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# TOWN OF WESTON

Planning Board Meeting June 16, 2021

Document Prepared by Susan Peghiny



**Video Recording:** <https://weston.vod.castus.tv/vod/?video=7b596e7a-f963-4c7c-9120-cd68d5ebd19f&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

**Meeting called to order at 7:00 PM.** *Italics indicate formal action taken.*

<b>Planning Board Members</b>	<b>Present</b>	<b>Staff Members</b>	<b>Present</b>
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	Via Zoom
Alex Selvig	Via Zoom	Jordan McCarron – Conservation Agent	Via Zoom
Lori Hess	Yes		

This was the Boards first live meeting since the pandemic. Mr. Aiu presented ways to have hybrid meetings as a function of making the meetings accessible. There was a discussion of this.

## **1.0 Public Comments**

There was no public comment.

## **2.0 New Business**

### **2.1 Conservation Agent Introduction**

Discussion: Jordan McCarron introduced himself to the Board. He shared his background, especially his history at Landsake and his relationship with Weston.

Ms. Glynn asked Mr. McCarron to look at the WaterSense guidelines. Mr. McCarron had seen them and didn't have particular comments but suggested the creation of a preferred list of drought tolerant native plants.

### **2.2 Water Conservation Landscape**

Documents:

- Draft Water Conservation Landscape Guidelines

Discussion:

Mr. Primer felt the Board should bring the Water Conservation Group into this discussion. There needs to be a new liaison from the Board to this group.

Ms. Glynn said they will need to work on the requirements for existing houses that are making a change.

Ms. Primer asked how this would be enacted. Mr. Aiu said they can't go into rules because there have been no public hearings. Anything they *really* want included would need to be part of the decisions.

Mr. Primer said she'd like to wait to talk to the Water Group and have Public Hearings before they start including this material is decisions.

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Public Comments:

Greg Shay asked if the recommendations are for new construction that come before the Planning Board. Ms. Primer said yes, but the Water Group is looking at town-wide issues.

Diana Chaplin pointed out that when water goes into wells it's no longer available for other uses.

### **3.0 Continued Public Hearings**

#### **3.1 10 Hitching Post Lane – Site Plan Approval under Flexible Subdivision Special Permit – New 6837sf RGFA House**

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

Representation: Steven Cosmos, Landscape Architect; Bruce Saluk, Civil Engineer; Nash Quadir, Owner.

Overview: Mr. Quadir reminded the Board of the HOA restrictions issue, which is mostly roof and siding materials, and is happy to work with them on this.

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 said if Mr. Quadir finds out that changes must be made, he would need to come back to Planning.

At the site walk there was concern about the tree line behind the garage. Mr. Quadir said it's a construction issue he will work to protect the tree. There was discussion of the tree plan changes.

Public Comments:

There was no public comment.

Motion:

*Ms. Glyn moved to continue the Public Hearing to July 7, 2021. Ms. Hess seconded, and the motion passed unanimously by rollcall vote.*

The decision for this item was scheduled for July 7, 2021.

### **4.0 Public Hearings**

#### **4.1 621 South Avenue – Scenic Road Site Plan Approval – Addition and Renovation of Existing House**

Representation: Dante Angelucci, owner. Bill Doyle, DEI Engineers, Daniel Quaille, Lincoln Architects; Karen Sebastian, Landscape Designer

Overview: Mr. Quaille said they want to expand and renovate their 1.5 story cape and outlined the plans.

Mr. Doyle outlined the septic and storm water plans.

Ms. Sebastian outlined the lighting and landscape plan pointing out that no trees are coming down. Total lumens=7900.

Documents:

- [Architectural Plans for 621 SOUTH AVE](#)
- [Certificate of Action for 621 South](#)
- [Civil Engineering Plans for 621 South Ave](#)
- [Landscape and Lighting Plan for 61 South Ave](#)
- [Light Fixture A Cut Sheet](#)
- [Light Fixtures B and C Cut Sheets](#)

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Discussion:

Mr. Oppenheimer asked why the Board was seeing this, given the age of the house. Mr. Aiu they were seeing it because the addition is taking over exterior walls it is basically considered new construction. Mr. Oppenheimer asked if they should call it a demolition and new construction rather than an addition. Mr. Aiu noted this.

Mr. Oppenheimer asked how difficult it would be to do underground from the pole to the house. There was a discussion of this issue and the requirement. It was decided that the electrical could remain aloft.

Public Comments:

There was no public comment.

Motion:

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

The decision for this item will be scheduled for July 7, 2021.

**4.2 208 Newton – Scenic Road RoW Work – Rebuild stone wall in Newton Street Right of Way**

Representation: Andrew McCarthy, homeowner; David Bartsch, Bartsch Landscape Architecture

Overview: Mr. McCarthy explained the location of the house and the problem of people turning around in their driveway which has become a safety issue because of their small children. The proposal is to close off the driveway but have a small entryway at the side to discourage people turning.

**Ms. Primer rejoined the meeting.**

Mr. Bartsch explained how they would rebuild the wall using a wall that resembles the one across the street. He added that the new wall be all outside the right of way although it may go slightly into it.

Documents:

- [Certificate of Action \(Draft\) for 208 Newton](#)
- [Driveway and Stone Wall Site Plan](#)

Discussion:

Ms. Glynn would prefer they use a dry laid wall like the one that is there. There was a discussion of the wall and its construction. The Board asked that they create a mock-up of the wall and photos of similar walls for Board approval.

Public Comments:

Diana Caplin asked if Mr. Selvig has a conflict given his address near this house. Ms. Primer said there is no conflict because he is not a direct abutter, and has no financial interest in the decision.

Motion:

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

The decision for this item will be scheduled for July 7, 2021.

**4.3 203 Westerly Road – RGFA Site Plan Approval – 318sf Finish space addition to existing 5,997sf RGFA house**

**Ms. Hess recused herself from this discussion.**

Representation: Steve Bookbinder, Attorney; Angela Kearney, Landscape Architect; Al Gala, Civil Engineer.

Overview: Mr. Bookbinder outlined the building proposal, Ms. Kearney showed the existing landscaping and outlined the proposed changes, and Mr. Gala reviewed the site plan proposal.

Documents:

- [203 Westerly- Finished Garage Second Floor Plan](#)
- [203 Westerly Road Building Sections](#)
- [203 Westerly Road EXISTING CONDITION SITE PLAN](#)
- [203 Westerly Road- Finished Attic Plans and Sections](#)

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- [203 Westerly Road- RGFA NEIGHBORHOOD BOARD](#)
  - [203 Westerly Road- Septic System Plan](#)
  - [203 Westerly Road- Square Footage Calculations](#)
  - [203 Westerly Road-Letter from 195 Westerly](#)
  - [Certificate of Action for 203 Westerly Road](#)
  - [Drainage Details for 203 Westerly Road](#)
  - [Drainage Plan for 203 Westerly Road-](#)
  - [Gala Simon Associates Stormwater Letter](#)
  - [Springer- 203 Westerly Road- Existing Elevations](#)
  - [Springer-203 Westerly Road- Landscape and Lighting Plan 6-4-21](#)

Discussion:

Mr. Conway said they did a nice job, and he has no issues.

Ms. Turner feels the landscape plan is good and appreciates the reduction in lawn.

There was a discussion of the fencing on the property.

Public Comments:

There was no public comment.

Motion:

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

The decision for this item will be scheduled for July 7, 2021.

**Ms. Primer left the meeting at this point.**

**4.4 333 Winter Street, Rivers School – Special Permit Day Camp – Terrier Training Soccer Clinic**

Representation: Nancy Feldman, Women’s Soccer Coach at BU

Overview: One weekend-long clinic at the River School Campus for 1 year only. 90-100 girls, with a staff of 6 counselors, 6 coaches, 1 trainer, and 1 physician. Individual car drop & pickup.

Documents:

- [Terrier Training Clinic Application](#)
- [Terrier Training - Rivers School Map](#)
- [Certificate of Action for Terrier Training Soccer Clinic](#)

Discussion:

Mr. Aiu said this camp fits in where no others are operating.

Public Comments:

There was no public comment.

Motion:

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

The decision for this item will be scheduled for July 7, 2021.

**4.5 333 Winter Street, Rivers School – Special Permit Day Camp – Nike Flag Football Camp**

Representation: Kevin Curley, US Sports Camps

Overview: The camp will run Monday – Thursday for 3 weeks for about 50-80 children each week. Individual car drop-off and pick up.

Documents:

- [2021 Nike Flag Football Camp Application](#)
- [Certificate of Action for Nike Football Camps](#)

Discussion:

Ms. Glynn asked that their campers carpool to minimize traffic.

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Public Comments:

There was no public comment.

Motion:

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

The decision for this item will be scheduled for July 7, 2021.

**4.6 333 Winter Street, Rivers School – Special Permit Day Camp – Rising Star Basketball Camp**

Representation: Kevin O’Brien, Rising Start Basketball Camp.

Overview: This is the first year at Rivers. 60-70 students for 4 days a week 9am-3pm for 1 session during the same week as the first week of the football camp.

Documents:

- [2021 RISING STAR Basketball Camp Application and Brochure](#)
- [Certificate of Action for Rising Star Basketball Camp](#)

Discussion:

Ms. Glynn asked them to carpool if possible. Mr. Mr. O’Brien said they have team and school rates which encourages carpooling.

Mr. Selvig felt 320 extra car trips during that week (from both camps) is considerable. The Board discussed this and asked Mr. Aiu to contact Rivers to see if they realized the traffic impact of two camps together and if they think this is a problem.

Public Comments:

Diana Chaplin suggested that the schools should come before the Board for these permits, rather than the camps.

Motion:

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

The decision for this item will be scheduled for July 7, 2021.

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**5.0 New Business**

**5.1 3 Georgian Road, Cambridge School - Camp Adventure and Sports Camp**

Representation: Representative Weston Recreation Department.

Overview: There will be 2 camps at this campus, which is new at this location. 70-90 campers from July 6 – August 13, 8:30am-4:00pm. There is not much carpooling done with these camps.

Documents: [Summary Document](#)

Discussion:

There were several questions about why the camps cannot be at their regular locations.

Public Comments:

There was no public comment.

**5.2 13 Pigeon Hill – Scenic Road Site Plan Approval Amendment – Rebuild Shed**

Representation: Erin Tetler, Owner

Overview: The wish to put up a matching shed for outdoor storage on the site of old garage. Neighbors approve.

Documents:

- [Application for Site Plan Approval for shed-13 Pigeon Hill Rd](#)
- [Shed Rendering 1](#)
- [Shed Rendering 2](#)

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Discussion:

Ms. Glynn asked if the old cement foundation will be torn up after this is built.

Mr. Oppenheimer asked about concrete exposure. Ms. Tetler said they will have the landscapers clean up the edge.

Ms. Glynn requested a site & landscape plan that includes finish plantings, which was scheduled.

Mr. Oppenheimer suggested a site visit with Ms. Turner

Ms. Glynn suggested that Mr. Conway look at it to see if there will be new drainage problems.

Public Comments:

Diana Chaplin told the owner that it might be less expensive to use a structure of the same size.

Motion:

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

## **6.0 Decisions**

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### **6.1 416 Conant Road – Scenic Road Site Plan Approval – New 3615sf RGFA House**

*Ms. Glynn moved to approve 416 Conant Road – Scenic Road Site Plan Approval – New 3615sf RGFA House with edits made during this meeting. Mr. Selvig seconded, and the motion passed unanimously by rollcall vote.*

## **7.0 Other Business**

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### **7.1 Town Planner Report**

- Review of upcoming meetings & site visits
- Select Board wants to convene a group to study water towers and would like a Planning member to participate. There were no volunteers.
- Ms. Hess said that Conservation will be creating a group to look at invasive species.
- Mr. Aiu confirmed that the Collins Report is holding up the advertising of the Assistant Planner.

## **8.0 Future Meetings**

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July 7, 2021

July 21, 2021

## **9.0 Adjournment**

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

Meeting adjourned at 10:16 p.m.

Respectfully submitted,

Susan Peghiny  
Recording Secretary