

Weston Planning Board Minutes: 04 January 2017– Approved 3/15/17

Board Members Present: Al Aydelott, Sue Zacharias, Anthony Flynn, Roy Chatalbash, Steve Oppenheimer

Staff Present: Imai Aiu (Town Planner)

Public Comments:

Adrienne Giske: (representing Friends of JST) Group plans to come to May Town Meeting to request funding to plan for 105 seat restaurant and will return to future Board meeting.

Erica Saunders: Concerned about 133 Boston Post Road project.

Topic: Case Estates Master Plan update

Main Presenters: Michael Harrity (BOS) and Tom Wirth (landscape architect)

Documents:

Type	Author	Last Revised	Title	Sheet
Plans	Tom Wirth Associates	11/30/16	Preliminary Phase 2 Sitework and Planting	

Discussion:

- **Michael Harrity:** Wirth developed plans for areas outside of the funded scope so that future work will be consistent. Plantings and Legacy Trail are funded. Gazebo will replace Summer House and is funded. Presentations scheduled for Con Com and Historical.
- **Oppenheimer** asked about status of Case Campus project previously defeated at Town Meeting. **Harrity** is working with School Committee to revisit sidewalks, circulation and parking lot pavement portions of original plans. Project will return to future Town Meeting.

TomWirth:

Master Plan:

- Legacy Trail: accessible despite some excessive grades and tree roots
- AUL border (area and use limited area) will be permanently marked by stones in hen tooth pattern.
- Plantings: landmark trees are oaks along Wellesley Street. Proposes additional 6 trees of 5-6” caliper on opposite side to restore canopy. Oaks are vulnerable to climate change.
- Rhododendron plantings preserved by Con Com maintenance.
- Deciduous trees added to supplement aging oaks.
- Tulip trees along Land’s Sake damaged and replacements suggested behind them.
- Ash Street trees have deteriorated but Town ROW is too narrow for plantings.
- Coniferous trees of Newton and Ash Street maintained and supplemented. Red cedar added for hardiness.

- Screen conifers added near houses adjacent to Case Estates.
- South portion (between Wellesley and Ash) will be cultivated and managed woodlands.
- North portion is educational and for Land’s Sake programming.
- Info available on Town website under “projects”.
- Proposes flowering witch hazel and cherries in visible “nose” across from Case House.
- Hedge of native plants (bayberry) added to screen parking areas near barn, schoolhouse.
- Watering plan is crucial to success of plantings. Proposes well in south portion.

Discussion:

Item	Issue and Resolution/Action
	<p>Issue: Aydelott asked about restoration of rhododendrons. Resolution: Wirth proposes extending Legacy Trail to connect areas.</p>
	<p>Issue: Aydelott asked about plans for orchards. Resolution: Wirth proposes using historic orchard row pattern.</p>
	<p>Issue: Chatalbash raised idea of using land for a tree nursery for Town-wide tree needs. Resolution: Wirth said that would be feasible here.</p>
	<p>Issue: Chatalbash emphasized need for long-term maintenance plan. Aydelott asked if Land’s Sake is meant to maintain land. Resolution: Wirth: Confirmed that is the plan.</p>
	<p>Issue: Zacharias asked about future tree survival and asked about white oaks. Resolution: Wirth reviewed the U.S. Forestry projections for tree survival with climate change.</p>
	<p>Issue: Zacharias concerned about future security of rebuilt Summer House. Resolution: Wirth reviewed possible security measures</p>
	<p>Issue: Flynn asked about composition of paths. Resolution: Wirth said there are 3 main types of paths:</p> <ul style="list-style-type: none"> • Daily use for access will be textured asphalt, textured by stone. • Legacy Trail will be porous pavement for accessibility. • Farm trails are balance. Compacted gravel for truck use. • Woodland trails left as is, with pine needles and gravel.
<p>Off Site Landscape</p>	<p>Issue: Flynn suggested that Town work collaboratively with Eversource and Verizon. Action: Add this area to Eversource arborist’s “watch list” for tree work.</p>

Public Comments:

Commenter	Issue and Resolution
<p>Miller (226 Ash Street)</p>	<p>Asked about safety of pedestrian crossings on Ash Street. Wirth suggested traffic calming to slow cars.</p> <p>Also concerned about trees and shrubs lost to work. Concerned about bathroom needs of visitors and also about ticks and wildlife, work traffic and supervision of workers.</p>

Topic: Review of comment letter for 40B **Type:** Comprehensive Permit **Address:** 104 Boston Post Road

Documents:

Type	Author	Title	Date
Letter	Town Planner	Memo to Board of Selectmen	1/4/17

Discussion:

Item	Issue and Resolution/Action
Infrastructure	Issue: Aydelott asked about inclusion of infrastructure issues like waste-water treatment and storm water management because there is no municipal infrastructure. Chatalbash concerned about water supply. Zacharias said there is no room for error. Action: Infrastructure concerns to be added to letter.
Schools	Oppenheimer asked to include demographic impact on schools. Aydelott further commented that student transport would be difficult in that location. Action: School impacts to be added to letter
Fire	Aydelott asked about fire department access to proposed building. Action: Fire access concerns to be added to letter
Architecture	Oppenheimer stated that proposed inappropriate architecture would detract from existing Sibley House. Action: Architectural character concerns to be added to letter.
	Issue: Flynn wanted parking garage lowered to reduce mass on Route 20. Resolution: Board felt that the impact of lowering the site was infeasible.
Feasibility	Aydelott asked to add comparison of finances of former and viable proposal by Avalon Bay, which would have been 50 units. Action: Aiu to research Avalaon Bay application.
Process	Issue: Aydelott asked if both 133 and 104 Boston Post Road could be approved, when many in town consider it an either/or scenario. Resolution : Aiu confirmed that both could be approved.
Traffic	Chatalbash raised issue of transportation needs of building, which are not addressed. Flynn: Wanted inclusion of quantified impact of 165 Main Street Waltham project and four proposed stoplights on rotary. Action: 1265 Main project specifics to be added.
Health and Safety	Flynn raised serious local concerns about public health and safety that can be mitigated by reducing density. Action: Letter to conclude with noting public health and safety concerns.

