



TOWN OF WESTON

Planning Board Meeting October 20, 2021

Document Prepared by Susan Peghiny

Video Recording: Click [HERE](#)

Meeting called to order at 7:03 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	Yes	Imaikalani Aiu – Town Planner	Yes
Leslie Glynn	Yes	Christine Zale – Assistant Town Planner	Yes
Steve Oppenheimer	Yes	Dave Conway - Consulting Civil Engineer	Yes
Alex Selvig	Yes	Kim Turner - Consulting Landscape Architect	Yes
Laurie Hess	Yes	Others	
		Jeff Maxtutis, Transportation Planner BETA Group	Yes
		Bill McGrath, Civil Engineer, BETA Group	Yes

1.0 Public Comments: There was no public comment.

2.0 Other Business

2.1 Introduction of Assistant Town Planner

Christine Zale, the new Assistant Town Planner, introduced herself and was welcomed by all present.

2.2 Town Planner Report

- Review of upcoming meetings & site visits.
- 518 South Avenue has updated drawings pending submittal for comment at the 11/3/21 meeting.
- Public trees that DPW wants to remove. LG asked if there was a replacement plan. AI said there is no directive for DPW to replace them but will discuss this issue with DPW to use free Eversource trees.
- Long Range Plans & Initiatives were reviewed.
- Committee Updates were reviewed.

3.0 Old Business

3.1 Outdoor Water Conservation Measures

Overview: IA said the Water Group has sent their recommendations (see memo).

Documents: [Water Conservation Conditions Recommendation Memo](#)

Discussion: LG said they reviewed the items and categorized them as either Conditions (for new and existing landscapes) and Guidelines. AI shared the memo, and the Board discussed. LG said she felt the recommendations are well-vetted. KT will review for the next meeting.

There was a lengthy discussion of when these issues arise, and how to implement the recommendations.

KT asked who is reviewing the core samples of the lawn and what will be done with the information. LG said it’s a last resort and would go through the building department if it was needed. LG suggested they find a lab that could do the testing.

KT then asked about the process and how it could be simplified, and explained some of her concerns around this issue. She is also concerned about the Board having to monitor the recommendations, and that it might be better to push the owner to use less lawn, better species choices, etc. LG said the recommendations are designed to support the Planning Boards desires and explained why some items are in the document.

SO suggested that anything that is not installed during construction should be moved to the last category.

There was a discussion of monitoring and enforcement.

SO reviewed the recommended revisions to be made to the document:

- Item 2 in Conditions (irrigation controllers) should be moved Guidelines.
- Item 4 in Conditions (soil aeration) should be moved Guidelines.
- Item 7 in Guidelines should be deleted.

Public Comments: There was no public comment.

***Motion:** SO moved to adopt the Water Conservation Conditions Recommendation Memo as revised. LH seconded, and the motion passed unanimously by rollcall vote.*

4.0 New Business

4.1 0 Wellesley Street – Local Initiative Project – 6 Unit Affordable Housing Development – Habitat for Humanity, Applicant.

Representation: James Kostaras, President & CEO of Habitat for Humanity Greater Boston; Rob Gemma, Engineer; Keith Gross, Architect; Antonia Bellalta, Landscape Architect; Jerry Patton, Director of Construction & Real Estate; Liz Polenta & Suzanne Haber, Weston Affordable Housing Trust; Shannon McCormick, Habitat for Humanity Greater Boston Family Services Coordinator.

Overview: Mr. Gemma explained the existing conditions on the site, and then showed the proposed site plan for 6 units and 16 parking spaces.

Mr. Gross showed the grades, renderings, and elevations of the houses. He explained that there are some trees that are not in great shape and have tagged the trees that will be kept.

Ms. Bellalta presented the landscape plan for the site.

Documents: [0 Wellesley Habitat for Humanity Presentation](#)

Discussion:

KT reminded the group that she wants to incorporate more meadows in town, and this site has an opportunity for a meadow over the septic system. Ms. Bellalta said this is the only area where people can gather, and children could play, but it would work with the meadow suggestion.

