



TOWN OF WESTON

Planning Board Meeting July 29, 2020

Document Prepared by Dana Orkin

Link to Recording:

<https://weston.vod.castus.tv/vod/?video=6c1cebff-ace7-45fc-9a4a-12ace9f4256f&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:01 PM

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP) - Chair	yes	Imaikalani Aiu (AI) – Town Planner	yes
Leslie Glynn (LG)	yes	Dana Orkin (DO) - Asst. Town Planner	yes
Steve Oppenheimer (SO)	yes	Dave Conway (DC) - Consulting Civil Engineer	yes
Sue Zacharias (SZ)	yes	Kim Turner (KT) - Consulting Landscape Architect	yes

Italics indicate formal action taken

1.0 Public Comment

None

2.0 Continued Public Hearing

2.1 576 North Ave. – Special Permit Flexible Subdivision – 6 Lot Subdivision

Representation: Rob Gemma, Metrowest Engineering; Mike Nowicki, Landscape Architect; Jay Tallerman, Council for owners

Overview: Gemma presented the infrastructure clearing plan, which was shown at the last meeting. Stated that the applicant was looking for some direction on if the PB thought the proposal was favorable.

Documents:

- [Flexible Subdivision Infrastructure Clearing Plan dated 7/22/2020](#)
- [Flexible Subdivision Proposed Planting Plan dated 7/24/2020](#)

Discussion:

AP stated that there were not many trees to be saved between the proposed lots.

KT stated that there were no trees within the infrastructure clearing zone that the PB noted during their site visit.

IA stated that the PB could elect to add design guidelines to the proposal if they feel they were needed.

SO did not believe that the PB needed to add design guidelines for this flexible subdivision.

SO stated that the PB could consider restricting the heights of the proposed homes.

Gemma stated that the client would not support such a restriction.

SZ stated that the applicants have been very accommodating for the changes. Stated that the height profile can be done during Site Plan Approval.

AP agreed with SO and stated that they did not want the applicants to walk away.

Tallerman stated that restricting the homes to 1.5 stories would be a huge hit to marketing the lots. He did not want to commit to a height restriction at this time.

Public Comments:

Lynne Bower, 345 South Great Road, stated her concerns with the height of the proposed homes along her property.

The public hearing for the Special Permit Flexible Subdivision of 576 North Ave was continued to September 9, 2020.

2.2 36 Church Street – Scenic Road Site Plan Approval – New House

Representation: Matt Harkins, Benchmark Builders; Bill Andrews, Benchmark Builders; Angela Kearney, Landscape Architect; Al Gala; Ralph Kilfoyle, Architect

Overview:

Kearney presented the changes from the last meeting. They included:

- Clearing bittersweet vines and poison ivy at the entrance of the driveway to improve visibility when pulling onto Church Street.
- Added surveyed trees along Church Street that were not on the past iterations.
- Saved 4 trees along the limit of work line to the east.
- No remove any significant trees in the proposed garden.
- The existing stone wall along the proposed garden would remain.

Documents:

- [Revised Plan Set dated 7/20/2020](#)
- [Pictures/Videos](#)

Discussion:

LG stated that she had no problem with the proposal to cut into the grade slightly at the driveway entrance.

KT stated she was fine with all the landscaping changes.

SZ asked why the orchard trees were not on the plant list and asked for a little more information on the light blue areas on the landscape plan.

Kearney stated that it was difficult to vision the sunlight exposure in certain areas and that they may add some white peaches if able to later in the construction process. They also would like a little flexibility in these areas instead of listing plantings per the plan.

Public Comments:

SO moved to close the public hearing for the Scenic Road Site Plan Approval of 36 Church Street with a decision to review at the end of the meeting. SZ seconded. All in favor.

3.0 Public Hearing

3.1 33 Viles St. – Scenic Road Right of Way Permit – Retaining wall modifications

Representation: Karen Sebastian, Landscape Architect; Trevor & Annica MacDonald, Owner

Overview:

MacDonald stated that the current walls were falling apart and that they had visibility issues pulling out onto Viles Street. Stated that the plantings and steep slope to the left made it a safety hazard to pull onto the street. Sebastian stated that they would like to lower the hump next to the driveway. The proposal was to reduce the height of the retaining wall by cutting into the slope and adding a two-tiered retaining wall design. Cutting into the slope would require three trees to be removed in the right of way. Stated that there would be restorative plantings along the road to keep the slope stable and to re-vegetate the buffer along the road. A native mix of herbaceous plantings and native seed mix was proposed. She proposed a magnolia and two white spruce trees to be added at the front of the property as well.

Documents:

- [Landscape Plan dated 7/23/2020](#)
- [Letter from the MacDonalds dated 7/29/2020](#)
- [Pictures](#)

Discussion:

SZ asked what the height of the proposed trees were.

Sebastian stated the white spruce would be 8-10 feet and the magnolia would be 7-8 feet.

LG stated that the trees at the top of the slope would need to be removed to accommodate the two-tiered retaining wall. Recommended on the site visit to add trees in a similar location as replacement.

KT stated that re-establishing canopy trees rather than evergreens would be a better option.

SZ asked if a sugar or red maple would be a better option than the magnolia.
Sebastian stated that they could add a sugar maple instead.

