

TOWN OF WESTON

Planning Board Meeting March 15, 2023

Document Prepared by Christine Zale



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Meeting called to order at 7:01PM.

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP)	No	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 meetings
 - 3/21 is the 2nd Water Tank meeting which will discuss siting.
- Large Project Updates
 - 40B at 518 South Ave- Wastewater system was denied by DEP.
- Riverside Updates
 - Expecting Landswap proposal by the end of the week
 - Reviewing Park Road Bridge at 4/5 meeting
- Long Range Updates
 - Historic Heritage – pushed to fall Town Meeting.
 - Unified Master Plan – LG said to hold off on PB appointment until AP is in attendance.
 - Public Tree Maintenance Plan – consultant is working on getting feedback from DPW. IA discussed the possibility of an extra meeting to have presentation.
- Other Town Projects
 - Accessory Dwelling Units (ADU’s) - Moved to Fall Town Meeting, more discussion is needed about proposed by-law
 - (MBTA) Multifamily Zoning –HPP Implementation Committee Reviewed. There was a discussion of how the state and other communities may be handling this and a potential meeting with MAPC. Diana Chaplin, Love Lane, commented on attending the last HPP Implementation Committee meeting when there was a discussion of what criteria is the basis for being considered an MBTA community.
 - Louisa’s Wall Garden (Rhododendron Garden) – LG said it was passed at CPC and is now going to Town Meeting.
 - Wetland’s Bylaw- Conservation Commission gave presentation to the Select Board, this bylaw would codify the Conservation Commission’s policies. They will have presentations on 3/28 and 4/13.
 - Route 30 Reconstruction- Barbara Fullerton asked if there will be more opportunities for public involvement. LG discussed the ongoing work on the project and agreed there needed to be more conversations and transparency with the traffic and sidewalk committee and DPW. Diana Chaplin, Love

Lane, said she thought that the size of the shared path should be brought back to Town Meeting, since the TM approved a 5' wide path, and the path is now 10' wide.

Public Hearing

121 Rolling Lane – 1,283sf Additions to 5,994sf RGFA Existing House – RGFA Site Plan Approval – Alexandra Kavadas, Owner

Representative: David Brown, Architect; Alexandra Kavadas, Owner

Architectural Plans for 121 Rolling Lane	Civil Plans for 121 Rolling Lane
Landscape and Lighting Plans 121 Rolling Lane	Lighting Specifications for 121 Rolling

Overview: Brown presented plans for infilling existing covered porches and patios. The footprint of the house will remain the same. He noted that the owner would like to keep the 9 Bradford pear trees that are on site. The lighting plans have been revised to a total of 19,600 lumens. A sound insulating fence will be added to the existing generator.

Discussion: LG asked about the change in RGFA. The house is increasing from 5,994 RGFA to 7,274 RGFA. DC had no comments.

KT said the site is well screened at the buffer. She recommended removing the Bradford Pear trees as they are an invasive species.

SL said he was concerned about killing healthy, well-maintained trees. KT discussed how the seeds are dispersed and the trees spread and aggressively push out native plantings. KT recommended removing the trees and replacing them with a native ornamental tree.

LH agreed the Bradford pears should be removed because they are an aggressive species.

Kavadas stated she purchased the property with the existing landscape and the unscreened generator. She discussed the time and effort she has put into the landscape and did not want to remove existing trees.

SL questioned the PB purview and whether it covered the removal of existing trees. IA said the PB purview is to review the site in its entirety.

Brown confirmed the irrigation system uses Watersense certified irrigation heads and controllers.

LH asked about the heating system of the house. Brown said it was forced hot air.

Kavadas said that the removal of the Bradford Pears in the back of the property would impact the existing landscape and fencing on site.

SL said he was opposed to requiring the removal of existing trees.

Motion: LH moved to approve the plans with the removal of the 7 Bradford Pear Trees in the front and condition that the 2 Bradford Pears in the rear be replaced with native varieties upon their demise. LG seconded.

LH, LG – voted in favor of the motion

AS, SL – voted against the motion

IA said the PB would need to revote with 5 members present

SL moved to continue the hearing to 4/5. SL seconded and the motion passes in a unanimous rollcall vote.

6 Alphabet Lane, Memorial Pool – Replace Tree Removed in Construction – Wetland and Floodplain Special Permit Amendment – Town of Weston Recreation Department, Applicant

Representative: Chris Fitzgerald, Recreation Dept.; Ben Polimer, Fields and Grounds Coordinator

Photo of Excavation	Plan Mark up
Tree Replacement Plan	

Overview: Fitzgerald shared plans on screen. He discussed that a tree was improperly located on an old survey and the roots were compromised during septic digging and the tree was removed. He shared a proposal to replace the tree in a new location.

Discussion: LG asked how the project could have an incorrect survey and noted the points during construction when the error should have been discovered.

LH asked the PB if there should be a 1 to 1 replacement or if there was room on site to consider more trees and what varieties.

LG suggested a site walk with KT and LH.

AS said the tree should be replaced.

Public Comment: Diana Chaplin, Love Lane, said there needs to be understanding of how and why this happened and how it could have been prevented. She questioned how the trees would be watered on a hill. Fitzgerald said water bags could be used to get the trees started and the tree location is flexible.

Continued Discussion: AS commented on the water bags not being effective at Case Estates. LH made a distinction between the care taken for the trees at Case Estates versus the trees under the care of Recreation/ School Department. Polimer discussed the site and the tree placement.

Motion: LH made a motion to continue 6 Alphabet Lane, Memorial- Replace Tree Removed in Construction – Wetland and Floodplain Special Permit Amendment to 4/26. AS seconded and the motion passes in a unanimous rollcall vote.

New Business

269 Concord Road – New Pickleball Courts, Tennis and Basketball Court Reconstruction – Agency Review – Town of Weston Recreation Department, Applicant

Representative: Chris Fitzgerald, Recreation Dept; Melissa Crocker, Recreation Commission; Kelly Larocque

Pickleball, tennis and basketball court construction at Burchard Park	
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Overview: Fitzgerald shared and presented site plans. The basketball courts will be slightly reconfigured. 62 Trees are marked for removal. He shared the proposed planting plans with 34 trees being planted, mostly around the pickleball courts. Fitzgerald discussed the invasive plant remediation work that will be done on site.

Discussion: LH asked for a breakdown of the trees being taken down, evergreen v. canopy and the same breakdown for the proposed plantings. Fitzgerald shared the chart of the trees being proposed.

LH asked what the PB's purview was on the project. IA clarified that the presentation was an information and input session.

There was a discussion of the PB doing further research on the proposed plantings and providing feedback before the project goes out to bid.

LG asked that the survey be double checked to confirm the large oak tree between the two proposed pickleball courts is accurately shown and has adequate protection.

SL asked if there was a plan for tree protection. Fitzgerald confirmed there was and would provide IA with all plans.

Public Comment: Jim Polando commented on staking the site and inspecting the stakes before any construction or excavation starts.

Diana Chaplin, Love Lane, asked if there was a stormwater plan. Fitzgerald said that it was in process. Crocker said that Conservation Commission had reviewed it.

LG requested the stormwater plan be shared with the PB.

Diana Chaplin asked about the tree watering plan and if the tree roots will be taken out of their cages. LH said removing the root cages should be written into the landscape contract.

Old Business

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

Representative: Alan Miles

Overview: Miles discussed that the CSW wants to increase the number of camps they can host through out the summer. He shared scheduling charts for the camp run times and the number of participants and shared a campus map noting the drop off areas. The camps will be both athletic and educational.

Discussion: IA shared the breakdown for total number of camps and campgoers in Town. IA said the request from CSW represents an over 20% increase in camp capacity in what was approved last year.

LG asked if the increase was approved would that be allowed in perpetuity. IA discussed that it was up to the PB to decide what if any changes in capacity would require PB review and approval.

AS asked Miles for a compelling reason to increase the number of campers.

Miles discussed that the first year of hosting camps was done to see the viability of running camps on site and better understand traffic patterns and last year proved to be successful and now they would like to increase.

LH asked if there had been any complaints about the camps. Miles and IA said they had not received any complaints.

LG said that any further increases in capacity beyond this current request would need to come before the PB.

***Motion:** LH made a motion to approve 45 Georgian Road, Cambridge School of Weston – Additional Camp Capacity Under Special Permit Condition. AS seconded and the motion passes in a unanimous rollcall vote.*

Decision

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

Overview: IA said Town Counsel reviewed the decision with the changes made by the applicant’s attorney and is ok with the edits made. IA said AP will need to be present to vote on the special permit so the vote will need to wait.

LG reported that Town Counsel said that important measures of a decision should be included in the conditions and not rely solely on the minutes and findings of the COA.

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

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

***Motion:** LH made a motion to approve 2 Sudbury Road-Scenic Road Site Plan Approval as edited. AS seconded and the motion passes in unanimous rollcall vote.*

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

Overview: CZ shared the decision as edited by AS onscreen.

***Motion:** AS made a motion to approve 6 Clifford Lane-Flexible Subdivision Site Plan Approval as edited. SL seconded and the motion passes in unanimous rollcall vote.*

Other Business

Water Tanks Zoning Bylaw Discussion

Overview & Discussion: IA said LG wanted to have a discussion on siting considerations prior to the PB’s required Public Hearing on the proposed bylaw on 4/5.

SL asked if the Select Board would be seeking the PB’s endorsement of the bylaw at the 4/5 hearing. IA agreed the Select Board wants the PB’s endorsement.

IA shared last year’s draft of the conditions the PB wants added to the By-law. LG reviewed each condition in more detail.

SL asked if the PB should consider some form of an accelerated review process for water tanks.

LH discussed the concern that limited site plan approvals are subject to appeal. IA said the possibility of appeals is what concerns the Select Board.

There was a discussion of how to satisfy the PB review process but not be open to a lengthy appeals process.

LG asked to get a formal memo from Town Counsel outlining what the PB’s purview over the watertanks would be.

SL and LH discussed the PB’s roll in providing input and recommendations to the Select Board on the project and the potential impact on the neighbors.

LG said that the Tank siting forum will hopefully be the meeting where the neighbors of the tanks share their concerns. She discussed required Conservation Land land swaps that would impact neighbors.

The PB discussed the rushed timeline to provide input and get information ahead of Town meeting and how best to get the PB’s point of view across to the Select Board and the Town. There was a discussion as to how the PB would like to handle the upcoming tank forums. There was a brief discussion of the proposed antennae on top of the tanks.

Public Comment: Diana Chaplin, Love Lane, said that the PB is in a difficult position and she agreed that the PB is the advisory board on this matter. She said she appreciated the PB's efforts to protect the public process. Jim Polando said that the Payne's Hill tank will more than double in height and this is important for the neighbors to know. He commented on how long the standard Article 97 process as well as design and engineering phases may take and a potential lawsuit may not have a large impact.

Motion: AS made a motion to support a proposed amendment drafted by the PB on the Water Tank Zoning Bylaw. LH seconded and the motion passes in a unanimous rollcall vote.

Rules and Regs Section 3 Review

LG said these will be reviewed at a later meeting.

Unified Plan Appointment

Will be discussed when all members are present.

MINUTES

Motion: AS made a motion to approve 1/18/2023 and 2/1/2023 meeting minutes as edited. LH seconded and the motion passed in a roll call vote.

Meeting adjourned at 10:13pm