



# TOWN OF WESTON

Planning Board Meeting April 28, 2021

Document Prepared by Susan Peghiny

**Video Recording:** <https://weston.vod.castus.tv/vod/?video=74d9fbcd-78a9-4c62-9f60-0393e91cfe1d&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.

<b>Planning Board Members</b>	<b>Present</b>	<b>Staff Members</b>	<b>Present</b>
Alicia Primer (AP) - Chair	Yes	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG)	Yes	Dave Conway (DC) - Consulting Civil Engineer	
Steve Oppenheimer (SO)	Yes	Kim Turner (KT) - Consulting Landscape Architect	
Sue Zacharias (SZ)	Yes		
Alex Selvig (AS)	Yes		

*Italics indicate formal action taken.*

## 1.0 Public Comments

There was no public comment.

## 2.0 New Business

### 2.1 Request Town Counsel Opinion on 64 Wellesley Demolition

### 2.2 Request Town Counsel Opinion on Land Sake Use Category

Overview: Ms. Primer explained that the Town Manager asked that the Board vote on requesting input from Town Counsel. A procedure going forward will be established at this meeting.

Documents:

- [Emails between PB Chair and Town Manager regarding Town Counsel Inquiries](#)
- [Memo from John Field regarding 64 Wellesley demo](#)

Motion:

*Mr. Selvig moved to approve the motion to request Town Counsel Opinion. Ms. Zacharias seconded, and the motion passed unanimously by rollcall vote.*

## 3.0 Continued Public Hearings

### 3.1 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 Dundon, Gensler Architects; Lourenco 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 and Fish Zoning Counsel; Elizabeth Graham, Safety Partners.

Overview: Mr. Aiu detailed the attempts to have consultants review the proposals.

Mr. Sheehan reviewed previous actions, and said they are working to finalize a development agreement with the Select Board which highlights town benefits, especially the additional expected \$1,200,000 tax revenue.

Mr. Ward reviewed the changes since last time:

- No manufacturing is allowed.
- Bio safety level is restricted to no higher than 2.
- Additional safeguards for noise & air quality.
- 200' setback from existing single-family homes
- Added setbacks for mechanical penthouses when they are nearer to houses.

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:

Ms. Glynn would like to schedule a site walk and suggested May 4, 2021.

There was a discussion of the different versions of the proposed zoning proposal, and a question as to which one was current. Mr. Aiu showed the current version. Town Counsel is currently reviewing the proposal.

Ms. Glynn asked what would happen if this was not ready for Town Meeting in May. Mr. Sheehan said if the Board does not vote in favor of the new zoning they may lease the building to a new office tenant. Ms. Primer and Mr. Selvig said they feel the proponents have an unrealistic view of how long the process should take.

Mr. Oppenheimer wanted to ensure that people knew that the 45' height allowance in the new bylaw does NOT include the penthouse so the total height would be closer to 70". He, Mr. Sheehan, and Mr. Ward discussed the height issues as compared to the existing and the proposed zoning.

Ms. Zacharias asked if the proponents could put a balloon on the roof during the site walk so they could see the height impact.

Public Comments:

Diana Chaplin asked if the tax revenue discussed is in addition to what was being previously paid and Ms. Primer said that it is.

*The decision for this item will be scheduled for May 5, 2021.*

**3.2 Multiple Dwelling TOD District Amendment and Rezone – Zoning Bylaw Amendment Information**

Overview: Mr. Aiu reviewed the purposes of this zoning request and the number-of proposed units, including Housing Choice Legislation and 40B proposals in town, and Safe Harbor goals. After review, the proposal is for only 20 units which will give the Town of Weston 1 year of Safe Harbor. There are no changes in the proposed zoning bylaw right now, but the 20-unit cap will come through a development agreement with the developer and the town. Mr. Sheehan said they will agree to a land swap so the town can develop 20 units on the east side of the property. Any west side land will remain undeveloped to provide a buffer.

Ms. Graham feels the proposal being made poses no safety or health concerns and got the impression from the neighbors that they were on board with the proposal.

### 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:

Ms. Oppenheimer asked about building height limits for the TOD. There will be further discussion of this at a future meeting.

Ms. Glynn asked about the process for Housing Choice. Ms. Primer said it's on the warrant to meet Housing Choice and then the details would be worked out for this parcel. There was a discussion of Housing Choice.

### Public Comments:

Peter Hill supports this project and feels it can support 20 units and doesn't think the height is an issue. He said there is a right of way at the end of the river that goes to Riverside.

Meghan Whelton, Blake Road, feels this area is not appropriate for a TOD and hasn't seen any of the connection plans that have been discussed. Ms. Primer said most of the plans are being done by other towns but there was discussion with the developer of a foot bridge to get over the MBTA line to get across to Riverside.

Hugh Kelly feels this is being rushed and urges that the Board to not support the changes until it's been fully studied.

Yousef Rabhan said this housing proposal is located in what he feels is an unsafe area because of the trains and highways and feels there should be studied. Ms. Primer said the Fire Chief was consulted and had no issues with housing on the site.

Carrie Winchman, 40 Orchard Ave., feels the maps and language of the bylaws of the proposed changes are not readily available. She asked if the units would all be affordable. Mr. Aiu said not all of them have to be for Housing Choice, but the Town is asking the developer to make them qualify for the subsidized housing inventory. Ms. Primer said there has been a discussion about workplace housing and affordable levels.

Ed Winchman, 40 Orchard Ave., feels the biotech development is mostly acceptable but there is concern about the TOD and matching it to another town's planned improvements. He's also concerned that someone would propose more units in the future. He doesn't feel this is really a TOD because it is such a significant walk.

Judy Nitsch, 17 Blake Road, said she doesn't think the paths will meet accessibility requirements. She thinks 20 units on the east side makes sense. She thinks the lab use is fine and asked that the TOD be removed from the west side of the property after the land swap.

Marcie Loeber, 36 Tamarack Road, supports the lab use proposal and the multi-family on the east side of the site.

Adrienne Giske Said she's never seen anything pass so quickly and asked them to take their time and pointed out that there will be no graphics at Town Meeting making explaining this proposal difficult.

### Motion:

*Ms. Zacharias moved to continue the Public Hearing for Multiple Dwelling TOD District Amendment and Rezone – Zoning Bylaw Amendment Information. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.*

## **4.0 Information**

---

### **4.1 Land's Sake Expansion**

Mr. Selvig recused himself from this issue because he is an abutter and former Land's Sake Board member.

Ms. Primer reminded those present that the Planning Board is serving in an advisory capacity only, along with the Historical Commission, also present at this meeting.

Representation: Beth Marshdoyle, Land's Sake President; Kevin Sullivan, Architect; Pam Hess, Land's Sake Executive Director; Pam Fox, Weston Historical Commission Consultant; Brad Dutton, Land's Sake Building &

Planning Committee; Wesley Schwartz, Payette Architecture; Barrett Yates-Mack, Land's Sake Treasurer; Laurie Bent, Select Board Chair.

Overview:

Ms. Hess reviewed the mission and work of the farm and why they are proposing this project. Mr. Sullivan presented the proposed infrastructure improvements:

Phase 1: Build an animal barn, an equipment barn, a year-round greenhouse, and a hoop house (to start plants earlier).

Phase 2: Build a permanent 3800sf farm stand which includes a loft for workspace, and a basement to be used as a root cellar and small mechanicals.

He explained that they want to preserve the view across the farm. The only two buildings that will be glimpsed are the farm stand and barn, and they have separated the footpaths from the service road.

Ms. Fox said that although this is a historic district, there is a variety of building styles and that these buildings can still have a contemporary feel.

Discussion:

Ms. Glynn asked why there were no documents or plans available for this project. There was a discussion about this issue. Ms. Marshdoyle apologized for not providing the information beforehand.

Harvey Boshart, Select Board Member, explained that the Select Board had purposely scheduled a meeting on this issue after the Planning Board meeting tonight because they want Planning's feedback.

Ms. Primer wonders about the need for additional buildings when just across the street are historic buildings that could use assistance, and also the barn at 750 Boston Post Road will soon be available. Ms. Marshdoyle said they looked at the Case Estate buildings and found the cost was significantly more than the proposal.

Ms. Glynn also asked what the possibilities are for using the building across the street. She also asked what happened to housing for the Farm Manager. Ms. Hess said it was never part of the plan. Ms. Glynn asked that they take a look at this so the current Farm Manager could be considered for affordable housing.

Ms. Glynn asked about the septic system given the restriction on the Case Estate. Mr. Dutton said they've been working with the Health Department and were told Wellesley Street separates them from the Case Estate property, and is therefore not contiguous with abutting municipal land.

Ms. Glynn asked they look at reusing grey water, where the bus parking/turnarounds are, if the animals are year round (yes), if the lighting is dark-sky compliant (yes), and that the "available vegetable" sign out front remain.

Ms. Zacharias expressed concern about bird strikes on the glass and asked them to take actions to reduce this and is also worried about more traffic at Case Corner. She asked if a traffic consultant had looked at this. Ms. Marshdoyle said there had been studies done when the town was considering a round-about and she will try to tap into those studies and get the info to the Board. Mr. Dutton said they had looked at the traffic and proposed widening the entrance road to the Planning Board.

Mr. Oppenheimer agrees that modern interpretations of historic structures in a historic district is appropriate. He feels the Case buildings are very inconvenient to the workings of the farm. He thinks the proposed design is beautiful and appropriate. There was a discussion of the barn at 751 Boston Post Road and it being offered to Land's Sake and the obstacles to that.

Phyllis Halpern, Co-Chair of the Weston Historical Commission, asked about Malone House and if there are any expected changes because of this expansion. Ms. Marshdoyle said they plan to continue using Malone House and the greenhouse at that property.

Ms. Primer asked about the maintenance budget for the new buildings. Ms. Hess said they plan to hire a maintenance person for all property and equipment. They will send the budget to the Planning Board.

Ms. Glynn asked why the new greenhouse isn't sized to replace the one at Malone House. Ms. Hess said the Malone greenhouse would be for seedlings only (so only seasonal).

Alfred Aydelott, Weston Historical Commission Member, said he has concerns about the increased operations budget that this expansion will require, especially the cash flow and maintenance costs.

Kathryn Scadden, Historical Commission Member, suggested they use some of the wood from 751 Boston Post Road barn if possible.

Ms. Primer asked about parking for increased use. Mr. Sullivan explained the parking plan and said there is no change in where people currently park, they are only changing the surface.

Ms. Glynn asked if parking spaces were being increased. Mr. Schwartz said it was going from about 30 to 60. She suggested they consider using nearby municipal parking during large events.

Ms. Primer asked if the Select Board meeting can be delayed to May 11 so the Planning Board (and Historic Commission) has time to consider everything and write their comments. Ms. Bent tentatively agreed, based on scheduling.

**Public Comments:**

Nina Danforth said she feels the usage will grow and is concerned about the traffic impact of that and said none of the images included farm and staff vehicles. She also said none of the images were winter images. She also said 2 of the buildings are using growing space.

Josh Peteet, 217 Newton Street, feels this project is rushed and asked that Land's Sake allows Planning & Historic to give input.

Julie O'Donnell said she hopes Land's Sake will go through the approval process that any property owner would have to go through for their own home.

Ms. Yates-Mack (Land's Sake's Treasurer) outlined their maintenance budget plans.

## **5.0 Continued Public Hearings**

### **5.1 632 Wellesley Street – Scenic Road Site Plan Approval – New 4718sf RGFA House**

Representation: Domenico Eramo, Architect; Angela Kearney, Minglewood, Landscape Architect

Overview: Angela explained they added rhododendrons to screen the abutter. Mr. Eramo said revised the sun/shade study and found the shadows don't hit the neighbor's house, and pointed out the action of the trees.

Documents:

- Architectural Plans 632 Wellesley
- Average Natural Grade Plan and Calculations for 632 Wellesley
- Certificate of Action for 632Wellesley
- 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 and Ms. Turner have no issues with the shadow study and feel the proponents have been very responsive.

Ms. Selvig asked if the board had not approved a proposal because of shadow impact in the past. Ms. Zacharias said yes and the applicants responded to address the concerns. There was discussion about this.

Public Comments:

James Steadle, 626 Wellesley Street, asked if the Board had seen the shadow study they prepared. He feels the difference between tree shadows and building shadows are different. He's also concerned with the building height and asked if it could be lower. Mr. Eramo said the house is 2' lower than allowed.

Ms. Glynn asked if they could do a shadow of just the house and not the trees. Mr. Eramo showed the neighbors study without trees.

Motion:

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

**5.2 10 Hitching Post Lane – Site Plan Approval under Flexible Subdivision Special Permit – New 6837sf RGFA House**

Motion:

*Ms. Glynn moved to continue the Public Hearing to May 26, 2021. Ms. Zacharias seconded, and the motion passed unanimously by rollcall vote.*

**6.0 Policy**

---

**6.1 Irrigation Water Use and Low Water Landscape**

Overview: It was decided to not address this at this meeting.

**7.0 Decisions**

---

**7.1 255 Merriam Street – AARC Site Plan Approval – Eight Unit AARC Development**

This will be finalized at the next meeting.

**7.2 123 Newton Street – Scenic Road Right of Way Work – Rebuild stone wall within Newton St Right of way**

*Ms. Glynn moved to approve 123 Newton Street – Scenic Road RoW Work – Rebuild stone wall within Newton St Right of way. Mr. Selvig seconded, and the motion passed unanimously by rollcall vote.*

**7.3 3 Nottingham Lane – Flexible Subdivision Special Permit Amendment – Remove Seven Trees from No Disturb Area**

*Ms. Zacharias moved to approve 3 Nottingham Lane – Flexible Subdivision Special Permit Amendment – Remove Seven Trees from No Disturb Area. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.*

**8.0 Other Business**

---

**8.1 Town Planner Report**

- Mr. Aiu reviewed the upcoming meetings and site visits.
- The pollinator garden on the rail trail is staked out.

**9.0 Approval of Minutes**

---

No minutes were approved.

**10.0 Future Meetings**

---

- May 5, 2021
- May 12, 2021, if needed
- May 26, 2021

**11.0 Adjournment**

---

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

Meeting adjourned at 10:25pm.

Respectfully submitted,

Susan Peghiny  
Recording Secretary