DC stated he had no issues with the regrading.

Public Comments:

SZ moved to closed the public hearing for the Scenic Road Right of Way Permit of 33 Viles Street to September 9, 2020 with a decision to review. LG seconded. All in favor.

4.0 New Business

4.1 512 Glen Road – Scenic Road Site Plan Approval Amendment – Tree Removals

Representation: Karen Sebastian, Landscape Architect; Farzin Kiani, owner

Overview:

The property at 512 Glen Road was granted Site Plan Approval back on March 11, 2020. Sebastian stated that the owner would like to remove 2 white pines and a Norway maple which were marked as a hazard by the arborist.

Documents:

- [Landscape Plan dated 7/28/2020](#)
- [Arborist Report dated 7/22/2020](#)
- [Pictures](#)

Discussion:

AP stated that the trees should be replaced one for one.

LG and SZ agreed and stated that trees should be added back to the property.

KT stated that they should add some native plantings as replacements. Recommended to take out some saplings to add two deciduous trees and one evergreen. Stated that if the PB wanted 3 deciduous trees to be planted, that would also be fine.

Kiani stated that he was fine with replacing the trees. Stated that he was living in a rental and needs to get approval to remove these trees as soon as possible.

IA stated that DO could issue a memo to remove the trees and then the planting plan could be voted on with a decision at the next meeting.

Public Comments:

None

SZ moved to close the Scenic Road Site Plan Approval Amendment of 512 Glen Street to September 9, 2020 with a decision to review on September 9, 2020. LG seconded. All in favor.

4.2 45 Hidden Road – Flexible Subdivision Site Plan Approval Amendment – Tree Removals

Representation: Karen Sebastian, Landscape Architect

Overview: 45 Hidden was granted Flexible Subdivision Site Plan Approval on November 6, 2019. Upon Site plan approval the PB required that an arborist report be formulated for the trees that are within the scope of construction since it was such a narrow lot. IA allowed the applicants to remove any dead trees and asked that they get the approval from the PB to remove any other trees. IA presented a plan and pictures of the trees in question. Sebastian presented a plan which showed the approved trees to be added.

Documents:

- [Landscape Plan dated 8/13/2020](#)
- [Photos](#)
- [Tree Report Plan dated 6/20/2020](#)
- [Tree Assessment dated 5/29/2020](#)

Discussion:

LG stated her caution for removing trees along the golf course.

KT stated that she was mainly concerned with the area near the start of the driveway next to 29 Hidden Road.

Sebastian agreed to replace a few of the trees with red maples

Public Comments:

None

LG moved to close the public hearing for the Flexible Subdivision Site Plan Approval Amendment of 45 Hidden Road with a decision to review on September 9, 2020. SZ seconded. All in favor.

5.0 Decisions

5.1 [36 Church Street – Scenic Road Site Plan Approval](#)

SZ moved to approve the Certificate of Action Scenic Road Site Plan Approval for 36 Church Street with the changes noted. LG seconded. All in favor.

5.2 [98 Pine Street - Special Permit Wetland and Flood Plain Protection District](#)

SZ moved to approve the Certificate of Action Special Permit Wetland and Flood Plain Protection District for 98 Pine Street with the changes noted. LG seconded. All in favor.

5.3 [44 Oak Street – Scenic Road Site Plan Approval Amendment](#)

SZ moved to approve the Certificate of Action Scenic Road Site Plan Approval Amendment for 44 Oak Street with the changes noted. LG seconded. All in favor.

5.4 [241 Glen Road – Scenic Road Site Plan Approval Amendment](#)

SZ moved to approve the Certificate of Action Scenic Road Site Plan Approval Amendment for 241 Glen Road with the changes noted. SO seconded. All in favor.

6.0 Other Business

6.1 Approve Minutes

SZ moved to approve the [4/29/2020](#) minutes with the changes noted. LG seconded. All approved.

6.2 Town Planner Report

a) Site Visits

- a. 95 Walker – Site visit on September 1 at 10am
- b. PB Regular Meeting on September 9 at 7pm

b) Guardrails

- a. IA stated that DPW may change the guardrail proposal from the wood back proposal.

c) Signage Committee

- a. AP stated they should have an update at the next meeting.

d) HPP Update

- a. IA stated they were looking to get an RFP.

e) Transportation

- a. TIP was re-evaluating scoring criteria for various transportation infrastructure funding.

f) Affordable Housing

- a. 104 Boston Post Road Stony Brook – HAC hearing testimony submitted
- b. 751 Boston Post Road – In ZBA
- c. 518 South Avenue – Filing with Con Comm, appeal at HAC

6.3 Administrative Approvals

- a) [45 Hidden Road](#) – Changing driveway from porous to adding catch basins. DC was fine with the proposal.

6.4 MWRC Planning Board Designee

IA stated that the MWRC was seeking representation and stated that he would be happy to continue being the designee.

6.5 Revised Stormwater Condition

IA stated the need to add a stormwater condition to the COA's which requires a final as built with the location of stormwater infrastructure included.

The PB agreed that would be ok.

LG moved to adjourn, LG seconded. All in favor, none opposed.

Meeting adjourned at 10:04 p.m.