



TOWN OF WESTON

Planning Board Meeting September 22, 2021
Document Prepared by Susan Peghiny

Video Recording: [insert](#)

Meeting called to order at 7:02 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 (AP) - Chair	Yes	Imaikalani Aiu (IA) – Town Planner	Yes
Leslie Glynn (LG)	Yes	Dave Conway (DC) - Consulting Civil Engineer	No
Steve Oppenheimer (SO)	Yes	Kim Turner (KT) - Consulting Landscape Architect	Yes
Alex Selvig (AS)	Yes		
Laurie Hess (LH)	Yes		

Italics indicate formal action taken.

1.0 Public Comments

Terry Eastman advised the Board that a new neighbor needs to remove some trees. She advised the neighbors that they needed permission to remove the trees, and wonders if the Planning Board should send information to new owners, for example, something with a list of scenic roadways, etc. Ms. Primer said she thought it was a good idea and could possibly work with the Historical Commission who did something like this. This might also be a good project for the new Assistant Town Planner. There was a discussion of a “Welcome to Weston” brochure and sending this type of information.

Beth Nolan advised that the town sends out a yearly mailing with the real estate bills that includes a “Right to Farm” bylaw and suggested that a Planning document could be included.

2.0 Other Business

2.1 Town Planner Report

- Review of upcoming meetings & site visits
- 518 South Ave is doing a redesign with new ground water information.
- Long Range Plans and initiatives were reviewed.
- Other Committee Updates were provided.

3.0 Public Hearings

3.1 100 Brown Street – Site Plan Approval – Increase membership to 350 - Wightman Tennis Club, Applicant

Representation: George Berbeco, former president; Scott Levy, president; Cory Grimes, manager.

Overview: Mr. Berbeco explained that they wish to change the special permit from 300 to 350 members. He provided background on the club and explained that because of the closure of other clubs, demand for membership has increased. They also intend to undertake significant capital improvements.

Documents:

- [Application for Wightman Tennis Membership Increase](#)
- [Presentation by Wightman Tennis](#)

Discussion: LG asked if anyone had looked at how increased membership would impact the parking. Mr. Berbeco said the only time the lot is full is when a nearby church is allowed to use it for their events. Otherwise, it is never full. There was a discussion of potential parking issues.

Public Comments: There was no public comment.

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

The decision for this item is scheduled for October 6, 2021.

3.2 9,11 and 15 Riverside Road - Site Plan Approval – Redevelop Existing Office Park to Biotech Offices – Greatland Realty Partners, Applicant

Representation: Teri Ford, Director of Development; Kevin Sheehan, Managing Partner; Todd Dundon, architect; Drew Stenger, landscape architect.

Overview: AP said that IA had created a timeline for the approval process which is broken into segments. IA presented the proposed breakout. Ms. Ford said that Geatland is totally aligned with IA’s plan.

IA reviewed the status of the Development Agreement, pointing out that the Zoning Amendments are stalled at the AG’s office because of workload.

Ms. Ford provided a refresher of the project, and the Site Plan Approval Process. She showed a slide of the new conceptual project and described each building and what would happen to it.

Mr. Stenger outlined the philosophy behind their approach to the landscape design, and Mr. Dundon outlined the architectural philosophy and influences. They presented a series of images showing how the experience of the site will look once it is improved.

Ms. Ford reviewed the construction schedule.

Documents:

- [Architectural Plans for 20 Riverside](#)
- [Architectural Plans for 9-15 Riverside](#)
- [Boundary Survey Plans for 9-15 Riverside](#)
- [Civil Plans for 20 Riverside](#)
- [Civil Plans for 9-15 Riverside](#)
- [Cover Letter for Riverside Road Redevelopment](#)
- [Landscape Plans for 20 Riverside](#)
- [Landscape Plans for 9-15 Riverside](#)
- [Offsite Roadway Improvement Plans for Riverside Rd](#)
- [Project Narrative for Riverside Road](#)
- [Site Lighting Report for Riverside Road](#)
- [Stormwater Report for Riverside Road](#)
- [Traffic Study for Riverside Road](#)

Discussion: LG asked that renderings include mechanicals where possible and asked how many trees will be removed. Mr. Stenger said they will take a deep dive into the trees in the landscape-focused meeting.

LG asked if there would be a buffer from the railroad line and asked that information on future connections to railroad crossings be included. She also asked for an indication of where the housing could be included and commented that sitting on a felled pine tree may not be very comfortable.

AP asked that they address recycling of demolition materials and mitigating neighborhood impact during demolition, what their plans are regarding renewable energy, and wonders about bird strikes on the reflective surfaces of the buildings. LH also expressed concern about bird strikes.

LH asked if the project will be net zero, and if there will be EV charging stations.

Public Comments:

Tom Gold said that neighbors have concerns about some previous Park Road renderings. AP suggested he bring this up at the traffic-focused meeting and suggested he send his concerns to IA in advance.

Judy Nitsch, 17 Blake Road, said that she is speaking as a neighbor, not as an employee of Nitsch Engineering (she retired in April). She wished to offer testimony for the record. Ms. Nitsch:

- likes the radar speed feedback signs and the planned pedestrian connection to Leo J. Martin Golf Course.

- is concerned with the 11' and 12' north and southbound traffic lanes and wonders how they compare to the current size. It appears that everything is pushing to the left driving north – she would like more clarity around this.
- asked if a right turn lane onto the turnpike is possible, even if it only accommodates a few cars.
- expressed concern about bicycles using the shared-use path as designed
- would like the design of the Blake Road crosswalk to include a sidewalk.
- is concerned about drainage at the intersection of Blake and Park Roads because that area already floods.
- asked what type of surface will be used for the shared path.
- feels it's hard to identify what's happening on the west side of Park Road – this needs to be clarified.
- would like to know what kind of curb will be at T2 on the west side of Park Road (prefers granite).
- asked how many trees will be cut across Mr. Reisman's property which had a MassDOT easement,
- expressed concern about the size of the left-hand turning lane at Rt. 30.

AP asked Ms. Nitsch to forward these and any other questions to the Planning Board for future meetings.

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

4.0 Continued Public Hearings

4.1 506 North Ave – Scenic Road Site Plan Approval – New 5,945sf RGFA House – Litchfield Company, Applicant

Representation: Karen Sebastian, landscape architect

Overview: Ms. Sebastian reviewed the previous plans, and illustrated and described what changes have been made, especially a smaller lawn curve at the rear, added plantings between the septic and the property line, and the addition of a dogwood tree and other plantings at the side of the house near the septic.

Documents:

- [Architectural Plans for 506 North Ave](#)
- [Certificate of Action 506 North](#)
- [Civil Details for 506 North Ave](#)
- [Cross Section AA 506 North Ave](#)
- [Cross Section BB 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](#)
- [Septic Plan 506 North Ave](#)
- [Site Plan 506 North Ave](#)

Discussion: KT reviewed the plan earlier and it looks fine to her.

Public Comments: There was no public comment.

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

4.2 40 Westerly Rd – RGFA Site Plan Approval – Addition to an existing house totaling 7,738sf RGFA - Constantino Ochoa, Applicant

Representation: Angela Kearney, landscape architect

Overview: Ms. Kearney showed several gate designs, and asked for flexibility to decide which to use once they begin working with a fabricator because of cost, levels of security, etc.

Documents:

- [Applicant Testimony 40 Westerly Road](#)
- [Architectural Plans 40 Westerly \(PDF\)6-1-21](#)
- [Certificate of Action for 40 Westerly](#)
- [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](#)
- [Site Section for 40 Westerly Rd](#)

Discussion:

AP said she believes they have addressed the Boards concerns and the homeowner should be free to choose from any of the designs shown.

Public Comments: There was no public comment.

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

4.3 Zoning Bylaw Amendment – Historic Heritage Overlay Designation – Weston Planning Board Applicant

Overview: AP explained that this will be continued because there is nothing new to report.

Motion: AS moved to continue the public hearing to November 3, 2021. LG seconded, and the motion passed unanimously by rollcall vote.

5.0 Old Business

5.1 5 Colchester – RGFA Site Plan Approval Amendment – Remediation for Unpermitted Tree Removal

Representation: Kameron Campbell, civil engineer

Overview: IA reviewed the situation. Mr. Campbell described the tree planting changes as requested by the Board, as well as the drainage changes that were made to accommodate a neighbor.

Documents:

- [Additional Protection Tree](#)
- [Additional Protection Tree 2](#)
- [Approved Planting Plan 5 Colchester](#)
- [Certificate of Action for Amendment at 5 Colchester](#)
- [Dewatering Plan for 5 Colchester](#)
- [Groundwater in foundation](#)
- [Photo 1 of removed pine](#)
- [Photo 2 of removed pine](#)
- [Photo 3 of removed pine](#)
- [REVISED PLANTING Plan for 5 Colchester](#)
- [Stump heap photo](#)
- [Stump near rock wall](#)
- [Stump near white pine](#)
- [Tree Removal Plan 5 Colchester](#)

Discussion: IA said that DC and KT reviewed the plans and said it is acceptable.

LG said Western Cedars are not canopy trees like the ones that were cut down along Conant Road. She asked that KT work with them to use canopy trees. She also asked that the phrase “unexpected tree removal” be replaced with “unapproved tree removal” on the Site Plan.

SO asked how the water gets to the rain garden. Mr. Campbell said it will cross the driveway, and he showed a grading plan to illustrate.

Public Comments: There was no public comment.

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

6.0 New Business

6.1 131 & 133 Wellesley Street and 200 & 226 Ash – Approval Not Required – Subdivision of Case Estates – Town of Weston, Applicant

Representation: Michael Harrity, former member of the Select Board

Overview: Mr. Harrity explained that the goal is to make the Case Estate subdivision consistent with the original Town Meeting vote in 2006 and reviewed the history of the project and details of the requested changes.

Documents: [Approval Not Required Plans for Case Estates](#)

Discussion:

LG asked who was dealing with preservation restrictions on the buildings. Mr. Harrity said this is being worked on by Historical Commission. He also explained what was happening and what the plan is.

AP asked if there would be deed preservation restrictions, which Mr. Harrity confirmed that there would be.

AS asked about easements for the Legacy Trail. Mr. Harrity said one lot did not need an easement, and that when Lot 9 is developed (if it ever is), they want to have flexibility on where the connections are made so they've left an easement off the current plan. He will see about incorporating this issue into the legal language for Lot 9. SO expressed concern that the Legacy Trail is not shown on the plans.

SO asked why the entire Legacy Trail is not shown. Mr. Harrity said one does not have an easement to yourself. It will be shown on Lot 9 because it may be developed in the future.

Public Comments: Beth Nolan, attorney for purchasers of lots 10A and 10B, asked that the ANR be approved.

Motion: LG moved to approve the plan subject to a description of the easement for the current of modified Legacy Trail connecting from Lot 2 to Ash Street. SO seconded, and the motion passed 4-0 by rollcall vote with Mr. Selvig abstaining.

7.0 Decisions

7.1 576 North Ave - Flexible Subdivision Site Plan Approval - New 5,193sf RGFA House – Litchfield Company, Applicant

LG moved to approve 576 North Ave - Flexible Subdivision Site Plan Approval - New 5,193sf RGFA House. AS seconded, and the motion passed unanimously by rollcall vote.

7.2 506 North Ave – Scenic Road Site Plan Approval – New 5,945sf RGFA House – Litchfield Company, Applicant

SO moved to approve 506 North Ave – Scenic Road Site Plan Approval – New 5,945sf RGFA House. LG seconded, and the motion passed unanimously by rollcall vote.

7.3 40 Westerly Rd – RGFA Site Plan Approval – Addition to an existing house totaling 7,738sf RGFA - Constantino Ochoa, Applicant

LG moved to approve 40 Westerly Rd – RGFA Site Plan Approval – Addition to an existing house totaling 7,738sf RGFA. LH seconded, and the motion passed unanimously by rollcall vote.

7.4 5 Colchester – RGFA Site Plan Approval Amendment – Remediation for Unpermitted Tree Removal

AS moved to approve 5 Colchester – RGFA Site Plan Approval Amendment – Remediation for Unpermitted Tree Removal. LH seconded, and the motion passed unanimously by rollcall vote.

8.0 Other Business

8.1 Approval of Minutes

September 8, 2021: AS moved to approve the minutes of September 8, 2021 as edited. LG seconded, and the motion passed unanimously by rollcall vote.

9.0 Adjournment

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

Meeting adjourned at 9:48 p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary