

TOWN OF WESTON

Planning Board Meeting January 4, 2023
Document Prepared by Christine Zale



Video Recording: <https://cloud.castus.tv/vod/weston/video/63b8660ed7f0d4000839addb?page=PLAYLIST>

Meeting called to order at 7:02 PM.

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP)	Yes	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG) – Chair	Yes	Christine Zale (CZ) – Assistant Town Planner	Yes
Shawn Lanier (SL)	Yes	Dave Conway (DC) - Consulting Civil Engineer	Yes
Alex Selvig (AS)	Yes	Kim Turner (KT) - Consulting Landscape Architect	Yes
Lori Hess (LH)	Yes	Others	

LG opened the meeting and read Governor Baker’s Suspension of Certain Provisions of the Open Meeting Law. LG said that any individual wishing to record this meeting will need to disclose that at the start of the meeting. No one stated they would be recording.

PUBLIC COMMENT

No Public Comment

TOWN PLANNER REPORT

- IA discussed the calendar – and upcoming site visits and meetings
- Large Project Updates
 - No major updates on 40B projects
- Long Range Updates
 - Rules and Regs- section 2: drafting revisions
 - Public Tree Maintenance Plan – DPW meetings held and TAG meeting on 1/18
 - Historic Heritage- Special Legislation meeting scheduled with Robin Stein
 - Master Plan – working on composition of steering committee
- Other Town Projects
 - Accessory Apartments- No update
 - Water Tanks- Scheduled to meet with SB and Town Manager
 - Route 30 Reconstruction-PB had a site walk today.
 - MBTA Multifamily- Rezoning for multifamily/ transit housing - 750 units.

CONTINUED PUBLIC HEARINGS

297 Meadowbrook – RGFA Site Plan Approval – New 13,011sf RGFA House – Neil and Puja Shah, Owners

Representative: Sean Reilly, Coastal Engineering; CP Drewett, Drewett Works Architecture; Dave Schumacher, Schumacher Landscape; Jonathan White, Attorney; Neil and Puja Shah, Owners, Brian Vona; KVC Builders; Peter Covo, Attorney

Architectural Plans 297 Meadowbrook	Civil Engineering Plans 297 Meadowbrook
Landscaping Plan 297 Meadowbrook	Lighting Cutsheet 297 Meadowbrook
Lighting Plans 297 Meadowbrook	297 Meadowbrook Road Construction Management Plan
Shah FAQ sheet- Existing and Proposed info	297 Meadowbrook Garage Building Pics
Letter of Intent – Shah – 12.16.2022	

Overview & Discussion: Sean Reilly, engineer, presented site plans and discussed the drip dispersal system located on the area across Bryden Rd. He said this area will look the same as does today. LG asked that the area be kept low-mow drought resistant grass and suggested adding pollinators to that area.

Dave Schumacher, landscape Architect, presented the tree plantings proposed around the house. LH asked about the height of the trees being proposed. LG and LH suggested different tree species. LG suggested grouping or clustering trees together rather than just planting a single tree. Dave Schumacher discussed the slope being a low-mow/ no mow meadow mix. LH asked about the sf of turf lawn being proposed. LG asked that the plans differentiate the areas of formal lawn and low/no mow areas. Matt Kaufman, KVC Builders, said there was 30,00sf areas of formal lawn and 6,500sf of low mow lawn. AP said that ratio should be switched. AP said the intent is not to have the trees hug the house but they should be placed further out to provide scaling.

LG said this a big house and discussed the stretch code changing within the next year and asked that the applicant consider building to the lower HERs rating. She discussed using different salvage companies for the removal of the existing structures onsite. Matt Kauffman said it was the intent of the owner to salvage or donate the existing materials.

C.P Drewett, Architect, presented four gate variations. LG asked if the gate will have any lighting and said it will need to be shown on plans. AP said she liked the last options with the horizontal slats, she said the mesh option was hard to visualize. AS agreed that he liked the slat design best. LG said she would like to see a horizontal design with more openings. SL said he was ok with the original design of the gate but agreed that the slat design was optimal. LH thanked the team for responding the PB comments, she agreed with the PB that the horizontal slat design was the best option. She asked about the opening size between the slats. C.P. Drewett said the openings on the gate were 1”. LG said the opening sizes should be increased.

Matt Kauffman, said the lighting was reviewed at the first meeting and has not changed. C.P. Drewett said gate only had a down light on the key pad.

AP moved to continue to see the final plans for the trees and the final rendering for the gate. LG said she wanted to see the delineation of the formal lawn and the low mow lawn. Peter Covo, attorney, asked if the lighting and gate could be postponed and the rest of the project could be brought to a vote. AP and IA said no. AP said the project was reviewed as a total package. SL asked LG to clarify what the PB needed to see at the next meeting.

Motion: AP made a motion to continue the hearing for 297 Meadowbrook RGFA Site Plan Approval to 1/18. AS seconded, SL abstained, motion passed in roll call vote.

645 Wellesley Street- Scenic Road Site Plan Approval – New 5985sf RGFA House- Olivia Zhao, Owner

Representative: Olivia Zhao, Owner; Kai Yin-Yip, Engineer; Xiaoying Chen, Architect

645 Wellesley St. Neighborhood Setback Diagram	645 Wellesley Site Plan
645 Wellesley St Architectural Plans	645 Wellesley St. Neighborhood Setback Diagram
645 Wellesley Street Landscape Plans	Property Data Table

Overview: Olivia Zhao, owner, shared that the new house has a setback of 98ft from the road. She presented new architectural plans, showing a colonial style house and shared a site plan of the property.

Discussion: LG questioned what the side setbacks of the house were and noted each side was close the setback. She asked how long the house was, Olivia Zhao said the total length of the house was 93ft. Ms. Zhao said the RGFA was now 4,255sf. LH appreciated that-Ms. Zhao had responded to the PB previous comments. She asked how much the length and width of the house had been reduced. The length was reduced by 16ft, the width was not changed.

LH asked how far the house was from the side setback lines. Kai, engineer, said the house was approx. 2.3' from the setback line.

LG asked which trees on the site plan were existing and which were going to be removed. She asked if the landscape plans showed the newest house footprint and discussed the rear lawn areas.

AP said the Landscape plans being shown did not show the correct building footprint.

LG said that the windows shown on her architectural plans were not cohesive.

AP agreed the windows were a mix of too many different kinds and the sides of the house have no articulation and is a long box. AP questioned the windows on the third-floor gable.

LG said there needs to be some kind of consistent style in the house design.

AP said the house being built right up to the setbacks was inappropriate.

Olivia Zhao said she will work with her architect on the roofline and unifying the windows.

IA suggested Ms. Zhao look at the design and massing of some of the surrounding houses.

AS suggested removing the windows in the attic gable.

LG asked if the PB felt that she should not have an offline discussion with the applicant. The PB agreed.

LG commented on the different fenestrations on the building.

LH said there doesn't appear to be a cohesive design strategy.

Motion: SL made a motion to continue 645 Wellesley St- Scenic Road Site Plan Approval to 2/1. AP seconded and the motion passes in a unanimous rollcall vote.

0 Church Street (0 Hemlock Rd) – Flexible Subdivision Special Permit – Create Buildable Lot – Richard Barno, Applicant – Item will be continued

Motion: AP made a motion to continue 0 Church St Flexible Subdivision Special Permit to 1/18. AS seconded and the motion passes in unanimous rollcall vote.

Public Hearing

21 Chestnut – Scenic Road Site Plan Approval – New 10,139sf RFGA House- Marc Kaplan, Owner

Representative: Brian Nelson, Engineer; Devin Hefferon Landscape Architect.; Marcus Gleysteen, Architect ; Marc Kaplan, owner

21 Chestnut-RGFA Set Landscape	21 Chestnut Civil Plans
21 Chestnut Architectural Plans Elevations	21 Chesnut RGFA Calculations

Overview & Discussion: Brian Nelson, Engineer, presented civil plans. He gave an overview of the site which previously was reviewed and approved by the PB in January 2022. The stormwater management measures and septic system are the same as the previously approved site design.

The proposed house has a smaller footprint and roof height than the 2022 approved site plan. There is a reduction in the size of the proposed parking court on site as well as a reduction in impervious areas from the 2022 approved plan

Devin Hefferon, Landscape Architect, discussed the relocated curb cut and the plans to rebuild the stone wall. He shared plans for the proposed plantings noting largely native species proposed. He said there will be a black chain link fence that will surround the backyard. The backyard lawn will be a micro clover sod. 139 new trees are proposed to be planted and the lighting plan has a lumen count of 19,703lumens.

KT said this was a nice mix of natives and is confident in the screening. She said they have been responsive to comments. DC said the impervious area has been reduced but tightening up the drainage system would have minimal impact on the site and only reduce 1-2 chambers.

LH said she was surprised that the reduction in footprint did not translate to a reduction in stormwater management. AP asked about the number of trees previously removed and the caliper inches removed.

Devin Hefferon, Landscape Architect, said 58 trees had been removed with a total of 690 caliper inches of good/fair trees removed and 258 caliper inches of dead/poor trees. The proposed planting plan has approximately 500 caliper inches proposed.

AP said there is a shortfall between what is being proposed and what was removed. She discussed the MACRIS Area form for Chestnut St and said she would like to see the number of trees increased to closer to the caliper inches removed. The Landscape architect shared concerns about increasing the number of trees.

AP said the proposal has a large lawn area and more planting could be done in that area. LG asked about the existing trees on the site and the buffer in the rear of the lot. She asked if the lawn path around the pool cabana could be tightened up and asked about irrigation. The Landscape Architect said all plant beds will be drip irrigation and discussed over zoning the irrigation on site to allow more control in the watering.

Marcus Gleysteen, Architect, presented architectural plans. The new house is a Federal style home proposed to be light grey with white trim. The garage will be a single story. He said the roof was designed to accommodate solar panels at a later date and the HERs rating for the house was 52.

AS commented on the size of the house and discussed going beyond the HERs requirement and making the house carbon neutral.

LG discussed the Net Zero house located on Beech St and suggested the Architect do a tour.

AP appreciated the sensitivity of the architectural design and said the roof would be ideal for solar panels.

AS said he was concerned about the remaining trees on the site and the protection of their critical root zones.

***Motion:** AP made a motion to continue 21 Chestnut – Scenic Road Site Plan Approval to 2/1/23. LH seconded and the motion passes in unanimous rollcall vote.*

Old Business

83 Brown St – Scenic Road Site Plan Approval Amendment – Remediate Clearing

Representative: Robin Tracy, Landscape Architect; Nicky, Owner’s representative.

83 Brown Final Landscaping Annotated Site Plan1	
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Overview: Robin Tracy, Landscape Architect, presented updated landscape plans with native plantings in the rear and along the neighbor’s lot line.

Discussion: KT said the plans reflect what was discussed onsite and the arborvitae have been removed and replaced with native plantings.

LG asked about the area that the neighbor had cleared. Robin Tracy discussed the native rhododendrons she has proposed. AP asked about the extension of the lawn area beyond the limit of work and asked if it could be planted with meadow mix. LH suggested planting a tree in that area.

LH asked about what erosion control measures might be needed. KT said she was not concerned.

LG asked if there was lawn on either side of the driveway and discussed making the areas at the entrance planting beds.

LG asked that they consider a drought resistant grass and that they use water sense sprinklers. IA said he had reviewed the sprinkler system prior to them receiving their building permit.

LG asked about the height of the pole light.

SL said the plan looks like a major improvement from the site walk.

***Motion:** AP made a motion to close the hearing for 83 Brown St – Scenic Rd Site Plan Approval Amendment. AS seconded and the motion passed in a unanimous roll call vote.*

Decisions

64 Wellesley St- Scenic Road Right of Way Work – Remove Cedar Tree- Andrew Maher, Owner

Discussion: AP said there was some confusion about the placement of the replacement tree. IA shared the decision on screen with edits by LH and AP. IA discussed the paragraph added by LG regarding caring for Town Trees.

***Motion:** AP made a motion to approve the decision for 64 Wellesley St as edited. LH seconded, and the motion passes in a unanimous rollcall vote.*

221 Boston Post Road- Scenic Road Site Plan Approval Amendment – Widen Driveway – Bhaskar Edara, Applicant

Discussion: CZ said both SL and AP edited the decision. She shared SL’s edits onscreen. AP asked to include reference to it being part of a National Register Historic District.

LG asked if the PB had reviewed the letter received by the applicant. IA shared a response letter written by LG. The PB made edits to the letter on screen.

AP asked if sending a letter to the applicant was customary. LG said this was a response to the applicant’s letter to be included with the decision.

Motion: *LH made a motion to approve the decision for 221 BPR as edited. AP seconded and the motion passed in a unanimous rollcall vote.*

MINUTES

Motion: *LH made a motion to approve 10/19/22 meeting minutes as edited by AP. AS seconded and motion passed in a unanimous roll call vote*

Adjournment: *AP moved to adjourn. LH seconded, the motion passed in a unanimous roll call vote.*

Meeting adjourned at 9:32pm