

TOWN OF LINCOLN
MINUTES OF THE PLANNING BOARD
MAY 12, 2020
ZOOM MEETING

Virtual Meeting Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law.

PRESENT: Margaret Olson (Chair), Lynn DeLisi (Vice-Chair), Richard Rundell, Gary Taylor, Stephen Gladstone

STAFF: Paula Vaughn-MacKenzie

MO brought the meeting to order.

7:00 PM Determination of Minor Change, Site Plan Review, Section 17: Peck, 77 Weston Road, Parcel 164-25-0. Request to reduce the size of the approved footprint of the house and revised planting plan regarding plantings for screening.

John Peck and his architect, Howard Raley presented a revised plan to reduce the size of the previously approved footprint of the house by approximately ten feet. This would move the easterly wall of the house approximately ten feet away from the boundary line with 81 Weston Road. Mr. Raley showed a revised site plan showing the footprint of the home and accompanying architectural elevations. In addition, the applicant's engineer provided a plan for a smaller stormwater infiltration structure because of the reduced size of the footprint. The Board had no issues regarding the proposal.

The Board next reviewed the proposed screening plan between 77 Weston Road and 81 Weston Road. Special Condition 3 of the original site plan approval required a screening plan to be submitted to the Board for review and approval if a consensus could not be reached with the neighbor at 81 Weston Road. The proposed plan included 6 evergreen trees 10'-12' tall. Three Norway Spruce and three Balsam Fir trees as well as four Rhododendron Maximum shrubs would be planted within the viewshed area as shown on the newly submitted plan. Mr. Raley explained that these trees would be added to existing trees in the visual corridor between the two properties. The final locations of the trees would be determined after the structure was built to maximize the screening. Mr. Raley noted that they had a meeting with the abutter but that a consensus was not reached. However, in response to the feedback of the neighbor at that meeting, the Pecks were willing to plant taller trees than originally anticipated. In addition, the rhododendrons were added at the request of Planning staff to fill in between the trees and create a more natural wooded appearance.

Mr. George Reiser, abutter at 81 Weston Road stated that he and his wife were happy that the house was being moved farther away from their house. He also asked if he could plant trees on his property. The Board noted that his lot was cleared to the property line and that a homeowner can plant any trees that they want on their property. Mr. Reiser stated that there is a low area between the houses and wondered if the trees could be planted upslope. Mr. Raley responded that they would try to keep the plantings out of the depression if possible. MO noted that the Planning Board expects applicants to work with the existing contours of the land and that the applicant is trying to address the request for screening while working with the contours that exist. GT and RR emphasized that the screening plan must be sustainable. SG thought that the screening plan was reasonable and other Board members thought the plan was robust with tree heights taller than what the Board typically requires. MO and GT thought waiting until the structure was complete before deciding on the final locations would maximize its effectiveness. RR stated that the plan which includes evergreens and rhododendrons with exact placement after construction of the house served the interests of both the applicant and the abutter.

Mr. Reiser asked what assurances he has that these trees will be planted after construction has been completed. The Board responded that the planting plan is part of the site plan approval and required for a certificate of occupancy. LD noted that the house may be completed in the winter when planting is not feasible. The Board noted that if the house is completed in the winter before planting of the trees is feasible, then a temporary certificate of occupancy may be issued but a final certificate of occupancy will not be issued until the planting plan is completed.

GT made a motion to determine the proposed change to the approved site plan as a minor change. RR seconded. Roll Call: MO aye, SG aye, GT aye, RR aye, LD aye. Passed 5-0.

GT made a motion to approve the planting plan as submitted with the final locations of the trees to be determined after the construction of the house and to determine the screening plan as satisfying special condition 3 of the Notice of Decision dated February 25, 2020. SG seconded. Roll Call: MO aye, SG aye, GT aye, RR aye, LD aye. Passed 5-0.

Business:

SG made a motion to approve the April 28, 2020 minutes as amended. MO Seconded. Roll Call: MO aye, SG aye, GT aye, RR aye, LD aye. Passed 5-0.

GT made a motion to adjourn. RR Seconded. Roll Call: MO aye, SG aye, GT aye, RR aye, LD aye. Passed 5-0.

Approved May 26, 2020