



TOWN OF WESTON

Planning Board Meeting July 7, 2021
Document Prepared by Susan Peghiny

Video Recording: <https://weston.vod.castus.tv/vod/?video=52165442-73db-4280-ac40-01a8f2d4d82c&nav=programs%2FPlanning%20Board%20-%20Weston%20MA>

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	Dave Conway - Consulting Civil Engineer	
Steve Oppenheimer	Yes	Kim Turner - Consulting Landscape Architect	
Alex Selvig	Yes		
Laurie Hess	Yes		

Italics indicate formal action taken.

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: Clifford & Amy Nash, applicants; Jack Maloney, Engineer.

Overview: Mr. Maloney highlighted the floodplain area that this garage will impact. They have approval from Conservation and Historic.

Documents:

- Architectural Plans – 6 Sheets
- Wetland Replication Plan
- Letter in Response to Tree Inspection

Discussion:

Mr. Oppenheimer asked how the compensatory area works, and Mr. Maloney explained how they were creating more floodplain than they are destroying. Mr. Conway explained the process of how this is done.

Ms. Primer asked how many trees were being cut down. Mr. Nash said 5 trees were coming down but they were planting 15 new native trees and they were letting much of the lawn return to its native growth.

After some discussion about the size & type of trees it was agreed that the applicants to work with Ms. Turner and return with a detailed planting plan.

Public Comments:

There was no public comment.

Motion:

Ms. Glynn moved to continue the Public Hearing to July 21, 2021. Mr. Selvig seconded, and the motion passed unanimously by rollcall vote.

2.2 74 Orchard Ave – RGFA Site Plan Approval – New 6,954sf RGFA House - David and Antonella Walker, Applicants

Representation: Chris Hall, Architect; Carson Hall, Architect; Kate Notman Landscape Architect; Rob Gemma, Engineer.

Overview: Mr. Hall outlined the changes that were made in response to the Planning Board’s comments, especially the removal of several large trees, moving about 10.5 feet to save 3 of the trees, and removing the fence. Ms. Notman explained that the connection to the neighboring house was removed and some lawn has been replaced with a fern glen, a walkway above the staircase was removed, and a fire pit and screening plantings have been removed. Lumens are down as well.

Documents:

- Civil Engineering Plans -11 Sheets
- Architectural Plans – 10 Sheets
- Landscape Plans – 4 Sheets
- Lighting Specifications
- Proposed Grade Plane & Allowable Building Height Calculation
- Existing Grade Plane Calculation
- Hydrologic Analysis

Discussion:

Ms. Turner said the landscape plan looked fine.

Mr. Conway had no objections.

Ms. Glynn asked how much impervious surface was reduced. Mr. Gemma said it was a couple of hundred square feet. Ms. Glynn asked how much lawn was replaced, but Ms. Notman did not have the exact number but there is now less lawn.

Ms. Glynn and Mr. Gemma discussed the grade for drainage from the house, and there was a review of the tree plan.

Public Comments: There was no public comment.

Motion:

Mr. Oppenheimer moved to close the Public Hearing. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for July 21, 2021.

3.0 Old Business

3.1 13 Pigeon Hill – Scenic Road Site Plan Approval Amendment – Rebuild Shed – Erin and William Tetler, Applicants

Representation: Erin & William Tetler, owners

Overview: A site visit occurred to review the concrete pad. Mr. Aiu showed the site plan and explained the plan. Ms. Tetler said they will put down gravel so no cement will show.

Documents:

- Proposed Site Improvements Plan with owner notation for shed location
- Site Development Plan with owner notation for shed location
- Shed Plan and Renderings by Reeds Ferry
-

Discussion: There were several minor questions about the proposal.

Public Comments: There were no public comments.

Motion:

Mr. Oppenheimer moved to approve 13 Pigeon Hill – Scenic Road Site Plan Approval Amendment – Rebuild Shed, including replacement of the two trees being removed. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

The Board agreed that this could be handled by a memo.

4.0 New Business

4.1 3 Stone Ridge Lane – Flexible Subdivision Site Plan Approval - House Design Change Finnegan Development, Applicant

Representation: Erik Grunigen, Architect; Karen Sebastian, Landscape Consultant

Overview: Mr. Grunigen explained that this house has been purchased and the new owner wants to make changes. The house is in the same spot so there are no landscape or site plan changes. It is slightly smaller and has been pulled about 15' from Winter Street neighbor. He showed images which highlighted the changes to the house.

Documents: Mr. Grunigen showed the updated plans for the house

- Architectural Plans – 7 Sheets
- Site Plan with New House footprint

Discussion: Mr. Oppenheimer asked to see the current vs prior fenestration.

Public Comments:

Carolina Balsbaugh, 257 Winter Street asked how the grade facing her house would be finished. Mr. Grunigen said it would be stone veneer. She asked to see exactly what it would look like. Ms. Sebastian reviewed the original landscaping plan to show the stone veneer.

Ms. Glynn said she would like to see the new landscaping.

Ms. Balsbaugh said much of the previous plantings are dead. Mr. Aiu said at his last site visit he did not notice this. There will be another site visit, and the board will take note of this issue.

Motion:

Ms. Glynn moved to close the matter and review a decision on 7/21 pending a site visit Mr. Selvig seconded the motion passed unanimously by rollcall vote.

5.0 Public Hearings

5.1 3 Georgian Road, Cambridge School – Special Permit Day Camp - Camp Adventure and Sports Camp – Town of Weston Applicant

Motion:

Mr. Oppenheimer moved to close the Public Hearing. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

Motion:

Ms. Glynn moved to approve the 3 Georgian Road, Cambridge School – Special Permit Day Camp - Camp Adventure and Sports Camp decision with corrections. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

5.2 333 Winter St, Rivers School – Special Permit Day Camp - New England Surf Soccer – New England Surf, Applicant

Representation: Enrico Ciuffetelli

Overview: High school level camp, 3 weeks, 9am-noon, Monday-Thursday July 28-August 12. Not more than 50 people per week.

Motion:

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

The decision for this item is scheduled for July 21, 2021.

5.3 333 Winter St, Rivers School – Special Permit Day Camp - Celtics Basketball Camp - Celtics Camps, Applicant

Representation: Joe Amorosino, General Manager & Operator of the Boston Celtics Camp who was celebrating his 3rd wedding anniversary that night.

Overview: 50 campers, 8:30-3:00, July 26-30 & August 2-6.

Discussion: There were several questions about logistics.

Motion:

Ms. Glynn moved to close the Public Hearing. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for July 21, 2021.

5.4 333 Winter St, Rivers School – Special Permit Day Camp - Quick Sticks LaCrosse Achieve Lacrosse, Applicants

Representation: Carla Farkes

Overview: Girls camp for the week of July 12-16, about 70 students from 9 to 14 years of age.

Motion:

Ms. Hess moved to close the Public Hearing. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for July 21, 2021.

5.5 333 Winter St, Rivers School – Special Permit Day Camp - Hoop Brains Basketball – Hoop Brains, Applicant

Representation: Michael Goldstein

Overview: July 12-16, 2021, 9am-4pm. Slightly fewer than 30 students with about 17 cars.

Motion:

Ms. Hess moved to close the Public Hearing. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

The decision for this item is scheduled for July 21, 2021.

6.0 Continued Public Hearings

6.1 208 Newton – Scenic Road RoW Work – Rebuild stone wall in Newton Street Right of Way – Andrew and Virginia McCarthy, Applicants

This item is continued to July 21, 2021 at the request of the applicants.

6.2 621 South Avenue – Scenic Road Site Plan Approval – Addition and Renovation of Existing House – Linda and Dante Angelucci, Applicants

Motion:

Mr. Oppenheimer moved to close the Public Hearing. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

Motion:

Ms. Glynn moved to approve the 621 South Avenue – Scenic Road Site Plan Approval – Addition and Renovation of Existing House decision with corrections noted. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

6.3 203 Westerly Road – RGFA Site Plan Approval – 318sf Finish space addition to existing 5,997sf RGFA house – Rebecca and Simeon Springer, Applicant

Ms. Hess recused herself from this conversation and vote.

Motion:

Mr. Selvig moved to close the Public Hearing. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

Motion:

Mr. Oppenheimer moved to approve the 203 Westerly Road – RGFA Site Plan Approval – 318sf Finish space addition to existing 5,997sf RGFA house decision with edits made. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

6.4 333 Winter Street, Rivers School – Special Permit Day Camp – Terrier Training Soccer Clinic – Boston University, Applicant

Motion:

Ms. Glynn moved to close the Public Hearing. Mr. Oppenheimer seconded, and the motion passed unanimously by rollcall vote.

Motion:

Ms. Glynn moved to approve the 333 Winter Street, Rivers School – Special Permit Day Camp – Terrier Training Soccer Clinic. Ms. Hess seconded, and the motion passed unanimously by rollcall vote.

6.5 333 Winter Street, Rivers School – Special Permit Day Camp – Nike Flag Football Camp – US Sports Camps, Applicant

Motion:

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

Motion:

Mr. Oppenheimer moved to approve the 333 Winter Street, Rivers School – Special Permit Day Camp – Nike Flag Football Camp. Ms. Hess seconded, and the motion passed unanimously by rollcall vote.

6.6 333 Winter Street, Rivers School – Special Permit Day Camp – Rising Star Basketball Camp – Rising Start Basketball School, Applicant

Motion:

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

Motion:

Mr. Oppenheimer moved to approve the 333 Winter Street, Rivers School – Special Permit Day Camp – Rising Star Basketball Camp. Ms. Hess seconded, and the motion passed unanimously by rollcall vote.

6.7 10 Hitching Post Lane – Site Plan Approval under Flexible Subdivision Special Permit – New 6837sf RGFA House – Nash Quadir, Applicant

Ms. Primer moved that Mr. Oppenheimer be Chair Pro Tem for this portion of the meeting as she is recusing herself. Mr. Selvig seconded, and the motion passed unanimously. Ms. Primer left the meeting at 9:26pm.

Representation: Nash Quadir, owner

Overview: Mr. Quadir said they had made the 3 requested changes: siding shingles changed to real cedar, the gutters were removed, and roof shingles changed from asphalt to cedar. Mr. Quadir said the lumens on the pool lights have been corrected, and asked if they could use 2 lights (500 each).

Documents:

Discussion:

Mr. Oppenheimer asked if the changes address all of the HOA's concerns. Mr. Quadir said they do and that the roof will be left natural, and the sides will be painted.

Ms. Glynn and Mr. Quadir lighting recommendations from the pool company.

Motion:

Mr. Selvig moved to close the Public Hearing. Ms. Glynn seconded, and the motion passed unanimously by rollcall vote.

During the discussion about the decision, Mr. Glynn asked that that the reason the Board decided that the house is 1.5 stories be included in the decision so they can refer to it in the future. She also feels this should go into the Bylaw with a Town Meeting vote.

Motion:

Mr. Selvig moved to approve 10 Hitching Post Lane – Site Plan Approval under Flexible Subdivision Special Permit – New 6837sf RGFA House with changes made tonight. Ms. Hess seconded, and the motion passed unanimously by rollcall vote.

8.0 Other Business

8.1 61 Cliff Road – Approval Not Required Plan – Transfer portion of land to 45 Cliff Road – Doreen Corkin, Applicant

Representation: Joseph Hawkins, Attorney for the applicants

61 Cliff Road is selling a portion of their property to 45 Cliff Road.

Ms. Glynn asked if there are any deed restrictions on the properties. Mr. Hawkins explained that the easement is for the brook that allows other owners around the property to maintain the brook. There are no deed restrictions in the title.

Motion:

Ms. Hess moved to the 61 Cliff Road – Approval Not Required Plan – Transfer portion of land to 45 Cliff Road. Mr. Selvig seconded, and the motion passed unanimously by rollcall vote.

8.2 Town Planner Report

- Review of upcoming meetings & site visits
- There was a discussion of how the Board would interact with the HPP Steering Committee.
- Mr. Aiu suggested adding a July 28th meeting to finish up decisions and discuss long range items before the August break.
- 50 Cherry Brook expressed concern about 3 trees in her driveway. The Board requested replacement plans so Mr. Aiu will have the applicant appear.
- DPW tree on Church Street: Mr. Aiu suggested this go on an agenda to discuss.
- Guardrails: Mr. Oppenheimer believes that DPW will take care of this and provided a status update.
- Water Tower Committee: Primer volunteered to be the Board representative for this committee.

9.0 Future Meetings

July 21, 2021

July 28, 2021

No meetings in August

September 8, 2021

September 22, 2021

October 6, 2021

October 20, 2021

10.0 Adjournment

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

Meeting adjourned at 10:15 p.m.

Respectfully submitted,

Susan Peghiny
Recording Secretary