DC said the upland soils are very good so the storm water will be well filtrated. He has some small comments and will send them to the proponents. He asked that parking lot striping and excessive signs be avoided to give the development a more residential feel.

SO asked if the stone wall in the drawings is existing, and Mr. Gemma confirmed that it is and that it will only be modified at the driveway. Some repair work will be done on the wall.

AP asked if pruning could be used instead of removal for the trees that are in bad shape. Ms. Bellalta said they will be revisiting the trees to be removed and intend to keep as many trees as possible. Mr. Paten outlined the steps that were taken regarding the trees.

LH asked if there will be EV chargers or will be charger ready. This is being considered.

AP asked about trash collection and was told this is still being discussed.

AS asked if there would be rentals. Mr. Kostaras said they will all be owner-occupied and affordable.

LG and the proponents discussed locating and shielding the bio clear system, as well as several other issues. She also expressed concerns about the invasives on the site.

SO asked if they had considered pivoting the northern most house counterclockwise to allow for moving the driveway and 2 parking spaces over so there could be more buffer in that area. Mr. Gemma said it would go into the conservation 25-foot no disturb zone, which means they can't excavate or otherwise disturb that area.

Public Comments: There was no public comment.

5.0 Continued Public Hearings

5.1 161 Boston Post Road – Limited Site Plan Approval – Childcare Facility in Existing House – Artisan Childcare, Applicant

Representation: Gus Miragias, owner of Artisan Childcare Centers; Frank Stearns, Attorney

Overview: AI confirmed that the new sign design meets Weston regulations, including down-facing lighting. Mr. Miragias said they had updated the management plan to correct the number of parking spaces.

Documents:

- [Application for Artisan Day Care](#)
- [Certificate of Action Artisan Childcare 161 Boston Post Road](#)
- [Photo of Sign](#)
- [Sign Specifications](#)
- [Site Plan Markup](#)
- [Traffic Safety and Parking Management Plan](#)

Public Comments:

Motion: *SO moved to close the public hearing on 161 Boston Post Road – Limited Site Plan Approval – Childcare Facility in Existing House. LH seconded, and the motion passed unanimously by rollcall vote.*

5.2 9,15 and 20 Riverside Road - Site Plan Approval – Redevelop Existing Office Park to Biotech Offices – Greatland Realty Partners, Applicant

Representation: Teri Ford, Director of Development; Lorenzo Dantas, Traffic Engineer; Justin Mosca; Site Civil Engineer; Kevin Sheehan, Managing Partner; Jim Ward, Attorney; Rick Plenge, Park Road Improvements Design Lead.

Overview: IA explained that Traffic and Civil Engineering would be reviewed during this meeting.

Mr. Maxtutis (peer reviewer) provided an overview of the peer review process and recommendations which they did for this project, as well as proposed off-site mitigation.

Mr. McGrath pointed out that their recommendations should be considered as the detailed plans evolve. He also discussed curbing, road and path separation, Park Road improvements, etc.

Mr. Maxtutis presented their recommendations for the Transportation Demand Management Program.

Documents:

- [Architectural Plans for 20 Riverside](#)
- [Architectural Plans for 9-15 Riverside](#)
- [Boundary Survey Plans for 9-15 Riverside](#)
- [Civil Engineering Peer Review for Riverside Road](#)
- [Civil Plans for 20 Riverside](#)
- [Civil Plans for 9-15 Riverside](#)
- [Cover Letter for Riverside Road Redevelopment](#)
- [Initial Presentations to Planning Board](#)
- [Landscape Plans for 20 Riverside](#)
- [Landscape Plans for 9-15 Riverside](#)
- [Offsite Roadway Improvement Plans for Riverside Rd](#)
- [Presentation to PB Transportation with Park Rd](#)
- [Project Narrative for Riverside Road](#)
- [Riverside Campus Traffic Impact Analysis Peer Review](#)
- [Site Lighting Report for Riverside Road](#)
- [Site Visit Handbook](#)
- [Stormwater Report for Riverside Road](#)
- [Traffic Study for Riverside Road](#)

Discussion:

Mr. Plenge reminded the Board that improving safety on Park Road and not affecting private property were very important to them due to neighborhood input, and keeping improvements within the right of way was paramount. They also do not want to impact the stone wall along the west side of Park Road.

He responded to several of the peer review recommendations, highlighting some of the restraints they are working with, as well as how they will address some of the recommendations.

There was a discussion of involving Traffic & Sidewalk in this project.

Public Comments:

Marci Loeber, 36 Tamarack Road, said she wished that Town and Greatland would increase focus on the traffic on Park Road. She does not approve of the recommendation to remove the stone wall, and also expressed concern about the height and passing lane at the bridge. She feels there needs to be more focus on slowing traffic. There was a discussion of Ms. Loeber's comments.

Judy Nitch, 17 Blake Road, said she thinks the addition of a left turn lane at the I90 entrance will encourage cars to drive faster through the neighborhood (right now, the backup at the turn holds them back). She also said that just north of the railroad bridge is a favorite spot for the police to catch speeders. She asked for clarity on when the right of way survey and 25% drawings will be available. She asked for a "block the box" at the end of Orchard if there is a new left turn lane at the I90 southbound turn, so residents will have a chance to turn left toward Rt. 30. Mr. Plenge responded to Ms. Nitch's comments, and the issues regarding the scheduling.

Thomas Gold, Secretary of the Orchard Avenue Homeowner's Association, said the lack of images was a problem, and that there is a major traffic issue that he feels the proposals do not address. He outlined several other areas that he feels the proposal does not address. He asked for clarification of the MassDOT's crash data, which Mr. McGrath provided.

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

6.0 Decisions

6.1 161 Boston Post Road – Limited Site Plan Approval – Childcare Facility in Existing House – Artisan Childcare, Applicant

***Motion:** LH moved to approve 161 Boston Post Road – Limited Site Plan Approval – Childcare Facility in Existing House as amended. LG seconded, and the motion passed unanimously by rollcall vote.*

7.0 Other Business

7.1 73, 83, 85 Newton - Approval Not Required – Adjust property boundaries between three lots.

Representation: Jonathan White, Attorney, Wilchins, Constantino & Novins

Overview: IA said this ANR corrected a driveway that is overlapping onto other properties. Mr. White explained how this issue was discovered, and how the neighbors solved the problem through property swaps.

Documents:

- [ANR PLAN for 73.83.85 Newton St Weston](#)
- [Letter and Application for 73.83. & 85 Newton](#)

Discussion: The Board commended the neighbors for finding this solution.

Public Comments:

Joshua Davidson, 83 Newton Street, said the neighbors worked very hard to resolve this issue.

***Motion:** LG moved that the Planning Board will sign the 73, 83, 85 Newton - Approval Not Required – Adjust property boundaries between three lots at their earliest convenience. LH seconded, and the motion passed unanimously by rollcall vote.*

7.2 Letters of Support for DCR Urban Forestry Challenge Grants

IA explained that the town is applying for two grants from DCR for tree issues (one is \$5,000 and the other is \$30,000, both are matching grants). The applications require letters of support from the Planning Board.

AP expressed concern that Weston is applying for grants that might be better used in financially strapped communities. There was a discussion of this issue.

***Motion:** LH moved to create a Working Group to refine the Letters of Support for DCR Urban Forestry Challenge Grants. LG seconded, and the motion passed unanimously by rollcall vote.*

7.3 Approval of Minutes

October 6, 2021: *SO moved to approve the minutes of October 6, 2021 as amended. LH seconded, and the motion passed unanimously by rollcall vote.*

8.0 Future Meetings

11/3/2021
11/17/2021

9.0 Adjournment

Motion: *AS moved to adjourn, SO seconded. The motion passed unanimously by rollcall vote.*

Meeting adjourned at 9:37p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary