



TOWN OF WESTON

Planning Board Meeting May 26, 2021

Document Prepared by Susan Peghiny

Video Recording: <https://weston.vod.castus.tv/vod/?video=cefca68c-fb73-4e0a-b702-04d134cc8f1c&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. Ms. Primer pointed out the new sentence on the agenda: *Note: Votes may be taken on any of the below agenda items, and the sequence and duration of agenda items may vary from what is indicated below, as the Board may deem necessary or otherwise appropriate.*

Planning Board Members	Present	Staff Members	Present
Alicia Primer - Chair	Yes	Imaikalani Aiu – Town Planner	Yes
Leslie Glynn	Yes	Dave Conway - Consulting Civil Engineer	No
Steve Oppenheimer	Yes	Kim Turner - Consulting Landscape Architect	Yes
Alex Selvig	Yes		
Lori Hess	Yes		

Italics indicate formal action taken.

1.0 Public Comments

There was no public comment.

2.0 New Business

2.1 Board Assignments

Board Assignments: Ms. Primer welcomes new member Lori Hess to the Board.

Ms. Primer asked if anyone would like to make a motion for Chair for the coming year.

Mr. Selvig nominated Alicia Primer as Chair for the coming year, and Mr. Oppenheimer seconded.

Ms. Glynn suggested there should be a revolving system for members to Chair the meetings so others could learn and become involved in that role. Ms. Primer said they should review the bylaws to see what is allowed, although she likes the idea of having others take a lead, possibly using the chair pro-tem method. The Board discussed this issue and how to manage it.

The motion passed unanimously by rollcall vote.

The Board reviewed the current and open committee and project assignments and who would work on each area. Ms. Primer asked about the status of getting a consultant for the rules & regulations discussion. Mr. Aiu said there had been no response to the RFP. Ms. Glynn will review the RFP, and Mr. Aiu will reissue it with more money.

3.0 Continued Public Hearings

3.1 416 Conant Road – Scenic Road Site Plan Approval – New 3615sf RGFA House

Representation: Zach Burnett, Burnett Building

Overview: Mr. Burnett said he has added bluestone pavers on part of the driveway to narrow the view of it and has added a bed with screening plants to shield the foundation. The plantings along the property edge have been changed to a variety of plants.

Documents:

- [Architectural and Landscape Plans for 416 Conant \(PDF\)](#)
- [Average Natural Grade Calculations for 416 Conant \(PDF\)](#)
- [Certificate of Action Site Plan Approval 416 Conant](#)
- [Existing Conditions Plan for 416 Conant \(PDF\)](#)
- [Google Street View from North with removed trees noted](#)
- [Google Street View from South with removed trees noted](#)
- [Photo of stumps at 416 Conant](#)
- [Proposed Site Plan for 416 Conant \(PDF\)](#)
- [Septic Plan for 416 Conant 2-23-21 \(PDF\)](#)
- [Stormwater Management Plan for 416 Conant \(PDF\)](#)
- [Stormwater Report for 416 Conant 3-3-21 \(PDF\)](#)

Discussion:

Ms. Glynn asked if there were any plantings around the rear deck. Mr. Burnett said there are not.

The Board asked a series of questions of the owner regarding trees, sightlines, and house design.

Mr. Oppenheimer asked about the planting along the top of the retaining wall.

Ms. Glynn asked about trim around the windows and Mr. Burnett said he does not want trim at the windows – he prefers a cleaner look. There was a discussion of architecture of the house.

Ms. Glynn asked if there was a way to develop the windows over the garage and the entry door so the focus is not on the garage doors. Mr. Burnett said the garage doors will be similar in color to the house, so they don't stand out. The front door will likely be walnut. Ms. Glynn suggested the sidelights be made wider to emphasize the entry, which Mr. Burnett agreed to do.

Mr. Selvig feels the lack of detail is troubling and doesn't see how this house fits into the vernacular of Weston.

Ms. Turner does not have an issue with the arborvitae along the top of the retaining wall because they are internal to the site.

Ms. Hess said the house Mr. Burnett built at 295 Glen Road has the same feel as the proposed house.

Ms. Primer asked that the garage overhang be white instead of black. Mr. Burnett said the black overhead will be black aluminum with recessed, downward lighting and will provide a design of this for the next meeting.

Public Comments:

There was no public comment.

Motion:

Mr. Oppenheimer moved to continue the Public Hearing to June 2, 2021. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

The decision for this item will be scheduled for June 2, 2021.

3.2 10 Hitching Post Lane – Site Plan Approval under Flexible Subdivision Special Permit – New 6837sf RGFA House

Ms. Primer moved that Mr. Oppenheimer be Chair Pro Tem for this portion of the meeting as she is recusing herself. Ms. Glynn seconded and the motion passed unanimously by rollcall vote.

Representation: Jim Rissling, Architect, Steven Cosmos, Landscape Architect.

Overview: Mr. Rissling explained that during the site plan visit the Board showed displeasure with the original site of the house. Therefore, they have moved the house back, preserved the existing tree line, and reduced the lawn. The buffer was enhanced, and included understory planting as requested. The house front elevation has been simplified, with the garage direction changed. The house plan has changed slightly, making the total size 7054sf RGFA. The driveway will be widened to 14 'to meet fire requirements.

Documents:

- [Lighting Specification for 10 Hitching Post Lane](#)
- [Architectural and Zoning Plans for 10 Hitching Post Lane](#)

- [Certificate of Action for 10 Hitching Post](#)
- [Civil Site Plans for 10 Hitching Post Lane](#)
- [Landscape Plan for 10 Hitching Post Lane](#)
- [Roofing Specification for 10 Hitching Post Lane](#)
- [Septic System Plan for 10 Hitching Post Lane](#)
- [Siding Specification for 10 Hitching Post Lane](#)

Discussion:

Mr. Selvig asked if they had settled on what the definition of a 1.5 story house, since it is not in the code. Mr. Aiu said former Chair Al Aydelott saw this plan and feels it is a 1.5 story house.

Mr. Rissling said some trees along the driveway will need to be removed to accommodate the 14' driveway.

Mr. Oppenheimer asked about a wall along the driveway. Mr. Cosmos said it is a retaining wall, which he detailed for the Board.

Mr. Oppenheimer asked if there were changes to the landscaping plan. Mr. Cosmos reviewed the landscape plan, and Mr. Rissling outlined the lighting plan as previously presented. Total lumens 15,473, all Dark Sky.

Ms. Hess asked questions about the plantings, especially the Balsam Fir in the back of the pool area. Ms. Turner said if someone wants to make the effort keep it alive, she would not stop them from planting.

Ms. Turner said she is confident that the canopy will survive now that the house has been moved away from it. She thinks the planting plan is good and has no issues with it.

Mr. Oppenheimer asked if the house is higher on the lot at its new location. Mr. Rissling said the height of the site changes very little. The average natural grade is 129.5 and they are proposing a finish grade of 129.8.

Public Comments:

John McDonald, 179 Church Street, asked how many trees are being cut down and how does that compare to the prior plan. Mr. Rissling does not have a number, but they are taking fewer trees than with the prior plan. Mr. Oppenheimer pointed out that Mr. Rissling does not have the information to answer Mr. McDonald's questions and indicated that the Public Hearing would be continued because of this. Mr. Rissling will tag the actual trees to be removed.

Marina Regalman, neighbor, said there is a wooden fence that is unsightly and could that be taken down and replaced with screening. Mr. Cosmos said the fence is being removed.

Motion:

The Board agreed to continue to the Public Hearing to June 2, 2021. name seconded, and the motion passed unanimously by rollcall vote.

Ms. Primer returned as Chair for the remainder of the meeting.

2.0 New Business

2.1 150 Wellesley St – Scenic Road Site Plan Approval Amendment – New Fence

Representation: Keely & Taylor Boyer, owners.

Overview: Mr. Boyer said had two companies remeasure and confirmed that they could install as requested by the Planning Board. Mr. Boyer has also removed the unapproved floodlights.

Documents:

- [Restaking Photos by applicant \(1\)](#)
- [Restaking Photos by applicant \(2\)](#)
- [Restaking Photos by applicant \(3\)](#)
- [Restaking Photos by applicant \(4\)](#)
- [Sample fence image \(2\) for 150 Wellesley](#)
- [Sample fence image for 150 Wellesley](#)
- [Site Plan for New Fence at 150 Wellesley Street](#)

Discussion:

There was no further discussion.

Public Comments:

There was no public comment.

Motion:

Mr. Selvig moved to close the Public Hearing on 150 Wellesley Street. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

Mr. Aiu said this can be handled by memo so it does not need to come back to a meeting.

