toward Orchard. Mr. Chris Hall said he positioned it to capture as much light as possible (the back of the lot is very dark because of trees and it is low).

Ms. Glynn asked that there be some shadow studies done. She also asked if the cupola was included in the height measurement, which Mr. Gemma said it is not because they do not count in the bylaw. Mr. Hall said it 8’ x 8’ and has no lighting.

Ms. Glynn asked why the buffer doesn’t continue to the house next door (also owned by the owners of this property). Ms. Notman said they could extend the buffer. Ms. Glynn said there appears to be a lot of lawn and asked if they could reduce it.

Ms. Glynn said the landscaping lumens (3700) seems high. Ms. Notman said it is all path lights except 1 driveway light, 1 downlight at the grill and the rest are path and stairs with a couple of wall lights. Mr. Chris Hall said most of the lights are required for code compliance and doesn’t think they can eliminate more lights and still meet code.

Motion:

Mr. Oppenheimer moved to continue the Public Hearing to July 7, 2021. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

4.2 15 Warren Place – Wetlands and Floodplain Protection Special Permit – Garage and bedroom addition

Motion:

Mr. Oppenheimer moved to continue the Public Hearing to July 7, 2021. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

5.0 Decisions

5.1 10 Farm Road – Meadowbrook School – Special Permit Day Camp – Temporary Relief from Bus Requirements Under COVID

Ms. Glynn moved to approve 10 Farm Road – Meadowbrook School – Special Permit Day Camp – Temporary Relief from Bus Requirements Under COVID. Ms. Hess seconded, and the motion passed unanimously by rollcall vote.

5.2 275 Meadowbrook Road – Weston Country Club – Special Permit Day Camp – Weston Kids Club

Ms. Glynn moved to approve 275 Meadowbrook Road – Weston Country Club – Special Permit Day Camp – Weston Kids Club. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

6.0 Other Business

6.1 2 Laxfield Road – Approval Not Required – 4 Lot Consolidation

Mr. Aiu said the owner is consolidating 4 lots, 2 of which are buildable for a total of 22 acres, and they are building a sports complex on the property. Ms. Glynn asked if this could become a flexible subdivision. Ms. Primer said there is a lot of concern by the neighbors, and Town Counsel has reviewed it. The Board discussed the property.

Ms. Glynn asked if this could be changed to a sports camp. Mr. Aiu said it is not zoned for that, but anything could become educational.

Public Comment:

Diana Chaplin asked if the dotted way going to Laurel Road could be removed. Mr. Aiu said it's not part of the ANR so he has not looked at it. Ms. Chaplin said it provides a way into the property.

Kevin Star, owner of Laxfield Trust, said his goal is to preserve the 22 acres as a single estate. The sports complex is a ½ court basketball court and a batting cage for his children. He wants the estate to match the historic house which they are preserving. He has no intention to subdivide.

6.1 Town Planner Report

- Review of upcoming meetings & site visits
- 140 Country Drive sent updated plans for their pool house expansion.
- Long Range: Mr. Aiu reviewed some of the Long Range issues
- 40B: Mr. Aiu updated the current situation.

7.0 Future Meetings

June 6, 2021

July 7, 2021

8.0 Adjournment

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

Meeting adjourned at 9:56p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary