



# TOWN OF WESTON

Planning Board Meeting January 6, 2021

Document Prepared by Dana Orkin

**Video Recording:** <https://weston.vod.castus.tv/vod/?video=51f0ef98-9dbf-420f-b43e-2ba7d61f91f8&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

## Meeting called to order at 7:03 PM

Planning Board Members	Present	Staff Members	Present
Alicia Primer (AP) - Chair	yes	Imaikalani Aiu (IA) – Town Planner	yes
Leslie Glynn (LG)	yes	Dana Orkin (DO) - Asst. Town Planner	yes
Steve Oppenheimer (SO)	yes	Dave Conway (DC) - Consulting Civil Engineer	yes
Sue Zacharias (SZ)	yes	Kim Turner (KT) - Consulting Landscape Architect	yes
Alex Selvig (AS)	yes		

*Italics indicate formal action taken*

## 1.0 Public Comments

None

## 2.0 Continued Public Hearings

### 2.1 18 Columbine Road – RGFA Site Plan Approval – Addition over garage

**Representation:** Dave and Trisha Parmele, Owners; Dan Quaile, Lincoln Architects; Vito Colonna, CSEI

**Overview:** As this was a continuation of a previous public hearing - AP stated that they still had to cover stormwater, landscaping, lighting, and irrigation. DC stated that he had obtained the original stormwater permit with the analysis that the DPW granted and that he would not have done anything differently regarding the analysis. He stated a primary goal in storm water mitigation was to ‘not increase the runoff from one property to another’. He noted that the original analysis considered tree removals and the effect on post development conditions. He said there was no increase in impervious surface. The new dry well will pick up 80% of the roof, 4000 sf of lawn and driveway. DC stated that the slope of the lawn is reflected in a high factor for run-off but that it was integrated into the overall analysis. DC was not sure if there was anything else outside of this property that could be exacerbating the neighbor’s storm water issues. It is not the purview of the permit. The as-built plans match the current condition of the site. The owners and Colonna stated that they had gone through an extensive review process with the DPW and believed that potential storm water concerns had been thoroughly vetted by the Town. Parmele stated that they would retrofit the post light to dark sky compliance and that they were requesting to keep the current irrigation system which uses MWRA water not well water.

#### Documents:

- [Plan Set dated 12/30/2020](#)
- [Historical Photos](#)
- [Letter from 18 Columbine dated 1/6/2021](#)
- [Pictures from 15 Ferndale dated 1/2/2021](#)

#### Discussion:

AP asked if the PB would have come to the same result regarding stormwater as the DPW.

DC stated that they have the same process and that he would have come to the same result.

SZ stated that the on paper calculations may not always work in practice and they need to address the issues that the neighbors have been having. She stated that the change in vegetation and tree removals may impact the storm water on site more than computations show. SO agreed with SZ.

DC stated that there were different ways of reducing runoff that the applicants could consider.

LG suggested a swale at the bottom of the slope and/or along the new planting beds on the side.

DC mentioned roughing up the grading as another option. Quaile stated roughing up the grading seemed like a good option. SZ suggested reducing the lawn area.

SO asked if there was a way to determine the storm water runoff path and rate before the house was built and the trees cut. DC replied that you could try but it wouldn't be exact.

KT stated that she was fine with the proposed landscape plan and did not have a quantitative understanding of trees that were removed during construction. The owners did plant 3 large conifers at the edge of the property. She stated that the sloped lawn was sod over previously compacted soil and the sod had not grown in yet. This may result in water running between the compacted soil and the sod and running onto adjacent property.

LG asked the applicants to consider adding "scaling trees" close to the back of the house and adding planting beds to slow run off from the patio/decks.

AP asked the applicants to consider the PB comments on screening, scaling, and water reduction.

AP stated that it was a standard PB condition when an automatic irrigation system is installed that it must draw water from an on-site well, not MWRA/Town water. If the applicant does not want to install a well than they can use hoses and sprinklers.

Parmele stated that they would still like to use MWRA/Town provided water for their irrigation system. He noted that many of the houses which the PB requires install a well do so while the house is still in construction so disruption to the landscaping is minimized. He also noted that their use of water would not be increased due to the new construction. He stated that a new well was drilled at 80 Dean Road and it only produced 3 GPM.

#### Public Comments:

Andy Pettinato, 26 Columbine Road, stated that she hired the Jillson Company and they are working on a storm water report.

Heidi McNeil, 15 Ferndale Road, stated that she documented with the Town her problems with the storm water runoff from 18 Columbine over the years. Also, that she sent the photos showing water running across her property to DC. She stated that she would hire an engineer to conduct an independent study. Quaile stated that 2 new trees had been added to the design since the last PB meeting.

Meredith Taylor, 12 Columbine Road, reiterated her concerns for storm water issues that McNeil shared.

*AS moved to continue the Public Hearing for the RGFA Site Plan Approval for 18 Columbine Road to February 3, 2021. SZ seconded. All in favor.*

### **12 Westerly Road – RGFA Site Plan Approval – House and pool area addition**

Representation: Jay Lavoie, WSP; Paul Apkarian, Paul Apkarian Architects; Michael D'Angelo, Michael D'Angelo Landscape Architecture, Jason and Shannon Robins, Owners

Overview: Lavoie presented the site changes and stated that there was a 2,710sf reduction of impervious material since the last meeting. The footprint of the pool house was reduced by 68sf and the pool patio by 194 sf.

D'Angelo presented the additional plantings that would be added where the pool area was reduced. He also presented the lighting plan which showed a reduction of 900 lumens. He stated that an 18" Deciduous tree that KT recommended to be saved at the last meeting was in rough shape but that they could try to save it if needed. Apkarian presented the architectural changes to the pool house with the slight reduction in size. He also noted that the new design deleted most of the windows at the rear of the pool house.

#### Documents:

- [Landscape Plans dated 1/6/2021](#)
- [Architectural Plans dated 1/6/2021](#)
- [Civil Plans dated 12/1/2020](#)
- [Landscape Presentation dated 1/6/2021](#)

#### Discussion:

KT stated that the changes were an improvement from the last iteration and that the planting pallet worked well. She understood the applicant's reasons why they wanted to remove the 18" tree.

DC confirmed that the applicant's calculations showed stormwater improvements from the current existing conditions.

AP asked why there were two rows of trees screening the sport court from the house but only one between the sport court and the aqueduct at the rear.

D'Angelo stated that they were right on top on the drainage easement at the rear and did not have more area to plant there. Stated that they have proposed buffer plantings further back in the lot.

SO commended the applicants for their design revisions which moved the pool house away from the property line, reduced the impervious area, and added more plantings.

LG asked that instead of locating the new pool equipment at the back of the property where the existing generator is – that they consider moving the existing generator to the side of the new pool house. In this way the lines from the pool to the pool equipment are shorter and the acoustical fence surrounding the equipment can use a wall of the pool house as the enclosure. This may even cost less.

SZ asked about the plantings at the front along the street. She stated that the PB had been trying to reduce lawn areas which use lots of water and chemicals.

Lavoie stated there was some space to add plantings at the front.

SO agreed with SZ.

Public Comments:

None

*SZ moved to continue the Public Hearing for the RGFA Site Plan Approval for 12 Westerly Road to January 20, 2021 with a decision to review. AS seconded. All in favor.*

### **3.0 Old Business**

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#### **3.1 55 Hidden Road – Flexible Subdivision Site Plan Approval Amendment – Landscaping and Architectural Modifications**

Representation: Ryan Wampler, Matthew Cunningham Landscape Design; Greg Legault, Legault Design

Overview: Wampler presented the new site plans which showed that the entrance gate was now 40' back from the right of way. He stated that the color of the gate columns changed from light grey to dark grey and were reduced in size from 18x18x54" to 15x15x50". Also the new design proposes to keep the two hemlocks which were previously proposed to be removed at the last meeting.

Documents:

- [Architectural Plans dated 11/10/2020](#)
- [Landscape Plans dated 12/31/2020](#)

Discussion:

AP stated that the proposal looks much better now that the gate was further back from the street.

Public Comments:

None

*SO moved to close the Public Meeting for the Flexible Subdivision Site Plan Approval for 55 Hidden with a decision to review at the end of the meeting. AS seconded. All in favor.*

#### **3.2 2 Fields Pond Road – Scenic Road Site Plan Approval Amendment – Pool house and landscaping**

Overview: AP stated that the meeting would need to be continued to February 3, 2021 for a site visit to be re-scheduled. DO stated that the site visit would be Tuesday January 12, 2021 at 10am.

*SZ moved to continue the meeting for the Scenic Road Site Plan Approval for 2 Fields Pond Road to February 3, 2021. AS seconded. All in favor.*

### **4.0 New Business**

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#### **4.1 13 and 20 Riverside Road – Preliminary Zoning Amendment Presentation – Rezone from Business and Commercial to Office and Research and Development**

Representation: Kevin Sheehan, Greatland Realty Partners; Jonathan Ginnis, Gensler Architects; Lourenco Dantas, VHB; Drew Stangel, OJB

Overview: IA stated that this was a preliminary presentation before they submit for a zoning bylaw change. He stated that the PB would review the proposal again during Site Plan Review and vote on it before it reaches Town Meeting. Sheehan stated that Greatland Realty had purchased the Liberty Mutual Campus. He presented a rezoning proposal to change the properties at 20 Riverside and 9-15 Riverside from a Business and Commercial Zone to a Research and Development Zone. He noted that there are actually 2 separate parcels. He presented plans showing the existing campus on both parcels. The 9.3 acre Ground Lease and Fee parcel and the 6.6 acre parcel leased by MASSDOT. He stated that they have agreed to work with neighbors on traffic impacts. Greatland believes that a life science use would appeal to many potential leasers. The current plan would be to redevelop and reutilize the buildings to support life sciences. Building C would be torn down and replaced with a building whose infrastructure would support a science use – higher ceilings, more shaft space, minimal vibration, etc. Ginnis stated that there were plans for 50,000sf of additional development but that the current 1200 employee population density of the campus would go down. He presented renderings which showed the outdoor amenities that would be incorporated into the development. He stated sustainability would be a priority as well. Stangel presented a landscape design for the areas which abut town roads to point out Greatland’s interest in preserving existing trees. Dantas presented their proposal to provide a transit shuttle to the Riverside T station, bike accessibility, and other traffic demand management strategies. He presented an analysis of the traffic impacts for the area and stated that no additional parking spots would be added on campus. He stated that improvements such as a sidewalk and signal lights would be added to Park Road for safety and accessibility. Sheehan stated that Greatland would fund the transportation improvements and under an agreement with the neighborhood. He stated the Town would need to review and approve the proposal.

Documents:

- [Presentation Slides dated 1/6/2021](#)

Discussion:

LG asked why they were seeking this zoning change and what type of life science labs they were thinking of.

Sheehan stated that the current zone was restricted to office use only. He stated that the potential occupants would be technology, life sciences or bio tech companies, and that it would be benchtop scale only – not pilot or scale up labs or manufacturing.

Public Comments:

Dianna Chaplin, Love Lane, stated that there is a new mandate from the State that towns must develop housing near transportation hubs/networks. She noted that this would be a good spot for Weston to support this type of transit-oriented housing and asked if Greatland had or could consider this.

Sheehan stated that they don’t necessarily see that opportunity here but it could be something to consider if the Town was interested.

## **5.0 Decisions**

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### **5.1 55 Hidden Road – Flexible Subdivision Site Plan Approval Amendment – Landscaping and Architectural Modifications**

Discussion:

The new drawings and the draft decision indicated 19 trees were no longer proposed to be planted. This information had not been presented at the previous public hearing.

AP said that the applicants should write a response as to why these trees were coming out and to get KT’s recommendation before Planning Board votes on the decision.

*Review of the decision to be continued to January 20, 2021.*

## **6.0 Other Business**

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### **6.1 Town Planner Report**

a) Meetings & Site Visits

- a. Site Visit – 2 Fields Pond Road – January 12, 2021 at 10am

- b. PB Policy/Project Meeting on January 13, 2021 at 7pm
- c. PB Regular Meeting on January 20, 2021 at 7pm
- b) Long Term
  - a. Signage Guidelines – IA expects the PB to be able to review the consultant’s draft guidelines in roughly a month.
  - b. HPP – More meetings upcoming.
  - c. Fence Guidelines - DO was drafted fencing guidelines and can send to the PB.
  - d. Water Master Plan – Paul Penfield has asked DCR for approval to plant a pollinator garden along the rail trail.
  - e. Private Tree/Public Tree Protection – Ongoing, Public tree group is working on scope of work for RFP.

## **6.2 Approve Minutes**

*LG moved to approve the minutes for 12/16/2020. AS seconded. All approved.*

## **6.3 Legacy Trail Gate**

IA showed a picture of the gate that the contractor built for the legacy trail. Alfred Aydelott told him that the design conformed to their previously reviewed version. LG asked IA to find out how the gate locks and for the Fire Department and DPW to be aware. The PB also requested full bodied white stain and not white paint for the fence.

*SO moved to approve the 12/16/2020 meeting minutes with the changes noted. LG seconded. All in favor.*

*SZ moved to adjourn, AS seconded. All in favor, none opposed.*

Meeting adjourned at 10:07 p.m.