

TOWN OF WESTON

Planning Board Meeting June 1, 2022
Document Prepared by Christine Zale



Video Recording: <https://cloud.castus.tv/vod/weston/video/629aef387f4c5b0008e451f2?page=PLAYLIST>

Meeting called to order at 7:01 PM.

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP) - Chair	Yes	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	Yes
Alex Selvig (AS)	Yes	Kim Turner (KT) - Consulting Landscape Architect	Yes
Lori Hess (LH)	Yes	Others	

AS moved for LG to be temporary chair for the evening. LH 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 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

CONTINUED PUBLIC HEARING

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

Representative: Gus Miragias, Applicant; Phil Hresko, Elpida Peristeropoulou, HRESKO Associates, Architect & Landscape Architect; Patrick Magoon, Decelle- Burke- Sala & Associates, Civil Engineer

Architectural Plans for Artisan Childcare at 863 Boston Post Road	Traffic Study
Existing Architectural Plans	Letter from Wayland Board of Public Works
Civil Engineering Plans	Letter from Wayland Select Board - 2019
Landscape Plans	Letter to Weston PB re Artisan Day Care -
Road Safety Audit for MassDOT – Route 20 at Old Connecticut Path – 03-12-20	Town of Wayland Traffic Peer Review

Overview: Gus Miragias gave a recap of previous meetings and goals of Artisan Childcare. He said that there have been no major changes to the plans since the last meeting aside from some adjustments to the landscape plan to address the neighbor concerns.

IA said that this is a limited site plan review and this is an allowable use under the Dover Amendment, IA discussed the areas and control points the PB has on this project

Phil Hresko gave an overview of the newest landscape plan and the goals of the project.

Discussion: KT said she is comfortable with the screening shown but her outstanding concern was regarding some discrepancies along Boston Post Road between what was being saved v. removed between the construction plans and the landscape plans.

Mr. Hresko said that his landscape plan is the final plan for plantings.

LG asked that the civil engineer plan and the landscape plans match exactly.

Patrick Magoon, civil engineer, said they went through the civil plan to coordinate with the landscape plan.

There was a detailed discussion of the width between Boston Post Road and the parking area and what varieties of planting would be going in that portion of the site. KT said that what is shown on the landscape plan is different from what is being discussed.

IA said that for the next meeting plans that you present need to show the plants you are intending to use in each area, specifically noting if Viburnum is going to be planted it needs to be shown on the plan.

AP commented on a letter received from a neighbor regarding parking and comparing the size of this lot to Newton’s parking plan which had reduced parking. Gus responded that the Newton site had a requirement for offsite parking for teachers.

LH clarified that the smaller lot along Boston Post Road is for teachers and will have less activity during the day.

Public Comment:

Hannah Chouinard, Plain Road, questioned the height of the stockade fence

There was a discussion of the fencing on the Wayland side of the property and a review of the site plan. AP made note that the site plan is not to scale and is showing the fencing at a different height than what is being discussed.

Kate McGovern, 107 Love Lane, questioned the timeline and start of the project and when traffic will be discussed.

***Motion:** AS made motion to continue the hearing of 863 Boston Post Road to 6/29/2022, LH 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

Representative: Brian Nelson, Metrowest Engineering ; Karen Sebastian, Landscape Architect; Justen Berlucci, Architect

119-121 Church Landscape & Lighting	119-121 Church C5 Proposed Site Plan
119-121 Church Architectural Plans	119-121 Church C6 Proposed Septic Plan
119-121 Church C1, Existing Conditions Plan	119-121 Church C7 Details Plan
119-121 Church C2 Erosin and Sediment Control Plan	119-121 Church Cover Sheet
119-121 Church C3 Proposed Layout Plan	119-121 Church St. Weston- Hydrologic Analysis
119-121 Church C4 Proposed Grading Plan	Design Guidelines 2017

Overview: Brian Nelson recapped the April 20th meeting and presented new plans with the house orientation flipped, showing a reduction in footprint and impervious areas. He showed that the grading had been softened, the rear screen porch has been removed and the house has been rotated to be more consistent with the Design Guidelines

Karen Sebastian presented the updated landscape plans.

Discussion: KT said she is satisfied with the new planting plan.

DC said the stormwater plan is fine.

AP said she was appreciative of the changes made. She explained the flex subdivision plan history and the latitude allowed to the PB.

There was a discussion of the Design Guidelines for the subdivision as compared to what is being presented with this plan. Justen Berluca presented Architectural plans and compared the footprints and this plan presented is 16% smaller than the subdivision plan.

AS said the removal of the retaining wall, moving the pool, and reduction in impervious surfaces were all positive improvements.

LH expressed appreciation for the reductions.

Public Comment: Todd Bremner, 7 Lower Field Road abutter, said he was appreciative of the changes and questioned the rear basement door and the tree sizes between the two properties.

There was a detailed discussion of the proposed plantings at the rear of the property with attention to screening between the neighbor and addressing KT concerns that increased plantings could lead to overplanting and negatively impact the trees.

LG said that a site section was needed going down to the neighbor’s property and showing where the proposed plantings will be located in relation to the abutter’s property. She asked that they consider pivoting the house.

Motion: AP made motion to continue the hearing of 119-121 Church Street to 6/15/2022, LH seconded. All in favor, motion passes in unanimous rollcall vote

355 Highland St - Scenic Road Site Plan Approval – New 6,647sf RGFA House – Nicholas Keramsris , Applicant

Representation: Jason Lavoie, Civil Engineer; Karen Sebastian, Landscape Architect;

355 Highland Architectural Plans	355 Highland Site Plans
355 Highland Lighting Fixtures	355 Highland Street- Landscape and Lighting Plans

Overview: LG said this was a project the PB had previously seen but has come back with a new team and therefore should go through a new intake and site visit process.

Jason Lavoie gave overview of the property and presented the new site plans as compared to the previously submitted plans. He highlighted the tree removal reduction and decrease in impervious area.

Karen Sebastian presented the new landscape and lighting plans.

Discussion: KT said she would wait for the intake session to make her comments.

LG questioned the retaining walls and their heights.

IA said an intake meeting could be done next week and a new site visit on the 14th.

LG commented on the section plan asking that the neighboring houses be shown more accurately.

Motion: LH made motion to continue the hearing of 355 Highland Street to 6/29/2022, AS seconded. All in favor, motion passes in unanimous rollcall vote.

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

Representation:

Rivers Camp Narrative	Rivers School Campus Map and Camp Schedule
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Overview: IA gave an overview that this hearing was continued because the abutters list for Natick was received late so this continuation allowed any abutters who received a late notice to speak.

Discussion:

No abutters present to comment.

Motion: LH made motion to close the public hearing on 333 Winter Street, the Rivers School, AS seconded, motion passes in unanimous rollcall vote.

PUBLIC HEARINGS

96 Love Lane – Flexible Subdivision Site Plan Approval – New 8,620sf RGFA House – One Margarita LLC, Owner

Representative: Brian Alim, Architect; Steve Ross, Owner; Mike Pimentel, Civil Engineer; Mike White, Landscape Architect; Rosemary McCreedy

96 Love Lane – Architectural Plans	L.3 Site Sections 96 Love Lane
96 Love Lane – Drainage Plans	L.4 Lighting 96 Love Lane
96 Love Lane – Site Plans	L.5 Site Plan 96 Love Lane
L.1 Tree Protection Plan	L.6 Site Plan 96 Love Lane
L.2 Landscape Plan	

Overview: Brian Alim gave a brief recap of the history of the property and described the proposed project and addressed comments received at the site walk. He presented the architectural plans.

Mike Pimentel presented the civil plans and reviewed the erosion controls, septic plans, the exiting grade of the property, and stormwater management onsite.

Mike White presented the landscape plans and discussed the 6 trees that will be transplanted and the reduced lawn area. He discussed the proposed plantings that will be added between 96 and 98 Love Lane.

Discussion: DC said the proposal is similar to what has reviewed before and is ok with the plan presented.

LG questioned the use of rain gardens rather than the large infiltration system in the rear. DC said the rain garden would be a much larger footprint and would impact the plantings on site. There was a discussion of the location of the infiltration system and whether or not the parking court could be made of permeable pavers.

KT commented on the arborvitae plantings and said the PB prefers a more natural staggered approach. She requested the Pear tree not be transplanted and a native variety be used. There was a discussion of the proposed planting varieties and species.

DC requested that the contours on the site plan be smoothed out and look more natural.

LH asked IA if there was anything additional the PB should be focused on because this is part of a flexible subdivision. IA said that this house would need to be of a similar character and size to the adjacent historic house.

Brian Alim said that the design guidelines for the original subdivision had been reviewed and met and the change they are requesting is to increase the square footage of the house as the original flex subdivision called for a max of 10% of lot coverage.

LH asked about the lawn area, Mike White said that the current mow able lawn area is 2,500sf. There was a discussion of the water sense requirements and the arborvitae plantings.

LH an LG asked about the proposed Fir tree removal. Their preference would be to incorporate that healthy tree into the planned buffer to break up the arborvitae plantings and create a more natural buffer.

AP said the stone veneer was not appropriate material for a house adjacent to a significant historic house.

Brian Alim discussed other PB approved houses that have stone veneers. IA said that the design guidelines for the Flexible Subdivision included Fieldstone Veneer. There was a detailed discussion of stone veneer options.

LH asked about the increase in square footage. Brian Alim said the second floor above the garage is what takes the house over the square footage requirements Design Guidelines. IA explained that the limit included in the guidelines is there to limit the size of the house. The PB was in agreement that the Guidelines are in place for a reason and would want the applicant to stick to the 10% that was granted in the Subdivision.

LH asked about lighting. Michael White said that the lighting count was at 19,763 lumens and all dark sky compliant with path lights at the pool and an 8ft post light at the driveway. LG said that was much taller than what the PB allows.

LH said that she recalled the subdivision having a different lumen requirement. IA said that the cap for this subdivision was 16,000 lumens and that the two spotlights shown on the plans would need to be removed.

LG discussed the view corridor to the historic house and planting a large iconic tree in the front lawn area to help make the house feel anchored in the neighborhood.

Public Comment:

Lisa Miller, 24 Buckskin, shared concerns about the size, setback, and lights around the pool of this new proposal. She is also concerned about runoff on the property. There was a discussion of runoff and drainage on the site.

LG suggested more scaled trees in the back would be helpful for screening.

***Motion:** AP made motion to continue the public hearing for 96 love Lane to 6/29/22. AS seconded, motion passes in unanimous rollcall vote.*

AP left the meeting at 9:58pm.

DECISIONS

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

***Motion:** LH made motion to approve 180 Boston Post Road Special Permit – Renew Monopole Special Permit. AS seconded, and the motion passes by unanimous rollcall vote.*

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

Discussion: AI said that AP was assigned review but may not have completed it. LG volunteered to review the decision for the next meeting.

Minutes:

April 6th, 2022: LH moved to approve the minutes of April 6th, 2022 Planning Board meeting as edited by AS. AS seconded, and the motion passes by unanimous rollcall vote.

April 20th, 2022: minutes had not been reviewed and will be reviewed and discussed at the next meeting.

Future Meetings:

June 15, 2022

June 29, 2022

ADJOURNMENT

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

Meeting Adjourned at 10:01pm