Public Comment:

Commenter	Issue and Resolution/Action
Diana Chaplin	Issue: asked about next steps and difference between “friendly” and other types of 40B. Resolution: Aiu reviewed process.

Topic: Review of comment letter for 40B Type: Comprehensive Permit Address: 133 Boston Post Road

Documents:

Type	Author	Title	Date
Letter	Town Planner	Memo to Board of Selectmen	1/4/17

Discussion:

Item	Issue and Resolution/Action
Access	<p>Issue: Aydelott stated that he could only support access from Jones Road. Flynn concurred. Chatalbash stated that Waltham mayor has previously denied Jones Road access. Zacharias stated that Waltham mayor objects to Weston school buses coming into Waltham. Flynn asked about Board support of Jones Road and Church Street access. He asked for traffic impact study to consider all development currently under discussion.</p> <p>Action: Conclusion of letter to read support only if access is form Jones Raod.</p>
Schools	<p>Oppenheimer discussed size of project (housing and additional large office building) and impact on schools and traffic.</p> <p>Action: None</p>
Project Density	<p>Aydelott stated that project is 100 units larger than Town needs for 40B “safe harbor”.</p> <p>Flynn stated that this is a “friendly” 40B so negotiation is possible.</p> <p>Zacharias asked if Town would support a project of this size.</p> <p>Action: Size of project to be noted in letter.</p>

Comments:

Commenter	Issue and Resolution/Action
Erica Saunders	Asked about Jones Road access.
Diana Chaplin	<p>Issue: stated that 133 project is subject to Town vote.</p> <p>Resolution: Aydelott concurred, because of existing Development Agreement</p>

Topic: Site Plan Approval Amendment for Tree removal Type: Site Plan Approval Address: 2 Sunday Woods

Main Presenters: *Phil Mastrioni*, landscaper

Documents:

Type	Author	Last Revised	Title	Sheet
Tree Removal Plan	Phil Mastriani	12/29/16	No. 2 Sunday Woods As Built Plot Plan	

Discussion:

Item	Issue and Resolution/Action
	Issue: Landscaper consulted with Turner regarding 7 declining or dead pines. Action: Turner asked that dead pine along Sunday Woods Road be replaced by 10-12' maple.
	Issue: Zacharias asked if neighbors were notified. None were. Action: Notify neighbors and confirm there are no objections.
	Issue: Aydelott stated that special permit record will need revision. Action: Landscape plan to be revised showing removals and new planting.

Minutes:

Zacharias moved to approve, **Flynn** seconded approval of 10/05/16 minutes.
Oppenheimer moved to approve, **Flynn** seconded approval of 11/16/16 minutes, as revised.
Zacharias moved to approve, **Chatalbash** seconded approval of 12/19/16 minutes, as revised.
(Flynn recused himself.)

Town Planner Report

- 2/9/17 will replace usual 2/8/17 meeting
- Budget for FY 2018
 - **Oppenheimer** asked about funding for Assistant Town Planner
- Warrant articles for May Town Meeting due in draft form 2/08/17
 - **Chatalbash** concerned about lack of time.
 - **Aydelott** stated public input will be difficult to solicit in time.
 - Potential warrant articles
 - Short term rentals
 - Marijuana moratorium
 - **Zacharias** suggested state delay of marijuana law might help Town timing and that State's draft language be used.
 - **Aiu** to get State language for Town's use.
- Scenic Road guidelines ongoing project
 - Targeted after DPW tree inventory, which is still incomplete.
 - Trimming guidelines and replacement guidelines can be done in advance.
 - Landscape architect work to be done in FY 2017.
 - **Aydelott** asked if specific tree inventory is necessary.
 - **Zacharias** suggested inventorying certain intersections or specific trees.
 - **Aiu** stated need for succession plans for certain trees.
 - **Oppenheimer** suggested targeting certain scenic roads as pilot.
 - **Flynn** stated importance of tree history for sake of comparisons.

- **Aydelott** asked for draft guidelines for results of inventory.
- 269 North Avenue 40B update
 - Townhomes reduced in height by 5' but still over allowable height.
 - Some lighting removed and developer amenable to lot line decibel reduction.
 - Landscaping plans still forthcoming.
 - ZBA meeting continued to 1/23/17.
 - **Aydelott** asked about adjacent flexible subdivision and wants update.
- 17 Silver Hill Road
 - Removed from next meeting agenda pending ZBA determination.
 - John Field ruled there is no building permit and structure must be removed.
 - Homeowners appealing ruling to ZBA.
 - Planning will offer input to ZBA if asked.

Zacharias moved to adjourn, **Chatalbash** seconded.

Minutes submitted by Alicia Primer