

TOWN OF WESTON

Planning Board Meeting March 1, 2023

Document Prepared by Christine Zale



Video Recording: <https://cloud.castus.tv/vod/weston/video/6403a0db587a890008fce8fc?page=PLAYLIST>

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Meeting called to order at 7:02PM.

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP)	Yes	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG) – Chair * Left meeting at 7:24pm	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 meetings
 - Conservation Commission will present a new Wetlands Bylaw at the Select Board meeting on 3/14.
 - 3/21 is the next Water Tank meeting
 - Select Board will transmit a bylaw to the PB regarding height of the Water Tanks
- Large Project Updates
 - No 40B updates- no building permits submitted
- Riverside Updates
 - RFP for Landswap due 3/17
- Long Range Updates
 - Historic Heritage – met with Town Counsel regarding state legislature and real estate taxes. Will work to bring to Fall Town Meeting.
 - Unified Master Plan – Committee charge and composition approved by the Select Board.
- Other Town Projects
 - Conservation Commission will have meetings additional on their Wetlands Bylaw proposal on 3/28 and 4/13.
 - Water Tanks – Select Board will go to Town Meeting for 2 Water Tanks.
 - MBTA Multifamily- IA shared mapping provided by State showing areas for potential 40B development.

Decision

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

Discussion: IA shared the draft decision on screen. Beth Nolan, Applicant’s Attorney, discussed the changes to wording in section C that her client requested regarding the potential for demolition of the house by permit. AP said it was important for Town Counsel to review this decision as it has gone through numerous revisions. LH and SL agreed with having Town Counsel review the decision. AS commented on the amount of back and forth with drafting this decision.

LH requested Town Counsel review the decision and changes requested by Nolan and for their input on the Certificate of Actions from a legal point of view.

Nolan explained that the reference to the preservation of the historic house was bothersome to the applicant when he was requesting to change the driveway.

IA will share the decision with Town Counsel and review at the next meeting.

New Business

45 Georgian Road, Cambridge School of Weston – Additional Camp Capacity Under Special Permit Condition – Alan Miles Athletic Director

Overview & Discussion: IA stated the Cambridge School wanted to expand the camp capacity under the previous special permit that required PB approval if they wanted to add more than 20% of the previously approved capacity number.

The Cambridge School representative was not present.

LG left the meeting at 7:24pm, LH stepped in as acting chair.

Continued Public Hearing

2 Sudbury Road- Scenic Road Site Plan Approval – New 10,070sf RGFA House – Amy and Jonathan Grimm, Applicants

Representative: Brian Nelson, Engineer; Greg Bilowz, Landscape Architect; Brian Morgan & Mike Collins, Architects; Amy and Jonathan Grimm, Owners

2 Sudbury Civil Plans	2 Sudbury Landscape Plans
2 Sudbury Arch Plans	2 Sudbury Road Weston MA Arborist Report Update 01.25.23
Hydrologic Analysis, 2 Sudbury Road Weston	

Overview: Collins discussed the neighborhood context plan, noting the new house is a .5% increase in lot coverage on the property. He presented architectural plans and shared renderings of the house as viewed from the trail. He addressed sustainability features including a geothermal heating and cooling system, a solar array on the riding arena, and stated that the existing house will be disassembled and materials will be recycled. The new house height is 34.5ft and the existing house is approximately 29ft.

Discussion: KT said she had no major concerns about the trees that were being removed. She said the plant palette is good and that the percentage of native plantings is higher than what is indicated on the plans.

Bilowz said they had increased the plantings along the trail.

KT said that the buffer from the trail is adequate.

DC had no comments.

AP said she had concerns about the number of large oaks coming down along the driveway and wanted to know if they were dead. Bilowz discussed the current condition of the oaks as they are leaning over the driveway and have structural issues. He stated the arborist recommend they be removed.

AP asked if structural pruning could be done. Bilowz discussed the lopsided canopy and the issue is at the base of the trees.

AS commented on the large size of the house.

LH thanked the applicant for their sustainable features.

Jonathan Grimm said the company they will be using is Deconstruction Works based out of Vermont.

Motion: AP made a motion to close the hearing for 2 Sudbury – Scenic Road Site Plan Approval. AS seconded the motion passes in unanimous rollcall vote.

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

Representative: Christopher Cantin, Engineer; Karen Sebastian, Landscape Architect; Henry Arnaudo, Architect; Gary Litchfield, Owner

6 Clifford Architectural Plans	Hydrologic Analysis, Lot 5, 6 Clifford
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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: Cantin recapped the proposal for the new house and driveway as part of a Flexible Subdivision. He noted two changes to the civil plans which include removing a rear stairwell and adding a bulkhead for the basement. Sebastian presented updated landscape plans with an increased 900sf of meadow area and new lighting fixtures with lower lumens. The total lumens have been reduced from 13,652 to 7,697 lumens. She noted the 618 caliper inches of trees to be removed and discussed the trees to be planted on site. Arnaudo said that the plans had been sent to the HERs rating. Litchfield said that the HERs rating is 52 and the house was previously propane gas and is now natural gas.

Discussion: DC and KT had no issues with the revisions made. SL asked about the phasing of the remainder of the lots. Cantin said there were 3 more lots to be developed. Litchfield said there is a tentative schedule to come before the PB for 2 more lots this year. AP said she was concerned about how the meadow area was delineated from the lawn. Sebastian said they could put rocks or markers to prevent the mowing of the meadow areas. AP appreciated the reduction in lighting. LH said she was appreciative of the changes made. CZ said at the last meeting there had been questions regarding the retaining walls and grading on site. Cantin discussed the retaining walls on site, the highest retaining wall is 4.5ft. Sebastian said that the retaining walls function for grading and to save more of the existing trees towards the wetland areas. Cantin shared site sections on screen.

Motion: AP made a motion to close the hearing for 6 Clifford Lane- Flexible Subdivision Site Plan Approval. AS seconded the motion passes in unanimous rollcall vote.

New Business

506 North Ave – Scenic Road Site Plan Approval Amendment – Building Height Variance, Litch field Development, Owner

Representative: Josph Duquette & Brian Grossman, Attorneys; Gary Litchfield, Owner; Henry Arnaudo, Architect; Rob Gemma, Engineer

Elevation As Built for 506 North	
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Overview: IA gave background information that the house was a previous Site Plan Approval house that was constructed just over 1ft too tall. The applicants requested a variance through the ZBA and the ZBA told the applicants to go back to the PB to get a recommendation and to amend their Certificate of Action. Duquette gave a presentation on the background of the property, Site Plan approval and the error on the elevation plans which led to the house being constructed 14” taller than what had been approved. He shared plans illustrating the transcription error for the location of the average natural grade plane which resulted in the building being constructed above the allowable height. He said reducing the height would be a financial hardship, inconsistent with the intended architectural design, and the additional height does not result in any additional habitable space. He stated that two abutters have signed a letter in support of the amendment and variance. He shared a rendering of the house with a pent roof.

Discussion: AS questioned the hardship to the owner to reduce the height and asked if the house had been sold. Litchfield said the house has not been sold yet. He said the error in height was not found until they were getting their as-built plans after the house had been constructed. He said that reducing the ridge height would be expensive, require additional construction time and be a further disturbance to the neighbors. LH asked IA about the precedent for remedying this type of errors. IA said he had not seen this issue before and the request for a variance is typically the hardest permit to get. AS shared concerns about setting a precedent by allowing the height increase. AP said there could be mitigation measures for the negative impact of the error that would not require a pent roof. SL said he did not see that this would negatively impact the scenic road and asked the PB if there was a way for this approval to not be precedent setting.

Litchfield said that they still need to receive approval from the ZBA on the height. There was a discussion of possible mitigation efforts including adding solar to the structure. Litchfield asked for a continuance to further explore the possibility of adding solar. Gemma said this is the first time he has run into this issue and he does not believe this would set a precedent for other developers. Grossman reiterated Gemma's comments and stated the error did not create new living space. SL shared concerns about the PB requiring mitigation for the mistake and there was a discussion of asking for mitigation being a tradeoff between the applicant and the Town.

***Motion:** AS made a motion to continue 506 North Ave – Scenic Road Site Plan Approval Amendment to 4/5. SL seconded and the motion passes in a unanimous rollcall vote.*

Other Business

Water Tanks Comment Letter

Overview & Discussion: IA shared the letter with AP edits on screen. AP made minor edits to phrasing on screen. SL said his edits have already been incorporated

***Motion:** AP made a motion to approve the Water tank comment letter as edited. SL seconded and the motion passes in unanimous rollcall vote.*

State Projects Comment Letter

Overview & Discussion: IA shared the letter with AP edits on screen. IA said that he had not received confirmation from the Police on coordination yet. Minor edits to grammar and wording were made onscreen.

***Motion:** AP made a motion to approve the State Projects comment letter as edited. SL seconded and the motion passes in unanimous rollcall vote.*

Decision

645 Wellesley- Scenic Road Site Plan Approval – New 4,238sf RGFA House – Olivia Zhao, Owner

Overview: IA shared the decision as edited by SL onscreen.

***Motion:** AS made a motion to approve 645 Wellesley St-Scenic Road Site Plan Approval as edited. AP seconded and the motion passes in unanimous rollcall vote.*

MINUTES

Discussion: AP shared concerns about the length of the minutes and the video postings of previous meetings. There was a discussion of the style and format of the minutes.

***Motion:** AS made a motion to approve 12/21/22 and 1/4/2023 meeting minutes as edited. SL seconded and the motion passed in a roll call vote*

***Adjournment:** AS moved to adjourn. SL seconded and the motion passed in a unanimous roll call vote.*

Meeting adjourned at 8:57pm