



# TOWN OF WESTON

Planning Board Meeting July 21, 2021

Document Prepared by Susan Peghiny

**Video Recording:** <https://weston.vod.castus.tv/vod/?video=a85168e4-a12a-45d7-9d64-e06fb5b40a5e&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

**Meeting called to order at 7:01 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 - Chair	No	Imaikalani Aiu – Town Planner	Yes
Leslie Glynn	Yes	Dave Conway - Consulting Civil Engineer	Yes
Steve Oppenheimer	Yes	Kim Turner - Consulting Landscape Architect	Yes
Alex Selvig	Yes		
Laurie Hess	Yes		

*Italics indicate formal action taken.*

Motion:

*Ms. Glynn move to elect Mr. Oppenheimer Chair Pro Tem for this meeting. Ms. Hess seconded, and the motion passed unanimously by rollcall vote.*

## 1.0 Public Comments

There was no public comment.

## 2.0 Continued Public Hearings

### 2.1 15 Warren Place – Special Permit Wetland and Floodplain Protection – Garage and Bedroom Addition – Clifford and Amy Nash, Applicants

Representation: Jack Maloney, Engineer

Overview: Mr. Aiu reminded the group that the Board asked for more trees to be planted and that Mr. Aiu and Ms. Turner do a site visit, which they did. Mr. & Mrs. Nash also gave an overview of what has happened since the last hearing. They pointed out on the site plan the two new trees that are being planted.

Documents:

- [Alternative Analysis \(Conservation Commission\) for 15 Warren](#)
- [Architectural Plans for 15 Warren](#)
- [Certificate of Action 15 Warren](#)
- [Civil Engineering Plans for 15 Warren](#)
- [Notice of Intent \(Conservation Commission\) for 15 Warren](#)

Discussion:

Ms. Turner confirmed that this is what was agreed to and reviewed the plans for the wetlands area. Mr. Oppenheimer and Ms. Turner discussed this.

Mr. Conway had no objections.

Public Comments:

There was no public comment.

Motion:

*Ms. Glynn moved to close the Public Hearing. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

The decision for this item will be scheduled for 7/28

### **3.0 Public Hearings**

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#### **3.1 576 North Ave - Flexible Subdivision Site Plan Approval - New 5,193sf RGFA House – Litchfield Company, Applicant**

Representation: Rob Gemma, MetroWest Engineering; Gary Litchfield, Jose Martins and Patty Schuler, Litchfield Company; Henry Arnaudo, Architect; Karen Sebastian, Landscape Architect

Overview: Mr. Gemma reviewed the history of the flexible subdivision, the existing condition of Lot 3, the proposed plan for the home. Ms. Sebastian presented the landscape plan including previously approved trees as well as screening plans for neighboring lots. She highlighted 21 trees that are being saved because the house has moved forward on the lot. Mr. Arnaudo mentioned that the RGFA number is incorrect (typo) and should be 5,913, and then presented the house design.

Documents:

- [Architectural Plans for 576 North Ave Lot 3](#)
- [Landscape and Lighting Plans for 576 North Ave Lot 3](#)
- [Civil Engineering Plans for 576 North Ave Lot 3](#)

Discussion:

Ms. Turner had no objections to the landscape plan. Mr. Conway had no objections, and said the soil is great.

Ms. Glynn thought this subdivision was supposed to have smaller homes, and Mr. Gemma said they had agreed to 5,000-6,000 sf. Ms. Glynn asked if this was setting the precedent for larger homes in the subdivision. Mr. Aiu said this issue is not in the decision (although height is). There was a discussion about this issue.

Mr. Oppenheimer asked how the proposed houses in the subdivision compare to neighboring houses. Mr. Gemma said it's mixed – both smaller and larger houses are nearby.

Mr. Litchfield said the average house size for sale in Weston is 7,900 sf, not including the garage. This house is 5,100 sf without the garage and feels it qualifies as a mid-size home for Weston.

Ms. Glynn and Mr. Aiu confirmed that the Board typically includes garages but not basements in RGFAs. Mr. Aiu will send the Board the subdivision plans and discussions for review.

Ms. Glynn suggested that the slim area between the driveway and property line should be wooded.

Mr. Oppenheimer felt the lawn is too large and there are no plantings. Ms. Sebastian showed some areas where she could expand beds and add a pollinator garden. Ms. Glynn asked if more woodlands could be kept instead of lawn, and Ms. Sebastian said she would talk to the clients.

There was extensive discussion of the landscape plan and potential improvements to reduce lawn area.

Ms. Glynn asked to see the HOA. Mr. Aiu is working with the applicants to create one. Ms. Glynn said Board should review and approve the HOA before approval of this plan. Mr. Litchfield said they are probably 2 months away from having a document for approval.

Mr. Litchfield agreed to take the Board's suggestions and return with updated plans.

Public Comments:

Diana Chaplin pointed out that the garage is included in the RFGA, and other items pertaining to the house size. She added that this house isn't as big as other new construction that is being proposed in Weston.

Lynn Bauer, abutter, was grateful that Ms. Glynn brought up the issue of house size as she remembers the discussion being about smaller houses. She asked about the size of the trees that abut her lot. Mr. Aiu said one is 10-12", two are 12-14", and one is 14-16". She asked if the 10-12" could be larger, which Mr. Litchfield agreed to.

Motion:

*Ms. Glynn moved to continue the Public Hearing to September 8, 2021. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

**3.2 506 North Ave – Scenic Road Site Plan Approval – New 3,124sf RGFA House – Litchfield Company, Applicant**

Representation:

Rob Gemma, MetroWest Engineering; Gary Litchfield, Jose Martins and Patty Schuler, Litchfield Company; Henry Arnaudo, Architect; Karen Sebastian, Landscape Architect

Overview: Mr. Litchfield said the RGFA is incorrect. It is actually 5,945 sf RGFA. The *footprint* is 3,124 sf.

Mr. Gemma presented the proposal for a lot that has many conservation restrictions. The existing house is in disrepair after a fire and the lot has been taken over by Japanese Knotweed. The proposed design adds 500 sf of impervious areas from the former house. They have cleared Conservation. Ms. Sebastian reviewed the lighting and landscaping plans. Mr. Arnaudo presented the house plan.

Documents:

- [Architectural Plans for 506 North Ave](#)
- [Civil Details for 506 North Ave](#)
- [Erosion Control Plan for 506 North Ave](#)
- [Existing Conditions Plan 506 North Ave](#)
- [LANDSCAPE AND LIGHTING PLAN for 506 NORTH AVE](#)
- [Layout Plan 506 North Ave](#)
- [LITCHFIELD PROFILE BB](#)
- [Profiles 506 North Ave](#)
- [Septic Plan 506 North Ave](#)
- [Site Plan 506 North Ave](#)

Discussion:

Ms. Turner reminded Ms. Sebastian about trying to add another tree near the septic to replace some being removed. She was also hoping to see an adjustment of the lawn edge in the back. Adding in an upland seed mix might be a good idea to naturalize.

Mr. Conway confirmed that the location of the septic was the only good choice on the lot. He also confirmed that the site is in deep disrepair.

Ms. Hess asked if Conservation required a Knotweed remediation plan. Mr. Gemma said it was outside of Conservation's jurisdiction, however they will bring in tarps, cut the knotweed and let it dry out before sending to a landfill. Then the stems will be treated with an herbicide, which was Mr. McCarron's recommendation.

Mr. Selvig expressed concern that the noticing of this Public Hearing had the incorrect RGFA size, which might not have attracted the attention of abutters that a 5,945 sf RGFA might have, and feels it needs to be re-noticed with the correct RGFA. Mr. Oppenheimer said that the hearing will be continued so it can be noticed correctly, which Mr. Aiu confirmed. Mr. Aiu will confirm with Town Counsel. Mr. Selvig said the previous Public Hearing was incorrectly noticed as well, and is concerned about the pattern.

Ms. Glynn asked if more trees can be put back near where the septic is located. Ms. Sebastian reviewed the trees around the septic, and Ms. Glynn felt the neighbor's planting will suffice.

Mr. Oppenheimer asked Ms. Sebastian to return the canopy trees to the plan.

Public Comments:

There were no Public Comments

Motion:

*Mr. Selvig moved to continue the hearing to September 8, 2021. Ms. Glynn seconded, and the motion passed unanimously by roll call vote.*

Motion:

*Ms. Glynn moved to give permission for the applicant to demolish existing buildings and clean up the site prior to issuance of Certificate of Action as long as the limit of work and erosion control are put in place and approved by the Town Planner. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

### 3.3 40 Westerly Rd – RGFA Site Plan Approval – Addition to an existing house totaling 7,738 sf RGFA - Constantino Ochoa, Applicant

Representation: Daniel Quaile, **Architect**; Angela Kearney, Landscape Architect

Overview: Mr. Quaile presented the proposed addition, which will be mostly on the rear. Ms. Kearney presented the Landscape Plan. The landscaping is well established. No driveway change. 4,000 sf of lawn will be removed. 4 trees will be transplanted to the side, add 24 native evergreens, 19 new deciduous trees, and 37 shrubs. There will be invasive management for buckthorn and bittersweet. Fencing & a gate will be added for privacy and security, total height 5.5 'including a short stone wall. Mr. Quaile outlined the lighting plan, which will replace non-dark sky-compliant lights with dark sky-compliant lights, floodlight removal, etc. Total lumens will be 15,000.

Documents:

- [Architectural Plans 40 Westerly\(PDF\)6-1-21](#)
- [Civil Plans for 40 Westerly \(PDF\)5-26-21](#)
- [Fence and Planting Plan for 40 Westerly \(PDF\)06-18-21](#)
- [Plant Schedule for 40 Westerly\(PDF\)6-18-2021](#)

Discussion:

Mr. Oppenheimer asked why they added privacy fencing at the garage instead of chain link since there is plenty of natural buffering. Ms. Kearney said the owner wishes to have additional privacy and security.

Mr. Oppenheimer asked about new drainage. Mr. Conway said he had reviewed it.

Ms. Turner said the plantings look fine.

Ms. Glynn felt that the property is already sufficiently private because of the mature plantings, and that without extensive other protections, the fence does not really provide any security. She feels the gate is too prominent and suggests it be cut back further. She asked to see a section of the fence and gate, and that there is still a lot of lawn.

Mr. Selvig attended the site visit and feels Ms. Glynn's comments are correct. He feels the fortification of the property signals to the neighbors a lack of friendliness.

Mr. Oppenheimer summarized that no one on the Board is happy with the fence and that they want to mitigate it. There was a discussion of the intent of the fence and possible ways to reduce or eliminate portions of the fence.

Motion:

*Ms. Glynn moved to continue the Public Hearing to September 8, 2021. Mr. Selvig seconded, and the motion passed unanimously by roll call vote.*

### 3.4 461 Conant Rd – Scenic Road Site Plan Approval – New 8,877 sf RGFA House – Rao Ronanki, Applicant

Representation: Rao Ronanki, Potential Buyer (house is under agreement); Kris Romaniak, Landscape Design; Conrad C. Nuthmann, Site Engineer; Christine Monaghan, Architect

Overview: Mr. Nuthmann outlined the plan to replace the existing structure (that had a fire) with the new house. Mr. Romaniak presented the landscape plan. The total lumens are 13,940. Ms. Monaghan outlined the design of the house to reduce the mass and ridge height. There will be 116 trees removed, 216 preserved, 40 trees planted.

Documents:

- [Architecture Plans for 461 Conant Rd](#)
- [Site Plans for 461 Conant Rd](#)
- [Landscape Plans for 461 Conant Rd](#)

Discussion:

Mr. Oppenheimer asked that the Context Plan be redone to include the houses across the street from the proposed house rather than properties on Miles Standish Rd.

Mr. Oppenheimer asked to see the calculations for the RGFA because the basement is quite exposed and should count toward the RGFA. There was a discussion of what should and should not be included.

Mr. Conway said he feels any civil engineering changes can be overcome. Mr. Ronanki reviewed the changes that had been made after Mr. Conway's comments at the site walk. Mr. Conway and Mr. Ronanki discussed the other issues that had been discussed.

Ms. Turner expressed concern about screening headlights on the driveway. She also said this is one of the rare lots in Weston that has natural native woodland, and no invasives. The house is in the heart of where the native forest is trying to transition from a young white pine to a hardwood forest. There is a lot of native, undisturbed forest that is going to be demolished.

Ms. Glynn said she thinks the house is oriented the wrong way, and that it's a beautiful piece of property. She feels this is the wrong place for this house and suggests they work with the site.

