



TOWN OF WESTON

Planning Board Meeting April 14, 2021
 Document Prepared by Susan Peghiny

Video Recording: <https://weston.vod.castus.tv/vod/?nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

Meeting called to order at 7:02 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 (AP) - Chair	Yes	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG)	Yes (late)	Dave Conway (DC) - Consulting Civil Engineer	Yes
Steve Oppenheimer (SO)	No	Kim Turner (KT) - Consulting Landscape Architect	Yes
Sue Zacharias (SZ)	Yes		
Alex Selvig (AS)	Yes		

Italics indicate formal action taken.

1.0 Public Comments

There was no public comment.

2.0 Public Hearings

2.1 255 Merriam Street – AARC Site Plan Approval – Eight Unit AARC Development

Representation: Geoff Engler, developer for SEB Weston Village; Tobin Schulman, Architect; Matt Mrva, Landscape Architect; Carla Scofee, Civil Engineer; Mike Durand, Builder.

Overview: Mr. Engler said there are two items that are different from the previously endorsed plan:

- 2nd Floor Dormer: Mr. Schulman explained that the double dormer of A Unit has been removed in response to concerns about the mass of the building.

Mr. Engler added that the units have been reduced in square footage considerably, about 200 sf smaller on the second floor, and about 100 sf smaller on the first floor.

- Landscaping Plan: Mr. Engler said the perimeter plantings have not been changed. Mr. Mrva explained that some of the beds and landscaping inside the site have been modified to allow homeowners to have the opportunity to plant.

Documents:

- [Approved Concept Plans dated 4.15.20](#)
- [Certificate of Action for AARC Site Plan Approval at 255 Merriam - 11 Hallett Hill](#)
- [Landscape Plan for 255 Merriam](#)
- [Landscape Plan highlighting changes 4-13-21](#)
- [Letter from applicant describing landscape changes](#)
- [Plans for 8 Unit Development at 255 Merriam](#)
- [Planting Comparison Concept vs Site Plan 255 Merriam 4-14-21](#)
- [Stormwater Report for 8 Unit Development at 255 Merriam](#)

Discussion:

Mr. Primer asked what the total square footage reduction is.

Ms. Turner said that:

- One of the missing shade trees is a Red Oak: she feels without it there is not enough buffer to that unit and recommends it be returned. Mr. Engler said this will be returned.

- The Red Bud between Units 2&3 and 6&7 should be replaced because they will provide understory to the property line buffer.
- 5 missing Winterberry Hollies – these are part of the buffer and should go back in.
- Noted that all the perennials have been removed, which were meant to provide pollinator habitat.

Ms. Zacharias asked what was being used to replace the beds. Mr. Mrva said the beds will not go away, there is just more room for the homeowners to plant.

Ms. Zacharias asked if any native species for pollinators are left in the plan. Mr. Mrva said there are no more perennials. Ms. Zacharias said that while homeowners will want to plant items, they may not use native plants that the Board prefers. Mr. Engler offered to put some plantings back in, working with Ms. Turner if the Board wishes.

Mr. Selvig expressed concern about how many plants have been removed. Mr. Engler said the original plan was in his opinion over-landscaped, and this change will provide a properly landscaped plan.

Mr. Engler pointed out that they have significantly reduced the size of the units and would like this to be taken into consideration in the reduced landscaping proposal.

Public Comments:

Susan Haber, 15 Bradyll Road, agreed that the 5 Winterberry plants should be restored. Asked that the plantings along the front of the retaining wall plantings be put back to soften the wall and fill the gap under the trees.

Jim Polando, 242 Merriam Street, agrees with the suggestions to replace the plantings above and is in support of the project.

Mariano Fernandez, 260 Merriam, said the concept plan showed a tree on Town land on the eastern end of the leach field that is no longer there so there is no screening on the field.

Sean Greene, 251 Merriam, said he thinks there is Goldenrod there, not a tree.

Mr. Polando said there used to be a very large tree that was removed over a year ago that was in the public way.

It was decided that Mr. Mrva would work with Ms. Turner to resolve the identified issues and they can be handled administratively. Board stated preference to add street tree in front of project.

Motion:

Mr. Selvig moved to close the Public Hearing on 255 Merriman Street. Ms. Zacharias seconded, and the motion passed unanimously by rollcall vote.

The decision for this item will be scheduled for April 28, 2021.

Ms. Glynn joined the meeting.

2.2 632 Wellesley Street – Scenic Road Site Plan Approval – New 4718sf RGFA House

Representation: Domineco Eramo, Architect; Angela Kearney, Landscape Architect; Fredrick W. Russell, civil engineer.

Overview: Mr. Eramo explained that they had revised numbers for the average grade as requested by a neighbor and addressed some of the neighbors’ concerns. He reviewed the proposed plan to add to the ranch house.

Mr. Russell reviewed the proposed septic and leech field, including retaining walls. He explained that the downspouts will go into 4 small infiltration systems that can handle a 100-year storm event, reducing existing runoff from the property.

Ms. Kearney, said that because of the site visit they have tightened up the limit of work and erosion control barrier line, saying that most of it follows existing lawn. She outlined other changes pointing out that the leach field has been reduced so they were able to keep a 21” evergreen tree and other trees that Ms. Turner requested be saved.

She explained lighting changes on the property will be 9751 lumens in total, with all lights meeting dark sky compliance.

Documents:

- [Architectural Plans 632 Wellesley](#)
- [Average Natural Grade Plan and Calculations for 632 Wellesley](#)
- [Certificate of Action for 632 Wellesley](#)
- [Existing Conditions Plan 532 Wellesley](#)
- [Landscape and Lighting Plan and Specs 632 Wellesley](#)
- [Letter Response to Krek Steedle 632 Wellesley](#)
- [Neighborhood Context Board 632 Wellesley](#)
- [Shadow Study by Krek-Steedle](#)
- [Site Photos 632 Wellesley](#)
- [Stormwater Plan 632 Wellesley](#)
- [Testimony from Krek-Steedle 626 Wellesley](#)

Discussion:

Mr. Conway said the stormwater plan looks fine, and he feels they have been very responsive and has no other comments. Ms. Turner agreed.

Mr. Selvig asked where the retaining wall is, and does it have mortar. Mr. Eramo said there is mortar.

Ms. Primer asked how they would keep the grade to the neighbor's property at the rear. Ms. Kearney said they would put in fill so they would become level to the neighbor's wall.

Ms. Glynn asked how they would keep the dirt from running out between the boulders after rain. Mr. Shannon said they would work with the contractor as the project progresses.

Ms. Glynn asked a series of questions about the stone walls, including placement, height, color, and use of concrete.

Ms. Zacharias asked where the generator is located. Mr. Eramo said it is near the condensers, below the lowest stone wall at the leach field behind the garage.

Public Comments:

Rob Shannon, owner, said he had been a conversation with the rear neighbor about filling to meet the rear neighbor's wall and the neighbor is in agreement.

Kelly Garry, 638 Wellesley Street, said her husband confirmed the grading and said it will work fine for them.

James Steedle, neighbor, is still concerned about the headlights coming from the driveway shining into their bedroom. He feels the 3 trees in front of the driveway are overgrown so the lower section is bare. Ms. Kearney said they can add shrubs under the trees, and perhaps they could shift some of Mr. Steedle's boulders to make a wall. Mr. Steedle also said the shadow study does not seem to agree with the calculations he did on a sun calculator (196' shadow at 3pm and the slide shows about 80'). Mr. Aiu will follow up on this discrepancy.

Ms. Primer asked that test applicants produce a new plan with enhanced plantings to block the headlights and that a staff member confirm the shade calculations so they can vote on a decision next time.

Motion:

Ms. Zacharias moved to continue the Public Hearing on 632 Wellesley to April 28, 2021. Ms. Flynn seconded, and the motion passed unanimously by rollcall vote.

The decision for this item will be scheduled for April 28, 2021.

2.3 3 Nottingham Lane – Flexible Subdivision Special Permit Amendment – Remove Seven Trees from No Disturb Area

Overview: Ms. Primer and Mr. Aiu reviewed the site visit, which confirmed the trees were dead and there was agreement on mitigation.

Documents:

- [Certificate of Action for Tree Removal at 484 Concord - 3 Nottingham](#)
- [Plan showing trees to be removed](#)

Discussion:

There was a discussion of what was expected including putting boulders in to stop further erosion and the level of woods cleanup that would be allowed (50%).

Public Comments:

There was no public comment.

Motion:

Ms. Glynn moved to close the Public Hearing on 3 Nottingham Lane. Mr. Selvig seconded, and the motion passed unanimously by rollcall vote.

The decision for this item will be scheduled for April 28, 2021.

3.0 Continued Public Hearings

3.1 123 Newton Street – Scenic Road RoW Work – Rebuild stone wall within Newton St Right of way

Overview: Mr. Aiu confirmed that this issue was resolved at the previous hearing.

Documents:

- [Photo 1 of Rebuilt Wall at 123 Newton](#)
- [Photo 2 of Rebuilt Wall at 123 Newton](#)
- [Photo 3 of Rebuilt Wall at 123 Newton](#)
- [Photo of Stones for Wall at 123 Newton 1](#)
- [Photo of Stones for Wall at 123 Newton 2](#)
- [Photo of Stones for Wall at 123 Newton 3](#)
- [Photo of Stones for Wall at 123 Newton 4](#)
- [Photo of Stones for Wall at 123 Newton w/ measuring tape 1](#)
- [Photo of Stones for Wall at 123 Newton w/ measuring tape 2](#)
- [Photo of Stones for Wall at 123 Newton w/ measuring tape 3](#)
- [Scenic Road Wall Permit](#)

Discussion:

Ms. Glynn asked if the stone size had been increased. Mr. Aiu said they had been and showed several photos. Ms. Glynn said she feels they are still not big enough to match other walls.

Mr. Dumani said the wall is only 2' high and the majority of the stones will be larger, as the photos show and that the wall is so small it will be hard to use larger stones. There was a discussion of how the wall should be built. Ms. Glynn and Mr. Selvig said they would be willing to do another site visit after the homeowner has had 4-6' constructed.

Public Comments:

There was no public comment.

Motion:

Ms. Glynn moved to close the 123 Newton Street Stone Wall Public Hearing dependent on the onsite inspection. Mr. Selvig seconded, and the motion passed unanimously by rollcall vote.

3.2 123 Newton Street – Scenic Road Site Plan Approval Amendment – Relocate Generator

Representation: Fahad Gilani owner of 123 Newton Street.

Overview: Mr. Gilani said they planned to move it back to the location originally approved by the Planning Board.

Discussion: Because the generator is being moved back to the approved location, there is no longer an issue.

3.3 9,11,13 and 20 Riverside Road – Zoning Bylaw and Map Amendment – Rezone from Business and Commercial Districts to proposed Office and Research B District

Representation: Kevin Sheehan, Greatland Realty Partners; Teri Ford, Greatland Director of Development; Todd Dunland, Gensler Architects; Lorenzo Dantas, VHB Civil/Traffic Engineer; Drew Stengler, OJB Landscape Architects; Kristen Murphy, Acentech, Senior Acoustics Consultant; Glenn Schuyler, RWGI Air Quality Consultant; James Ward, Nutter, McClellan & Fish, Zoning Counsel.

Overview: Mr. Sheehan did a short recap of the proposal and detailed where lab buildings are located along Rt. 128 and their history. They also surveyed zoning from area towns, as requested.

Ms. Ford said that new language they've included is stricter than current Weston R&D zoning. There are four things that needed to be built in:

- Health & Safety: added language that labs exceeding level 2 are not allowed, and lab facilities that use a vivarium as a major use will require a special permit (in addition to the lab special permit).
- Facility Noise: added language that commits them to not exceed 5dba's above the ambient noise on the site between 9pm and 7am and to never exceed 40 dbas at the property line.
- Traffic Noise: added language saying that operations will not add significant traffic on adjacent roadways between 9pm and 7am. This addresses the issue of possible third shift.
- Air Quality: added a 'prescriptive design limitation' to limit exhaust flows and pipe height.
- Visual Screening: language added to set to a minimum setback on the roof of 20'.
- Traffic Volume: with lab zoning there is trip reduction to the existing office use.

Mr. Sheehan outlined the benefits to Weston and what they are prepared to do for the community and neighbors.

Documents:

- [Acoustical Peer Review](#)
- [Applicant's Presentation 3-17-21](#)
- [Applicant's Presentation 3-31-21](#)
- [Applicant's Presentation 4-14-21](#)
- [Article 31- ZBL Amendment Office and Research and Development District B](#)
- [Draft Development Agreement](#)
- [Exhibit A Park Road Improvements](#)
- [Exhibit B Land Swap Plan](#)
- [Exhibit C Additional Improvements](#)
- [Liberty Mutual housing option memo by neighborhood \(3.11.21\)](#)
- [Proposed Zoning Map Change](#)
- [Riverside Campus Redevelopment Traffic Impact Assessment - 2021-03-11](#)
- [Riverside Campus TIA Peer Review](#)
- [Riverside Lab Conversion Air Quality Opinion Letter](#)
- [Riverside Lab Conversion- Estimated Tax Revenues](#)
- [Riverside Rd Traffic Scoping Info Memo with figures](#)
- [Traffic Impact Analysis Appendix - Residential Add - 2021-04-02](#)
- [Warrant Article to Amend Zoning Bylaw by Adding Office & Research District B](#)
- [Warrant Article to Amend Zoning Bylaw by Adding Office & Research District B Ramsayer](#)
- [Weston Riverside Community Noise Information](#)
- [Weston Riverside Community Noise Information Revision 2 4-13-21](#)

Discussion:

Mr. Selvig asked how the extra tax revenue was calculated, and when the traffic study was done. Mr. Sheehan said they will provide the calculations to the board.

Mr. Dantes said they used counts done in 2017 by Liberty Mutual, plus data from a MassDOT count station on Park Road that provides a lot of data so they have information outside of the time of the pandemic, as well as modeled out likely future impacts.

Ms. Primer suggested that they need an expert consultant to represent Weston, especially related to the Biotech issues.

Ms. Glynn said the developers used the gold standards for noise, but feels noise should be reviewed by a town consultant.

Ms. Zacharias feels the proposal is not ready for May Town Meeting, and there was a discussion of how to handle this issue and what reviews need to be done before the Board is ready to recommend.

There was a discussion to clarify the height limits and roadway setbacks.

Ms. Glynn asked if the rooftop screens are acoustical or just visual. Ms. Ford said they will be acoustical if they need to be. She also asked the maximum number of tenants there would be on the property. Mr. Sheehan said they expect 2 or 3 tenants given the design of the buildings and doesn't expect more than 5 or 6.

Public Comments:

Diana Kaneb, 140 Orchard Avenue, feels that once they allow industrial uses into the neighborhood, there will be more creeping in.

Yusuf Rabhan, 9 Blake Road, asked how long tenants might occupy the buildings, what would happen when there was a change, and what would the affects be on the river to the exhaust. Mr. Sheehan responded that 10 years is the standard lease, and that the intent of the new zoning is be applied to the first and any following tenants. He

said all buildings impact the environment, but they are trying to minimize the impact with their design, plus labs are heavily regulated.

3.4 Multiple Dwelling TOD District Amendment and Rezone – Zoning Bylaw Amendment Information

Overview: Mr. Aiu said there have been no changes to the propose zoning and pointed out that it is designed to give the Town flexibility in reaching their housing requirements and goals. The aim is to address issues and gaps identified in the Housing Production Plan and meet the Housing Choice Legislation.

Documents:

- [Article 30 - Transit Oriented Multiple Dwelling Zoning Bylaw Amendment](#)
- [Article 31 Proposed Zoning Map Amendment](#)
- [Residential Feasibility Study by Greatland](#)
- [Slide Presentation on Transit Oriented Multiple Dwelling Overlay](#)
- [Testimony from Hugh Kelly](#)
- [Testimony from Kelly Murphy](#)

Discussion:

There was no specific Board discussion.

Public Comments:

Ed Winchman, 40 Orchard Avenue, reiterated that he feels it's a bad location for housing, which will replace the buffer zone and detailed why he is concerned.

Kelley Murphy, 44 Tamarack Road, expressed concern about the process and feels this is being driving by the developer, and is moving too fast given the scope of the proposed housing zoning amendment. Ms. Primer defended the process and Mr. Aiu explained the rules regarding reviewing a zoning proposal and why the housing proposal is being considered now.

Hugh Kelly, 59 Orchard Avenue, asked if the Board believes that either of these proposals are ready to go to Town Meeting. Ms. Primer said right now, no but she doesn't know how much can be accomplished in the interim.

Judy Nitsch, 17 Blake Road, feels the lab buildings and housing is more than can fit on the site, and there was a discussion of what might go there, density, options, etc.

Dan Santangelo, developer, Boston Post Road, said that he had proposed 8 units on 2.5 acres several years ago that was objected to by the Planning Board and doesn't understand why they are considering this. Ms. Primer said the two sites were very different.

Carrie Winchman, 40 Orchard Avenue, asked what will go Town Meeting for these two projects. Ms. Primer explained the process.

Yusuf Rabhan, 9 Blake Road, feels this proposal doesn't meet the requirements of the Housing Choice Legislation/Overlay Transit District location. Mr. Aiu explained why he believes this site qualifies, plus explained the plans in process to better connect the site.

Motion:

Ms. Glynn moved to continue the Public Hearing to April 28, 2021. Mr. Selvig seconded, and the motion passed unanimously by rollcall vote.

4.0 Decisions

4.1 18 Columbine Road – RGFA Site Plan Approval – Finish Attic Above Garage on Existing 3,478sf RGFA House.

Ms. Zacharias moved to approve 18 Columbine Road – RGFA Site Plan Approval – Finish Attic Above Garage on Existing 3,478sf RGFA House as amended. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

4.2 104 Meadowbrook Road – RGFA Site Plan Approval Amendment – Add Pool and Pool House to Existing 9,688sf RGFA House.

The Board wanted to delay this decision so there could be discussion at the next meeting about the WaterSense system.

Sander Rikleen, attorney for developer Ken Stevens, said that the topic that is delaying the decision was not something that they were asked to consider, and that they had addressed the previous points of concern.

Ken Stevens said the well was going to go in last and said the project will have time to make decisions on this issue. Ms. Glynn suggested that they approve the plan and then after it's built, he can determine if it meets the WaterSense conditions. If not, they will build the well.

Ms. Zacharias moved to approve the Public Hearing for 104 Meadowbrook Road – RGFA Site Plan Approval Amendment – Add Pool and Pool House to Existing 9,688sf RGFA House to April 28 2021. Mr. Selvig seconded, and the motion passed unanimously by rollcall vote.

5.0 Other Business

5.1 Town Planner Report

- Mr. Aiu reviewed the site visit calendar.
- Rules & regulations RFP has gotten no interest.. Will revisit after Town Meeting.
- HPP Steering Committee is meeting on April 26th and hope to have a joint meeting with the Select Board in June.
- Pollinator Group is going to visit the Rail Trail the next day
- RoW Trees: he's trying to get a meeting together to move this issue.
- Continuing Projects:
 - The Board should think about getting new comments to the ZBA for 518 South Street.
 - There was discussion of the 751 Boston Post Road appeal.
- Public Records Request from 18 Columbine: he asked if Ms. Glynn and Ms. Zacharias have any materials to offer. Both responded no.

6.0 Approval of Minutes

No minutes were approved.

7.0 Future Meetings

April 28, 2021

May 5, 2021

8.0 Adjournment

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

Meeting adjourned at 10:43p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary