



TOWN OF WESTON

Planning Board Meeting September 8, 2021
 Document Prepared by Susan Peghiny

Video Recording: https://us02web.zoom.us/rec/share/osa93_qCAZOIh1VN-Ojj3Ncik6gBg-7YHYTXG9aDFQHQAtsQyb8kzKXoLhggiUG.JhOZ5tHvfScqKgp5

Meeting called to order at 7:00 PM. Chair Alicia Primer read Governor Baker’s Suspending Certain Provisions of the Open Meeting Law.

Planning Board Members	Present	Staff Members	Present
Alicia Primer – Chair (AP)	Yes	Imaikalani Aiu – Town Planner (IA)	Yes
Leslie Glynn (LG)	Yes	Dave Conway - Consulting Civil Engineer (DC)	Yes
Steve Oppenheimer (SO)	Yes	Kim Turner - Consulting Landscape Architect (KT)	Yes
Alex Selvig (AS)	No		
Laurie Hess (LH)	Yes		

Italics indicate formal action taken.

1.0 Public Comments

There was no public comment.

2.0 Other Business

2.1 Approval of Minutes

SO moved to approve the minutes of April 28, 2021, May 5, 2021, May 12, 2021, May 26, 2021, June 2, 2021, July 7, 2021, July 21, 2021, and July 28, 2021. LG seconded, and the motion passed unanimously by rollcall vote.

2.2 Housing Production Plan – Historic Heritage Overlay Designation Recommendation

AP said that this has been pushed to the Spring Town Meeting. IA explained some people want it to stay in the HPP as an initiative to incentivize smaller housing. There was a discussion of how to and when to present these concepts. It was decided to refer to it in a more general way in the HPP.

John Sallay, 555 Wellesley Street, asked if he should include his previously submitted comments. He will send them to IA and others.

2.3 Josiah Smith Tavern – Site Plan Approval – Update

AP said there are items on the plan that require Planning Site Plan Approval. She suggests a site visit and then Gary Jarobski could present to the board. Since much of the construction work is ending, AP asked that this be done as soon as possible.

2.4 Town Planner Report

- Review of upcoming meetings & site visits
- It was decided to continue Zoom meetings until further notice.
- 40B Projects Status:
 - 571 Boston Post Road: Town appeal has been settled, waiting for this to be accepted. Abutter appeals are still waiting to be heard. Weston’s Safe Harbor will end at the end of November.
 - 104 Boston Post Road: HAC hearing is closed, awaiting the decision.
 - 518 South Street: Still in hearings with an extension granted to the end of October.

- 269 North Ave: COM permit was granted, but no building permit yet.
- 0 Wellesley: In design & development. Habitat for Humanity will come to Planning Board in October.
- 255 Merriam: Technically no longer a 40B and is currently under construction.

Diana Chaplin, Love Lane, asked where the appeal for 571 Boston Post Road could be viewed. IA said it will be available once the HAC accepts it.

- IA reviewed the status of the long-range plan projects including Fall Town Meeting, various committees updates, Site Plan Approval Amendments, etc.

3.0 Continued Public Hearings

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

Representation: Rob Gemma, Engineer; Karen Sebastian, Landscape Architect.

Overview: Ms. Sebastian presented the updated landscaping plan, which includes previous requests from the Board. She explained the changes and answered some outstanding questions (lawn delineation, patio size, number of trees & shrubs, etc.).

Documents: Landscape and Lighting Plan

Discussion: KT had no comments. The Board was very pleased with the changes and improvements.

Public Comments: There was no public comment.

Motion:

SO moved to close the public hearing. LG seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for September 22, 2021.

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

Representation: Rob Gemma, Engineer; Karen Sebastian, Landscape Architect; Jose Martins, Project Manager; Patty Schuler, Attorney

Overview: IA and Mr. Gemma pointed out that the RGFA number is 5,945sf, not 3,124sf.

Ms. Sebastian presented the updated landscaping plan which includes previous requests from the Board. She explained the changes and clarifications that have been made to the plan.

Documents: Landscape and Lighting Plan

Discussion:

KT asked if any additional trees would be removed, as was previously discussed. Ms. Sebastian said there is one that is in the ROW that is dead and needs to be removed and another on the property. Otherwise, KT is happy with the plan.

LG asked for confirmation of the canopy trees along Rt. 117, which Ms. Sebastian provided and detailed. LG expressed concern that these trees be far from the utility poles. She also asked if the lawn could be pulled away from the wetlands because of the possibility of lawn chemicals. There was a discussion of options for this.

LG asked about knotweed. Mr. Martins said their contractor is in the process of taking care of this. LH asked for the follow-up plan. Mr. Martins said the house will be located where the knotweed is located.

SO asked why there is no buffer or edge next to the septic. Ms. Sebastian said there is a fence and grass and degraded woods on the property line. Mr. Gemma suggested daylilies, SO suggested ornamental grasses. IA suggested something between the house and the septic, which then transitions to the septic plantings. This was discussed, and Ms. Sebastian will work on this area with KT. Ms. Schuler agreed that adding grasses would work.

Public Comments:

There was no public comment.

Motion:

LG moved to continue the public hearing. SO seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for September 22, 2021.

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

Representation: Beth Nolan, attorney; Dan Quaile, architect; Angela Kearney, landscape architect; Constantino Ochoa, attorney

Overview: IA outlined the issues with the fence. He said the fire department thinks the best place for the gate is where the owner has proposed it be placed because of fire truck access and turning.

Ms. Nolan reviewed the actions taken regarding the security fence and gate, as well as correspondence related to this. She also addressed the question of the RGFA size of the house.

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:

There was a lively discussion of the gate location and size as related to fire truck access, and the board watched a video of a fire truck accessing the site. LG and AP suggested a meeting with the Fire Chief to discuss this and other issues.

Ms. Kearney expressed frustration that Town Counsel stopped the Board from meeting about this issue. SO clarified that they could have gone to see the truck accessing the site, but that Board members or the Town Planner cannot do private meetings to work on plans.

There was a discussion of the materials for the gate, with LG and other members asking that it be as light and porous as possible, and more appropriate to the neighborhood. Mr. Ochoa said the owner prefers the gate as presented, but asked if there were guidelines they could use to reconsider the gate design. The applicants will consider options for this.

It was decided to accept the recommendation of the public safety officers for the placement of the gate.

Ms. Kearney reviewed the plan and design of the fence and the landscaping plan.

KT has no issues with the landscape plan.

Public Comments:

There was no public comment.

Motion:

LG moved to continue the public hearing. SO seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for September 22, 2021, pending approval of the gate design.

4.0 New Business

4.1 5 Colchester – RGFA Site Plan Approval Amendment – Remediation for Unpermitted Tree Removal

Representation: Jim Burke, civil engineer

Overview: IA summarized the situation for the Board. An updated site plan was received showing the removed trees. A remediation plan has also been received for discussion. Mr. Burke presented the updated site plan showing 30 trees being added as compared to a plan that showed the trees that had been removed.

Mr. Burke also reviewed the drainage plan because a neighbor had complained about water going onto their property, and who asked if more runoff could be diverted. Mr. Burke detailed the changes that were made to address this, which the neighbor approved.

Documents: Landscape and Lighting Plan
Utility Plan

Discussion:

DC said he agreed with the changes and has no issues.

LG asked questions about what would happen if the pump failed, which Mr. Burke answered.

KT explained that it was a dense planting plan before, and is more so now. The owner will need to stay on top of pruning, and the species variety is good. She suggested spreading some of the planting into the wetlands and open area around the septic.

LG asked that the large canopy trees that were removed be replaced with trees that will grow to that size. She also asked why trees in the ROW that were removed do not appear to be replaced in the new plan. LH agreed. Mr. Burke agreed to replace the trees, and there was a discussion of how to best achieve this.

SO asked if, in the future, the Board should survey the limit of work on dense sites after it goes in to avoid this type of problem. The Board discussed this suggestion.

Public Comments: Michael Margolies, 111 Conant Road commented that the standing water is a good breeding ground for mosquitoes. He asked if spraying would be done by the owner to address this problem because Conservation told him they have no ability to do it on private property or make an owner spray on private property. LG wondered if the town permit should include standing water mitigation (as it does for dust, etc.) She suggested this be discussed with Mr. Fields (the Building Inspector/Land Use Coordinator). AP suggested the new owner be asked to do something about this, and Mr. Burke said he would do this.

Motion:

LH moved to continue the public hearing. LG seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for September 22, 2021.

5.0 Future Meetings

September 22, 2021
October 6, 2021
October 20, 2021
November 3, 2021
November 17, 2021
November 30, 2021 (Special Town Meeting)
December 1, 2021

6.0 Adjournment

SO moved to adjourn, LG seconded. The motion passed unanimously by rollcall vote.

Meeting adjourned at 9:43p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary