



TOWN OF WESTON

Planning Board Meeting July 28, 2021
 Document Prepared by Susan Peghiny

Video Recording: <https://weston.vod.castus.tv/vod/?video=f499bed1-d5ec-4a8f-b0cb-07ea713caadd&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:01 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	No
Steve Oppenheimer	Yes	Kim Turner - Consulting Landscape Architect	No
Alex Selvig	Yes		
Lori Hess	Yes		

Italics indicate formal action taken.

1.0 Public Comments

Susan Zacharias asked for a status update on the Champion Center sign. Mr. Aiu said there is no update and it is up to Mr. Field (Building Inspector/Zoning Enforcement) to enforce this. Ms. Zacharias said Mr. Field told her that he feels it’s not enforceable. The Board discussed how to proceed. It was decided to ask Mr. Field for an official update on the issue, reach out to the Champion Center directly, and Ms. Primer will reach out to Mr. Aydelott (Historical Commission).

2.0 Old Business

2.1 40B Project Updates

- 518 South Street: before the ZBA. Deadline to close hearing is October, but this may change because of groundwater issues. Ms. Glynn will look into this.
- 751 Boston Post Road: waiting for the HAC to approve the settlement between the Town and applicant.
- 104 Boston Post Road: the attorney just submitted closing statements to the HAC.
- 369 North: no update.
- 255 Merriman: have started site work and have permit to demolish the barn.
- 75 Norumbega: no new information but he doesn’t believe they are pursuing a 40B.
- 0 Wellesley: this will be a Habitat for Humanity project and will come before the Board.

3.0 Decisions

3.1 235 Wellesley St – Special Permit Day Camp Renewal- New England Chinese Youth Summer Camp – New England Chinese Youth Society, Applicant

Ms. Glynn moved to as edited. Ms. Hess seconded, and the motion passed 4-0 by rollcall vote with Ms. Primer abstaining.

3.2 15 Warren Place – Special Permit Wetland and Floodplain Protection – Garage and Bedroom Addition – Clifford and Amy Nash, Applicants

Ms. Glynn moved to as edited. Mr. Selvig seconded, and the motion passed 4-0 by rollcall vote with Ms. Primer abstaining.

4.0 New Business

4.1 Tree at 179 Church Street

Overview: Mr. Aiu explained that DPW does not want to apply to remove the tree unless they get an idea from the Board that they will consider it conditioned upon removal of the utility pole. This is not a formal request. The goal is to allow DPW to fully plow the sidewalk without exiting vehicle.

Discussion: The Board discussed the tree and the poles that inhibit plowing. It was decided to review other “pinch points” along this route and to ask DPW if they have a list of areas that are not able to be plowed. A site visit will be scheduled in the future.

Public Comments:

Ms. Zacharias expressed support for the tree and feels the DPW should not drive the look of the town. She reminded the Board that they were elected to protect the historic semi-rural character of the town.

Barbara Fullerton said she had some information on the groundwater issue at 518 South Street 40B that she will send it to the Board.

4.2 Discussion of Planning Board Initiatives

Ms. Primer suggested that each member “adopt” an initiative to research and present to the full Board. Mr. Oppenheimer feels only 2 or 3 items at a time should be worked on rather than trying to do too much at one time. The Board discussed how to proceed.

- Water Conservation Landscape: This group will restart. The Board discussed the membership of this group. Ms. Primer will look into finding a water expert for the group. Ms. Primer asked that Mr. Aiu choose two dates for the meeting of this group.
- Streamlining of Rules & Regulations: A new RFP will be created to get someone to look at this, and Mr. Aiu reviewed the status of this issue.
- Lighting Requirements: Ms. Glynn remembered that a consultant was supposed to be engaged. Jane Slade will be contacted to see if she will be an ‘on call’ consultant. Ms. Zacharias offered to help on this issue.
- Residential Special Permit Adoption and Site Plan Approval Modifications: Mr. Aiu said he had spoken to Mr. Witten who said the Board can require Residential Special Permit, and the Board needs to decide what the threshold is. He recommends clear rules on what is expected to get approval. Ms. Glynn asked for examples from Mr. Witten to start this process. This item includes incentives to build smaller houses.
- Upcycling/Recycling of Building Materials:
- Managing Construction Impacts:
- Communication Towers: This item can be removed since applicants will come to the Board.
- Accessory Apartments:
- Other Initiatives Presented by Board Members:

The Board discussed the entire Ongoing Projects and Possible Projects list that Mr. Aiu maintains.

Ms. Glynn asked if camp approvals could be removed as a Planning Board responsibility, and Ms. Primer suggested they be administrative approvals. The Board discussed how to implement this. Mr. Aiu suggested giving a Special Permit to each site which includes basic allowances and requirements if they go over the basics (like attendance, traffic, etc.). It was decided to do this, and to also see if the police have received any complaints about camps.

5.0 Other Business

5.1 Future Meeting Format

Mr. Aiu asked if the Board would like to go to a hybrid format in September or stay on Zoom. It was decided to do a Zoom meeting on September 8th and revisit this issue at that time.

5.2 Town Planner Report

- Review of upcoming meetings & site visits.
- The Board discussed assistance meetings, their length, when/under what circumstances they should do it, etc. Mr. Aiu will ask Town Counsel if it is acceptable for the Board to selectively meet with applicants.
- The Board briefly discussed the fencing request at 40 Westerly Road and how to proceed.
- Ms. Glynn informed the Board that she is working on documentation of Louisa's Wall history, conditions, repair, etc.

5.3 Approval of Minutes

Motion:

Ms. Glynn moved to approve the minutes of March 3, 2021, March 17, 2021, March 31, 2021, and April 14, 2021 with edits. Mr. Oppenheimer seconded, and the motion passed 4-0 by rollcall vote with Ms. Hess abstaining.

6.0 Future Meetings

September 8, 2021 via Zoom
September 22, 2021

7.0 Adjournment

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

Meeting adjourned at 9:55 p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary