

TOWN OF WESTON

Planning Board Meeting May 18, 2022
Document Prepared by Christine Zale



Video Recording: <https://cloud.castus.tv/vod/weston/video/628a305cda14f400081d634f?page=PLAYLIST>

Meeting called to order at 7:02 PM.

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP) - Chair	No	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG)	Yes	Christine Zale (CZ) – Assistant Town Planner	Yes
Shawn Lanier (SL)	Yes	Dave Conway (DC) - Consulting Civil Engineer	No
Alex Selvig (AS)	No	Kim Turner (KT) - Consulting Landscape Architect	No
Laurie Hess (LH)	Yes	Others	
		Kortni Wroten – Sustainability Coordinator	Yes

LH moved for LG to be temporary chair for the evening. SL seconded, all in favor. Motion passes in unanimous rollcall vote.

LG read Governor Baker’s Suspension of Certain Provisions of the Open Meeting Law.

LG said that 863 Boston Post Road – Limited Site Plan Approval for Artisan Childcare has been continued at the request of the applicant and there will be no discussion on that item tonight.

PUBLIC COMMENT

Diana Chaplin, Love Lane, asked if there were any updates on 104 Boston Post Road.

IA said he had not received any updates. Diana said she had heard that the court had ruled in Cambridge’s favor but wasn’t sure if it was accurate and wanted to follow up. IA said he had checked on that the week prior because he had also heard it was denied but has not received any notification of a denial.

TOWN PLANNER REPORT

IA gave update on the calendar and upcoming site visits

Other matters:

- PB has general email address, planningboard@westonma.gov, to receive testimony that will be forwarded out to all Board members. IA requested that if Board members want to respond to emails received send them to himself and CZ.
- Small Cel Tower Site Colors- IA discussed the Small Cel sites in Town that the Select Board approves and the Select Board wanted to clarify the color preference with the PB. The PB preferred the darker shade to keep them as unobtrusive as possible
- 2022 Spring Town Meeting Recap –
 - IA opened the floor for PB to provide recap on meeting.
 - LG said that the sustainable tree bylaw did not garner the support needed to pass at Town meeting. LG Expressed appreciation for the work of LH, AP, Laurie Bent, and Barbara Fullerton put into the bylaw. She said that there are still many people in town who want more sustainable development and shared disappointment that there was no debate at Town Meeting and many members of the public had already made up their minds based on social media. She said the funding for the tree protection plan passed and hopefully that project will start in the next month or so. LG said the two articles for the water tanks did not pass and it appears the Town wants to be more involved in the discussions. LG noted personal disappointment on how members of the audience conducted themselves.

- SL expressed thanks for the work of different boards and committees on their collaborative work on the sustainable tree ordinance and commended the tireless service LH, AP and others put into this.
- LH said the Town still has the goals that the sustainable tree bylaw tried to address and said the question is what are the next steps and how do we address these goals and move forward from here.

Long Range Updates

- IA said with the funding of the Tree Maintenance Plan being approved at Town Meeting the contract is being awarded to a firm called Planit Geo and the contract is getting signed and moving forward.
- IA said the next meeting there would be a more in-depth discussion of other long-range updates including a discussion on Committee assignments and updates.

CONTINUED PUBLIC HEARING

863 Boston Post Road – Limited Site Plan Approval- 153 Student Childcare Center- Gus Miragias, Artisan Childcare, Applicant – Item will be continued

Overview: IA said there should be a motion to formally continue this hearing to 6/1/2022

Motion: LH made motion to continue the hearing of 863 Boston Post Road to 6/1/2022, SL seconded. All in favor, motion passes in unanimous rollcall vote.

Flexible Subdivision Site Plan Approval, Flexible Subdivision Special Permit, and Scenic Road Right of Way Permit for 119 and 121 Church Street – New 5,311sf RGFA House, Modify Approved Driveway, and Modify Stone Wall – Kimberly Fitzgerald, Applicant – Item will be continued

Overview: LG asked for a motion to continue Flexible Subdivision, Special Permit and Scenic Right of Way permit for 119 and 121 Church Street this hearing to 6/1/2022

Motion: LH made motion to continue the hearing of 119-121 Church Street to 6/1/2022, SL seconded. All in favor, motion passes in unanimous rollcall vote

Scenic Road Right of Way Permit - 470 Conant Road – Remove Section of Stone Wall for New Driveway- Scott and Maryam King, Applicants

Representation: Scott King, Owner/Applicant

470 Conant Existing Conditions	470 Conant Proposed Plans
470 Conant – Detail Plan & Surrounding Driveways	

Overview: IA said that this hearing was kept open because the last agenda had it incorrectly listed as 470 Concord Road. IA said most issues had been heard at the last meeting and the PB had wanted updates on the driveway width. CZ said the applicant provided an updated plan showing the 18ft flare of the driveway tapering down to 14ft which the PB had asked to see at the last meeting.

Scott King said he did provide a table of driveway openings in the neighborhood and taper widths as well as spoke to the Fire Chief and they had requested a 20ft opening but that he is comfortable sticking with an 18ft opening in the rock wall.

Discussion: LG commended Scott King for measuring the other driveways in the neighborhood. LG discussed the draft decision and asked if the PB had discussed replacement trees.

CZ said the PB had discussed trees that had previously been removed but there was no specific mention of additional trees to be added related to this driveway.

Scott King said he was open to additional tree plantings and that he has 10 cherry trees that will be planted along the new driveway.

LG suggested putting in a canopy tree at the street. LH said that if additional plantings were planned that native trees could be considered and briefly discussed native varieties of canopy trees.

LG confirmed that the stones being removed will be reused on the property and Scott King said that the stones will be used to build the wall in the area of the old driveway opening.

IA said the Board could take the decision out of order on the agenda and review that now.

DECISIONS

Scenic Road Right of Way Permit - 470 Conant Road – Remove Section of Stone Wall for New Driveway- Scott and Maryam King, Applicants

Discussion: PB reviewed drafted decision as previously edited by LG. LG said that flare measurement can be changed to 18’ and to add that the applicant was amenable to planting native trees at the street.

Motion: LH made motion to approve -470 Conant Road Scenic Road Right of Way Permit– Remove Section of Stone Wall for New Driveway as edited on screen. SL seconded and the motion passes by unanimous rollcall vote.

PUBLIC HEARINGS

Special Permit, Camps – 333 Winter Street, The Rivers School – 2022 Summer Camps, The Rivers School, Applicant

Representation: Tom Boudreau, The Rivers School

Rivers Camp Narrative

Rivers School Campus Map and Camp Schedule
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Overview: LG opened the public hearing and said that the PB will be reviewing camp applications from the camp hosts. IA clarified the process for how the PB will review applications to reduce the amount of review and accept applications for an entire campus location rather than review on a camp by camp basis. IA said the PB may want to think between now and when this decision is reviewed on what conditions would now be appropriate. He gave the example of camp size increase as well as conditions to track the camp administratively.

LG said the PB should think about how it deals with camp complaints

Discussion: Tom Boudreau of The Rivers School works as the director of operations. He said there is a lot of variability that occurs on campus year to year and that the school can be very flexible with whatever the town and PB would like to do. He discussed the Summer camp rentals slated for the summer season and that there are 3 camps that are scheduled to use the Rivers Campus and at any time there would be a max of two camps running at the same time with an estimated max of 155 people on campus at any one time. He shared map of campus showing where the camps will take place and the pickup and drop of locations. He discussed noise concerns that the school has received and how they have addressed that by not allowing loud music to be played by the camps.

LG clarified that this will just be day camps and the traffic flow will be much lighter than normal school days. Tom Boudreau said they do not anticipate any traffic flow issues with the camps.

SL asked about signage for the camps. Tom Boudreau said that temporary signage is left up to each individual camp.

SL asked if the ban on loud music being played has been communicated to the camps. Tom Boudreau will confirm with the scheduler that this information has been given to the camps.

LG urged that camps use carpooling to help with traffic conditions on campus and said to make sure neighbors know who to contact if they have any issues.

LG asked the PB to think on the conditions for camps v. campus for the next discussion.

***Motion:** LH made motion to close the hearing. LG seconded and motion passed in unanimous rollcall vote*

This decision for this item will be reviewed at the 6/1/2022 meeting.

OTHER BUSINESS

MVP Demonstration Garden - Sustainability Committee, Conservation Commission, and Schools

Representation: Kortni Wroten, Sustainability Coordinator

Overview: Kortni shared slide show presentation for Weston Ahead regarding a project that she has applied for grant funding. She discussed Weston's water usage, and touched on drought and extreme heat and weather conditions in the area increasing as the climate continues to warm.

Kortni explained Weston Ahead has proposed creating Sustainable Landscaping education program to implement an educational campaign on low-impact landscaping strategies and options for native and pollinator friendly habitats in partnership with homeowners and landscapers.

Kortni discussed the Municipal Vulnerability Preparedness Program and the project she submitted for funding.

Discussion: LG said this looks like a great program and it would be good for the PB to be connected with and questioned who the consultants would be.

Kortni said she has quotes from a number of consultants but ultimately it will go out through a procurement process.

LH had a question on the MVP process and when funding was available and when applications were due.

Kortni said that this funding was available annually and the grant application was due May 5th and the funding is awarded in August.

LH questioned the planting scope of the program. Kortni said it was dependent on the consultants she spoke with. LH said TAG would be delighted to help in any capacity.

SL asked what were the plans to get the community involved. Kortni discussed the MVP requirements for community outreach and her plans for making the information as accessible as possible.

Public Comment: Diana Chaplin, Love Lane, questioned how do we monitor water usage for lawns versus plantings as the PB has a lot of planting requirements.

Kortni said at this time the town is not able to be that specific with what water usage is going towards. She said it is her understanding that with native plantings they often require less water once they are established.

LG agreed with Kortni and said some towns do submetering for irrigation.

LH said shrubs and trees help with the trans evaporation.

DECISIONS

180 Boston Post Road Bypass – PWSOD Special Permit – Renew Monopole Special Permit – SBA Steel, LLC, Applicant

Discussion: IA said that with only 3 PB members present and cannot be voted on as it is a special permit which requires 4 votes.

No vote was taken.

IA discussed the hearings which will require PB members to complete a Mullins form in order to be able to vote on.

MINUTES

No minutes reviewed prior to meeting.

FUTURE MEETINGS

6/1/2022

6/15/2022

6/29/2022

ADJOURNMENT

Motion: LH moved to adjourn, SL seconded and the motion passed in unanimous rollcall vote.

Meeting adjourned 8:20pm