3.0 Public Hearings

3.1 10 Farm Road – Meadowbrook School – Special Permit Day Camp – Temporary Relief from Bus Requirements Under COVID

Mr. Aiu gave brief overview of how the Board handles camps, including number of campers, staff, location, duration of camp, days and times, and areas of use on campus, sound impacts, and drop-off/pick-up plans.

Representation: Matt Middelstadt, member Board of Trustee & Chair of the Facilities Committee; Susan Littlefield, Governance; Kristy Jacobi, Director of Auxiliary Programs.

Overview: Mr. Middelstadt said they are seeking re-permitting of the camp operation and relief of busing for this year and gave introductory comments.

Ms. Jacobi highlighted some state mandates & best practices that they will follow and Covid safety measures they will take. The camp believes bussing can not be done safely so are asking for relief from this requirement. She showed a traffic map reflecting this change. They don't expect any additional traffic backup on adjacent roads.

Mr. Middelstadt said they will use camp to do a full traffic study.

Documents: No documents were on the website.

Discussion:

Ms. Glynn asked why they did not want to bus. Ms. Jacobi explained that putting campers on busses compromises their cohort "bubble" they want to maintain for potential contact tracing.

Ms. Primer said she is open to granting the bussing relief for this year only, with no expectation that it will be continued in the future. Mr. Selvig agreed.

Ms. Glynn is disappointed that no neighbors attended to offer comment. She asked for more information on the traffic study. Mr. Middelstadt said the traffic flow proposed is engineered from the last master plan but they do want to get specific trip generation and arrival time from actual camp operation. They don't expect a substantial from school operation, but it's rare opportunity to get this data. Ms. Glynn asked that the camp ask people to carpool with people who are in their cohort or are vaccinated if possible.

Public Comments:

There was no public comment.

Motion:

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

The decision for this item will be scheduled for June 2, 2021.

3.2 275 Meadowbrook Road – Weston Country Club – Special Permit Day Camp – Weston Kids Club

Representation: Beth Nolan, Weston Golf Club.

Overview: Ms. Nolan said they camp has been operating for 7 year but did not qualify for a camp until regulations changed last year. She gave an overview of how and when the camp operates.

Documents: No documents were on the website.

Discussion:

Ms. Glynn asked the ages of the campers, which Ms. Nolan provided.

Mr. Selvig asked if counselors will be CORY checked, which Ms. Nolan confirmed.

Public Comments:

There was no public comment.

Motion:

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

The decision for this item will be scheduled for June 2, 2021.

4.0 Decisions

4.1 150 Newton – Scenic Road Site Plan Approval – Deck and Patio Addition to 7485sf RGFA House

Mr. Selvig moved to approve the COA Amendment to 150 Newton Street. Ms. Glynn seconded, , and the motion passed 3-0 by rollcall vote with Mr. Oppenheimer and Ms. Hess abstaining.

4.2 632 Wellesley Street – Scenic Road Site Plan Approval – New 4718sf RGFA House

Ms. Glynn moved to approve 632 Wellesley Street – Scenic Road Site Plan Approval – New 4718sf RGFA House. Mr. Selvig seconded, and the motion passed 3-0 by rollcall vote with Mr. Oppenheimer and Ms. Hess abstaining.

5.0 Other Business

5.1 Town Planner Report

- Review of upcoming meetings & site visits
- 3 Stoneridge: House shape & size are changed (it is slightly smaller than the approved house). Because there is so much change, the Board asked that this be a topic on an upcoming meeting.
- 140 Country: asked to do a 4' bump out on the pool house to accommodate the pool equipment. The Board asked for more details.
- 40B Programs: Mr. Aiu provided a summary of the current 40B projects. Mr. Aiu will try to find more information on the 751 Boston Post Road situation.
- Mr. Aiu gave an update on hiring a Recording Secretary and an Assistant Town Planner.
- Ms. Glynn asked if the new Conservation Commission Administrator Jordan McCarron could attend a Planning meeting so they could get acquainted.
- 104 Boston Post Road is being torn down.

6.0 Future Meetings

June 1, 2021 Executive Session

June 2, 2021

June 16, 2021

10.0 Adjournment

Mr. Oppenheimer moved to adjourn, and Mr. Selvig seconded. The motion passed unanimously by rollcall vote.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary