

TOWN OF WESTON

Planning Board Meeting February 1, 2023
Document Prepared by Christine Zale



Video Recording: <https://cloud.castus.tv/vod/weston/video/63e47f5c3caad80008eb0238?page=PLAYLIST>

Meeting called to order at 7:01 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) * joined at 7:05pm	Yes	Kim Turner (KT) - Consulting Landscape Architect	No
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

AP noted that the Select Board reads a different Gov Baker order than the PB does and requested IA check with the Town Manager.

TOWN PLANNER REPORT

- IA discussed the calendar and upcoming site visits and meetings
- Large Project Updates
 - RFP draft for Greatland land swap completed
- Long Range Updates
 - Rules and Regs- section 2 drafting revisions
 - Public Tree Maintenance Plan – 2nd round meeting with DPW being scheduled
 - Historic Heritage- IA working on process draft, planning to present an enabling article at May Town Meeting
- Master Plan – steering committee composition set
- Other Town Projects
 - Accessory Dwelling Apartments (ADU) - Housing Affordable Trust will now target Fall town meeting
 - Water Tanks- Meetings schedules and FAQs posted on town website.
 - Route 30 Reconstruction-Site Walks Complete
 - MBTA Multifamily - HPP implementation Com submitted interim compliance plan
- Committee Updates
 - Tree Advisory – developing Master Tree List
 - Invasive Plant Advisory Group- developing pilot program for Knotweed mapping
 - CPC- meeting 2/6 with application for Louisa’s Wall Garden, Affordable Housing Trust, Pickle Ball/Tennis Courts
 - Housing Affordable Trust- working on ADU bylaw
 - Sustainability Com - working towards Expanded stretch code adoption

CONTINUED PUBLIC HEARINGS

102 Ash Street- Flexible Subdivision Amendment – Change Approved Driveway Location – Anthony Seretakis, Applicant

Representative: Bill Doyle, Engineer; Beth Nolan, Attorney; Anthony Seretakis, owner

[Additional No Disturb Areas Plan](#)

Overview:–Doyle shared and discussed updated plans highlighting new areas of no disturb and the removal of the old parking court. He discussed additional tree protections for trees to remain close to the new proposed driveway.

Discussion: IA shared comments from KT asking to clarify the specific invasives to be removed.

DC said the storm water drainage plan looked good.

There was a discussion by the PB and IA as to whether the retention of the historic house is assumed to be a requisite for the approval of the relocated driveway and how that would be reflected in the PB's decision. IA said he would have to work on the language of the decision and retention of the house would have to go into the findings of the decision.

Doyle clarified the previously approved and newly proposed 'do not disturb' areas on his plans.

Nolan, noted this was a driveway amendment and the original subdivision plan requires PB review if the house were to be torn down.

Motion: AP made a motion to close the public hearing for 102 Ash Street – Flexible Subdivision Amendment. SL seconded and the motion passed in unanimous rollcall vote.

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: Gleysteen, asked if the PB had any concerns outside of the sustainability they wanted to address. LH asked for clarification of the building setbacks and property lines.

Gleysteen indicated them on the site plan.

Hefferon discussed the rear property buffer.

CZ shared comments from KT stating she agreed with the buffer shown on the plans.

AS was concerned how many trees had been previously removed from the site and proposed additional protections for the trees that will remain. There was a discussion of which trees would have chain link fence protections.

LG suggested the PB/ town planner/ KT should have site walks after demo to review the tree removals. LH agreed with the suggestion.

There was a discussion about the ramifications of homes - both on small and large lots - being built close/directly on the setback lines. The house is 30" off the setback line on the east side of the property. Kaplan noted that the site would be well staked by the engineer.

IA said the generator will need sound deadening/ fencing around it.

There was a brief discussion on the pool patio and the pool lights.

Gleysteen described the new proposed addition of a solar array on the wing roof which reduced the HERS-rating from 52 to 36. He shared the roof plan for where the solar array will be located

Motion: AP made a motion to close the public hearing for 21 Chestnut – Scenic Road Site Plan Approval. LH seconded and the motion passes in unanimous rollcall 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 & Discussion: Zhao shared a new site plan with increased side setbacks. She presented updated architectural plans and addressed the window changes.

AP and LG discussed adding mullions to the large picture window on the front façade to match the adjacent windows.

Zhao agreed.

Zhao presented the revised side facades.

LG commented that Zhao may want to check on how the rear balcony is supported and suggested lowering the pitch of the garage so that more of the front façade is visible from the street.

SL asked about the projected bay window.

There was a PB discussion that the height of the exposed concrete foundation was excessive and suggested that the siding be extended further down. Zhao agreed.

Zhao discussed the color and siding material for the house.

The PB stated that they appreciated the changes the applicant made and her responsiveness to the PB comments.

DC said there were no outstanding drainage issues.

Motion: LH made a motion to close the public hearing for 645 Wellesley St- Scenic Road Site Plan Approval. SL seconded and the motion passes in a unanimous rollcall vote.

Public Hearing

6 Clifford Lane – Flexible Subdivision Site Plan Approval – New 5,898sf RGFA House- Litchfield Development, Owner

Representative: Christopher Cantin, MetroWest Engineer; Karen Sebastian Landscape Architect; Henry Arnaudo, Architect.

6 Clifford Architectural Plans	Hydrologic Analysis, Lot 5, 6 Clifford
Lighting Fixtures	Lot 5 Landscape and Lighting Plan
Lot 5 Landscape and Lighting Plan without grading	Neighborhood Inventory Plan, 6 Clifford Lane Weston
Proposed Sceptic Plan, 6 Clifford Lane, Weston SC121922	Proposed Site Plans, 6 Clifford Lane Weston
Site Cross- Sections, 6 Clifford Lane, Weston	

Overview & Discussion: Cantin, presented the civil plans. He discussed the topography of the lot and highlighted the differences between the approved Flex subdivision house and the current proposal. He discussed the impervious areas on sites, the septic location, the number of trees to be removed and the site’s stormwater management.

LG asked to see the site sections for the property.

DC said the proposal is good from an engineering standpoint. LH asked DC about the stormwater management.

Sebastian presented the landscape plans highlighting the large oak tree which will now be saved per the site walk discussion. She noted the proposed retaining walls and discussed the planting plan in context with the neighborhood. There was a discussion of the ownership and maintenance of the meadow areas adjacent to the road.

CZ shared comments from KT, stating the saved oak tree will provide good scaling to the house, she is not concerned about the trees being removed due to their condition and said the proposed buffer is good.

LG suggested extending the buffer in the front of the house and asked about the lawn areas of the other properties.

Sebastian was agreeable to extending the buffer.

Sebastian discussed the number of trees to be removed in caliper inches. She said she would get the caliper inches for the proposed trees. She presented the lumen count per fixture and the brightness and color of the proposed lights.

Arnaudo presented the architectural plans.

The PB noted the items they would like covered at the next meeting including sustainability features, grading and retaining walls and the light fixtures.

Motion: AP made a motion to continue 6 Clifford Lane- Flexible Subdivision Site Plan Approval to 3/1/23. LH seconded and the motion passed in an unanimous rollcall vote.

New Business

221 Boston Post Road- Site Plan Approval Amendment- Widen Driveway Opening- Bhaskar Edara, Owner

Representative: Bhaskar Edara, owner

6818 Driveway Plan	ArboristReport
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Overview: Edara, presented a revised plan for the driveway expansion requesting the width of the existing 13-7” driveway be-increased to 17ft. He shared an arborist report on the oak tree adjacent to the driveway which stated the oak’s deep roots would not be adversely affected by the proposed driveway change. He related his conversations with Weston Fire on widening the driveway that any increase would be welcome.

Discussion: LG recapped the recent site visit and discussed the geometry of the driveway and plans to reuse the existing stones. She said that the other driveways in this stretch access the BPR at a 90-degree angle. The driveway to 221 BPR takes an immediate right hairpin turn which makes the turn more difficult. LH agreed with LG’s recap and agreed with the requested expansion.

The PB discussed concerns regarding setting a precedent for driveway expansion and the layout of the existing driveway. Edara, recapped the issues he has had exiting the property and vehicular damage he experienced.

Motion: *LH made a motion to approve 221 Boston Post Road- Site Plan Approval Amendment – widen Driveway opening. SL seconded and the motion passed in a 3-2 vote.*

Wellesley Street – Guardrail Replacement – Weston DPW and Select Board

Discussion: IA said that DPW will be replacing guardrails along Wellesley St this year and the Select Board has given the PB the opportunity to weigh in on the type of replacements. He shared photos of the existing guardrails.

LG discussed the different type of guardrails including wooden, galvanized, and cable guardrails and their associated costs and usage based on the 2016 Nitsch Engineering Report. Given the extreme cost of wooden guardrails, the PB expressed a preference for the cable guardrails.

IA asked what a second-choice option was if cable guardrails were not possible.

AS asked to review the draft guardrail policy. LG asked the PB to send their comments on this to IA to review at the next meeting.

Public Comment: Diana Chaplin, Love Lane, discussed that it would be good to have a town wide overview of guardrails and potential guidelines.

Continued Discussion: LG discussed the Town’s future guardrail plans and appreciated Diana Chaplin’s comment. She suggested having DPW speak to the PB regarding guardrail changes. LG discussed questions that PB wanted DPW and SB to address including looking into the cable options, the height requirements, and do any wood guardrails meet the current standards.

Updated Certificate of Actions (COA) Conditions

Discussion: IA shared updates to the standard COA conditions on screen. Updates included changes to irrigation conditions and landscape requirements.

0 Cambridge/ Concord Turnpike, Lexington- PB Comment – 1.0mw Ground Mounted Solar Array – Tracer Lane Realty LLC, Applicant

Discussion: This item is in response to the letter of a non-resident, Tom Stezzi, Waltham resident. He is concerned that the proposed solar array in Lexington that abuts his property and impacts hundreds of trees and is seeking support from neighboring towns to appeal to the Lexington Planning Board.

LG said that she was very concerned about the tree loss, and posed why couldn’t they find a developed land to locate solar array instead of cutting down a valuable natural asset which sequesters carbon. She presented a response letter she had drafted on screen. AP said she thought the letter was great.

AS said he felt it was not Weston’s place to interfere with other Town Boards. SL expressed agreement with AS that sending the letter was not appropriate.

LH said she understood Mr. Stezzi’s concerns but the matter was outside of the PB’s jurisdiction.

Mr. Stezzi discussed the solar arrays in Lexington and asked for the PB’s interpretation of the proposal.

LG said the PB could not comment on that. She discussed the content of the drafted letter and the considerations that may be taken for abutters of the project. LG said she would want unanimous support from the PB to send the letter.

AP noted involvement other from other towns in historical commission matters was a normal practice and said she was comfortable with sending nonbinding opinion to another town. As it was clear the PB was divided on sending the letter as a board, there was discussion about submitting concerns as private residents and not as a Board.

Decisions

30 Country Drive – RGFA Site Plan Approval Addition to Existing House totaling 6,435sf RGFA – John W. & Alison E. Vander Vort, Owners

Discussion: IA shared the decision on screen and discussed minor edits. LG discussed edits to irrigation system.

Motion: *AP made a motion to approve the COA for 30 Country Drive – RGFA Site Plan Approval as edited. AS seconded and the motion passed in a unanimous rollcall vote.*

47 Pinecroft Rd- RGFA Site Plan Approval – Addition to Existing House totaling 5642sf RGFA – Alex Mackey, Owner

Discussion: IA shared edits from LH and AP. IA shared an updated landscape plan and comments from KT.

Motion: *AP made a motion to Approve 47 Pinecroft Rd- RGFA Site Plan Approval. LH seconded, AS abstained from the vote as he had recused himself from the hearing. The motion passed in a roll call vote.*

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

Discussion: CZ shared the decision edited by SL. SL discussed some confusion and questions he had on the decision. LG asked SL to work with IA and CZ to clarify the decision. The decision will be reviewed at the next meeting.

MINUTES

Motion: *LH made a motion to approve the 11/16 minutes as edited by AP. SL seconded and the motion passed in a unanimous roll call vote.*

Adjournment: **AP made a motion to Adjourn. AS seconded and the motion passed in a unanimous roll call vote.**

Meeting adjourned at 9:49pm