Mr. Oppenheimer asked how much of the hill is being removed. **Mr. Nuthmann** said 5-6 feet. Ms. Kearney said they are going north to south because of the grades. There was a discussion of this issue.

Ms. Hess expressed support for Ms. Turner and Ms. Glynn's comments.

**Public Comments:**

Virginia Boginski, 469 Conant Road, asked that her letter to the Board be included in the minutes.

Scott King, 470 Conant Road, said during the fire at the existing structure, there was no fire hydrant close enough for the WFD to use (the closest is at 421 Conant). He is concerned that this has not been resolved and asked the Board to share this concern with the Select Board.

John Hennessey, 460 Conant Road, also supports getting more fire hydrants. He also supports placing the house on the center of the lot. He feels that location minimizes the view of the house.

Mathew Whalen, 66 Myles Standish, feels the house is too large.

Selma Bromberg, previous owner of the property, said she agrees with saving the native plants.

**Motion:**

*Ms. Glynn moved to continue the Public Hearing to September 22, 2021. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

## **4.0 New Business**

### **4.1 95 Walker – RGFA Site Plan Approval Amendment – Remove and Replace Existing Tree - Alaaeddin Alwazzan, Applicant**

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**Representation:** Karen Sebastian, Landscape Consultant

**Overview:** Ms. Sebastian reviewed the history of the issue. There is a very tall tree that has been affected by the pine weevil. An arborist said the tree has several leaders, is in a weakened position, and has a lot of bittersweet. He concluded that it is unsafe and should be removed. The proposal is to remove this tree and replace with a 10-12" White Fir placed in collaboration with Ms. Turner.

**Documents:**

- [Arborist Report for Pine at 95 Walker Street](#)
- [Certificate of Action for Pine Removal at 95 Walker](#)
- [Tree removal-Landscape Plan for 95 Walker](#)

**Discussion:**

Ms. Turner agreed with the report of the arborist.

Ms. Glynn asked if selective pruning could be done instead. Ms. Sebastian said that it's top heavy and is concerned due to the windstorms. Ms. Glynn also suggested they remove all the bittersweet as well.

Ms. Hess asked if the neighbors were okay with the removal. Mr. Alwazzan said he had attempted to contact the neighbors, but did not hear back from them. He will discuss with the neighbors before removing the tree.

The Board discussed the issue of the abutter and how to proceed.

**Public Comments:** There was no public comment.

**Motion:**

*Ms. Glynn moved to approve the 95 Walker – RGFA Site Plan Approval Amendment – Remove and Replace Existing Tree with ???????. Mr. Selvig seconded, and the motion passed unanimously by roll call vote.*

## 5.0 Public Hearing

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### 5.1 Zoning Bylaw Amendment – Historic Heritage Overlay District – Weston Planning Board Applicant

Overview: Mr. Aiu reported that this is still being worked on so people will want to participate. Some homeowners said the tax incentive idea is most attractive. This has split the thinking into two tracks: one is development focused and tax-incentive focused. There are a lot more discussions to be had.

Documents:

- [Historic Heritage Overlay Zoning Bylaw Amendment](#)
- [Letter from 99 Westcliff Representatives](#)
- [Overview Presentation](#)
- [Proposed Rules and Regulations for Historic Heritage Overlay District](#)
- [Slide Presentation on Updates to Zoning Bylaw Amendment 3-17-21](#)

Public Comments: There was no public comment.

Motion:

*Ms. Glynn moved to continue the Public Hearing to September 22, 2021. Mr. Selvig seconded, and the motion passed unanimously by roll call vote.*

### 5.2 235 Wellesley St – Special Permit Day Camp Renewal- New England Chinese Youth Summer Camp – New England Chinese Youth Society, Applicant [*Is this at Regis College????*]

Representation: Christopher Chiu, Committee Member

Overview: Mr. Chiu explained the mission of the camp and explained the plan for the camp. First week of August, 6-16 year olds. Supporting staff of 15-20 parent volunteers plus teachers, and a nurse. Day camp 8:15-5:30. Overnight Sunday noon to Saturday noon.

Documents:

- [Certificate of Action for New England Chinese Youth Summer Camp](#)
- [New England Chinese Youth Summer Camp 2021 Presentation](#)

Discussion: There were not questions from the Board or other attendees.

Public Comments: There was no public comment.

Motion:

*Ms. Glynn moved to close the hearing for 235 Wellesley St – Special Permit Day Camp Renewal- New England Chinese Youth Summer Camp . Mr. Selvig seconded, and the motion passed unanimously by roll call vote.*

## 6.0 Continued Hearing and Decision

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### 6.1 208 Newton – Scenic Road RoW Work – Rebuild stone wall in Newton Street Right of Way – Andrew McCarthy, Applicant

Representation: David Bartsch, **Landscape Architect**

Overview: Mr. Bartsch said they agree to the use of mortar inside of the wall. He asked if the Board would come to view a section of the wall at the start of construction, which Mr. Oppenheimer said was what was usually done.

Documents:

- [Certificate of Action for 208 Newton](#)
- [Driveway and Stone Wall Site Plan](#)

Discussion: Ms. Glynn said that the narrative and the details sent do not agree. She would like clarification on the details, especially possible buttering the back and bottom stones but the details do not show this. Mr. Bartsch said they intend to build according to traditional dry wall construction with buttering at the back and bottom to help stand up to snow from plows. Mr. Bartsch agreed to add notes about concrete usage to the drawing.

There was a discussion about using the existing stones and matching the stones in the area, and the fence on top.

Public Comments: There was no public comment.

Motion:

*Ms. Glynn moved to close the Public Hearing. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

Decision:

*Ms. Glynn moved to approve the COA 208 Newton – Scenic Road RoW Work – Rebuild stone wall in Newton Street Right of Way with changes made. Mr. Selvig seconded, and the motion passed unanimously by roll call vote.*

## **7.0 Decisions**

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### **7.1 74 Orchard Ave – RGFA Site Plan Approval – New 6,6954 sf RGFA House - David and Antonella Walker, Applicants**

*Ms. Glynn moved to approve 74 Orchard Ave – RGFA Site Plan Approval – New 6,6954 sf RGFA House with changes noted. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

### **7.2 3 Stone Ridge Lane – Flexible Subdivision Site Plan Approval - House Design Change – Finnegan Development, Applicant**

Mr. Aiu outlined the updated plan for the pathway to the ‘secret garden ’and there was some discussion.

*Ms. Glynn moved to approve 3 Stone Ridge Lane – Flexible Subdivision Site Plan Approval - House Design Change with changes noted. Mr. Selvig seconded, and the motion passed unanimously by roll call vote.*

### **7.3 333 Winter St, Rivers School – Special Permit Day Camp - New England Surf Soccer – New England Surf, Applicant**

*Ms. Glynn moved to approve 333 Winter St, Rivers School – Special Permit Day Camp - New England Surf Soccer with comments. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

### **7.4 333 Winter St, Rivers School – Special Permit Day Camp - Celtics Basketball Camp – Celtics Camps, Applicant**

*Ms. Glynn moved to approve 333 Winter St, Rivers School – Special Permit Day Camp - Celtics Basketball Camp with comments. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

### **7.5 333 Winter St, Rivers School – Special Permit Day Camp - Quick Sticks LaCrosse – Achieve Lacrosse, Applicants**

*Ms. Glynn moved to approve 333 Winter St, Rivers School – Special Permit Day Camp - Quick Sticks LaCrosse. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

### **7.6 333 Winter St, Rivers School – Special Permit Day Camp - Hoop Brains Basketball – Hoop Brains, Applicant**

*Ms. Glynn moved to approve 333 Winter St, Rivers School – Special Permit Day Camp - Hoop Brains Basketball with changes noted. Ms. Hess seconded, and the motion passed unanimously by roll call vote.*

## **8.0 Other Business**

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### **8.1 Town Planner Report**

- Review of upcoming meetings & site visits
- No meetings in August
- September 14 is next HPP meeting

- Conservation has started Invasive Plant Advisory Group and would like someone from Planning. Ms. Primer may have expressed interest.

## **8.2 Approval of Minutes**

It was decided to delay the approval of minutes to a future date.

## **9.0 Future Meetings**

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July 28, 2021

September 8, 2021

September 22, 2021

## **10.0 Adjournment**

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

Meeting adjourned at 11:40pm p.m.

Respectfully submitted,

Susan Peghiny  
Recording Secretary