

2018 ANNUAL TOWN MEETING

Commonwealth of Massachusetts
Middlesex, ss.

To any Constable in the Town of Weston, Greetings:

In the name of The Commonwealth you are hereby required to notify and warn the voters of said Town, qualified to vote in elections and Town affairs, to meet in the auditorium of the Town Hall at 11 Town House Road in said Town, on Saturday, the fifth day of May, 2018, at 8:00 o'clock A.M. to act on Article 1 of this warrant for which polls will be open from 8:00 o'clock A.M. until 6:00 o'clock P.M. in said auditorium; and to meet in the auditorium of the High School at 444 Wellesley Street in said Town, and also in the gymnasium of the High School if the number of voters in attendance shall exceed the capacity of the auditorium, on Monday, the seventh day of May, 2018 at 7:00 o'clock P.M. to act upon the remaining articles of this warrant.

ARTICLE 1: TO BRING IN THEIR VOTES FOR THE FOLLOWING TOWN OFFICERS AND QUESTION TO BE VOTED ON ONE BALLOT

	<u>For a term of</u>
A Moderator	One Year
One Selectman	Three Years
Two Assessors	Three Years
Two Members of the School Committee	Three Years
Two Members of the Recreation Commission	Three Years
One Member of the Planning Board	Five Years
Two Library Trustees	Three Years
One Member of the Board of Health	Three Years
One Member of the Board of Health	One Year
One Commissioner of Trust Funds	Three Years
Three Measurers of Lumber	One Year

And to give their vote, Yes or No, on the following questions:

BALLOT QUESTION NO. 1: PROPOSITION 2½ DEBT EXCLUSION

Shall the Town of Weston be allowed to exempt from the provisions of Proposition two and one-half, so called, the amounts required to pay for the bond(s) issued in order to design, engineer, construct and equip the following, including all costs incidental and related thereto: (1) DPW-Drainage Improvements; (2) Fire Pumper Truck; and (3) DPW-Route 30 Roadway Reconstruction Design?

Yes _____ No _____

SUMMARY

State law provides for an exemption from the limits of Proposition two and one-half of those amounts required to pay for the debt service for bonds approved by the voters. Question 1 would exempt the debt service for the bonds that will be issued for projects to be considered at the May 2018 Annual Town Meeting:

Projects to be considered by May 2018 Annual Town Meeting:

1. DPW-Drainage Improvements (Article 14)	\$450,000
2. Fire Pumper Truck (Article 15)	750,000
3. DPW-Route 30 Roadway Reconstruction Design (Article 17)	<u>938,000</u>
Total	\$2,138,000

Separate articles appear in the Annual Town Meeting Warrant to appropriate the funds and authorize borrowing for each purpose. A two-thirds vote of Town Meeting in favor is required for approval. This ballot question is only to exempt the debt service from the limits of Proposition 2½, should these items be approved by Town Meeting.

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The debt service for the projects to be considered at May 2018 Annual Town Meeting is estimated to be \$42,754 in each of fiscal years 2020 and 2021, \$272,804 in fiscal year 2022, then decreasing each year until the bond reaches maturity. This Proposition two and one-half debt exclusion shall be approved if a majority of the persons voting thereon vote "yes."

BALLOT QUESTION NO. 2: INCREASE SIGNATURES FOR CITIZENS' PETITIONS FROM 10 TO 50

Shall an act passed by the General Court in the year 2018 entitled "An Act further regulating the warrant process for the annual town meeting in the town of Weston" be accepted?

Yes _____ No _____

SUMMARY

Voters at the May 2017 Annual Town Meeting under Article 26 approved submission of a petition to the state legislature to increase from 10 to 50 the number of signatures necessary to place an article on the warrant by citizens' petition for an Annual Town Meeting. That petition was subsequently approved by the legislature, and the final step in the process is for it to be accepted by the voters at this Annual Town Election. This question shall be approved if a majority of the persons voting thereon vote "yes."

ANNUAL OPERATING BUDGET

ARTICLE 2: APPROPRIATE THE FISCAL YEAR 2019 OPERATING BUDGET

To raise and appropriate and transfer from available funds such sums of money as may be necessary to defray the costs of government and other Town charges for the fiscal year beginning July 1, 2018; or take any other action relative thereto.

Article 2 Explanation: The recommended fiscal year 2019 operating budget can be found on pages 11-13. The following available funds will be transferred to fund a portion of the operating budget:

- 1. Undesignated Fund Balance (free cash) \$2,500,000
- 2. Overlay Surplus 325,000
- 3. Well Litigation Settlement Account (principal) 125,000
- 4. Accrued Income-Well Litigation Settlement 7,500
- 5. Cemetery Trust Fund 60,000
- 6. Josiah Smith Tavern Trust Fund 6,000
- 7. Debt Exclusion Premium Reserve 134,237
- 8. Re-appropriate continuing balances 49,641

Total \$3,207,378

The Finance Committee unanimously supports adoption of this Article.

CONSENT AGENDA (ARTICLES 3-16)

ARTICLE 3: AMEND FISCAL YEAR 2018 OPERATING BUDGET

To amend the following line items in the Fiscal Year 2018 Operating Budget adopted under Article 2 of the 2017 Annual Town Meeting, by reducing line items and appropriating additional funds to other line items as follows:

	<u>Changing From</u>	<u>Changing To</u>	<u>Difference</u>
Public Works – Snow and Ice Control	\$252,900	\$752,900	\$532,000
Insurance, Workers' Compensation	250,000	310,000	60,000
Unemployment Compensation	120,000	60,000	(60,000)
Legal – Expenses	170,000	220,000	50,000
Land Use – Expenses	206,720	216,720	10,000
Selectmen-Consulting & Professional Services	40,000	70,000	30,000

And as funding therefor, that \$622,000 be transferred from available funds (free cash); or take any other action relative thereto.

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Article 3 Explanation: *This article provides funding for the unanticipated additional costs of snow and ice removal, legal expenses, and consulting services for the Planning Board and Board of Selectmen. In addition, it transfers funds for workers' compensation insurance to cover a higher than expected increase in the premium.*

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 4: APPROPRIATE RETAINED EARNINGS FOR THE WATER ENTERPRISE FUND

To amend the Fiscal Year 2018 Water Enterprise budget adopted under Article 11 of the 2017 Annual Town Meeting by transferring from retained earnings the additional sum of \$520,000 to operate the Water Division of the Department of Public Works during fiscal year 2018; or take any other action relative thereto.

Article 4 Explanation: *In addition to the amount received from water use fees, an additional \$520,000 is needed from retained earnings to fully fund the Water Enterprise Fund, due to a shortfall in projected revenue this fiscal year. The balance in the retained earnings account is \$528,459 as of 6/30/17.*

ARTICLE 5: APPROPRIATE TO OTHER POST EMPLOYMENT BENEFITS (OPEB) TRUST FUND

To raise and appropriate or transfer from available funds a sum of money to the Other Post Employment Benefits (OPEB) Trust Fund, to be used to pay the costs of post employment benefits; or take any other action relative thereto.

Article 6 Explanation: *This article allows the Town to continue to fund its future liability for other post employment benefits (retiree health insurance) for Town of Weston retirees, which amounts to approximately \$50.2 million if fully pre-funded and \$65 million if funded on a partially pre-funded basis. Currently, the Town has approximately \$15.2 million in this Trust Fund. An appropriation of \$2,121,634, which includes the amount recommended by an actuarial study plus \$15,000 for three proposed new positions, is anticipated.*

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 6: DEPARTMENTAL REVOLVING FUNDS – AMEND GENERAL BY-LAWS AND AUTHORIZE SPENDING LIMITS

To amend Article XXXIV of the By-laws of the Town of Weston by adding at the end of the list of revolving funds in Section 5 an additional Revolving Fund, with the text to be added shown in bold, italic text, as follows:

Program or Purpose	Representative or Board Authorized to Spend	Revenue Source	Use of Fund
<i>Weston Art & Innovation Center</i>	<i>Library Director</i>	<i>Program Fees and Grants</i>	<i>Program Costs and Operations</i>

And, further, to set fiscal year 2019 spending limits for all authorized revolving funds, with such expenditure limits to be applicable for each fiscal year until such time as Town Meeting votes, prior to July 1 for the ensuing fiscal year, to increase the same; provided, however, that in accordance with state law, the Board of Selectmen, with the approval of the Finance Committee, increase the limit for that fiscal year only as follows:

Program or Purpose	Annual Spending Limit
Recreation Skating Programs	\$40,000
Historic Marker	\$1,500
Council on Aging Special Programs	\$100,000

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Town Building Rentals	\$6,000
Board of Health	\$20,000
Fiske Law Office	\$55,000
Melone House	\$15,000
Solar Array Revenue	\$700,000
Weston Art & Innovation Center	\$300,000

Or take any other action relative thereto.

Article 6 Explanation: This amendment adds a Revolving Fund for the operation of the Weston Art & Innovation Center, allowing program fees and grants received to be spent by the Library Director on the operation of the program without appropriation by Town Meeting. The FY19 spending limits for all Revolving Funds are also proposed under this article, and it is the intent of this article that Town Meeting need not vote again to set annual limits until a change is proposed. Please see Appendix 4 for a report on these Revolving Funds.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 7: AMEND PROVISIONS OF DANA W. CARTER MEMORIAL FUND

To amend the vote taken under Article 7 of the December 4, 1978 Special Town Meeting establishing the Dana W. Carter Memorial Fund to allow scholarships from the fund to be awarded to a graduating senior(s) of the Weston High School from the principal and income of the fund; or take any other action relative thereto.

Article 7 Explanation: When this trust fund was established in memory of the son of long-time Town Administrator J. Ward Carter, it was intended that only the income be used to award scholarships. At this time, Dana W. Carter's surviving family members have expressed their wish to award larger scholarships in more meaningful amounts by using both the principal and interest, if necessary.

The Finance Committee takes no position on this Article.

ARTICLE 8: ACCEPT CHAPTER 90 ROAD IMPROVEMENT FUNDS

To authorize the Board of Selectmen to permanently construct, reconstruct, resurface, alter or make specific repairs upon all or portions of various Town Ways and to authorize the expenditure of such sums of money as may be received for the fiscal year commencing July 1, 2018 provided or to be provided by the Commonwealth of Massachusetts through the Massachusetts Department of Transportation; or take any other action relative thereto.

Article 8 Explanation: Massachusetts law requires that Town Meeting approve the use of funds received from the Commonwealth for road construction purposes, including engineering or addressing traffic improvements. In fiscal year 2018, the Town was allotted \$480,882 from the Commonwealth for this purpose; in fiscal year 2019, the amount is expected to be \$476,298.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 9: APPROVE PROPERTY TAX DEFERRAL INCOME LIMITS

To establish fiscal year 2019 income eligibility limits under Chapter 421 of the Acts of 2004, An Act Authorizing the Town of Weston to Regulate Certain Property Tax Exemption Eligibility Requirements for the Elderly; or take any other action relative thereto.

Article 9 Explanation: Several years ago, Weston obtained special legislation to change the eligibility criteria for the property tax deferral program, allowing the Board of Selectmen to set the interest rate for residents over 60 who defer their property taxes. For fiscal year 2019, the rate remains set at 4%. This legislation also allows the Board of Selectmen, with Town Meeting approval, to establish the income eligibility limit for this program each year. The Board of Selectmen is recommending that the income limit be increased to \$82,720 for fiscal year 2019, which is the limit for a two-person household at 100% of the

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area median income and is also the limit for moderate income housing funded by the Community Preservation Act. Ratification of this amount is required by Town Meeting.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 10: APPROPRIATE THE FISCAL YEAR 2019 WATER ENTERPRISE BUDGET

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Water Division of the Department of Public Works during fiscal year 2019, under the provisions of M.G.L. Chapter 44, section 53F½:

	Expended FY16	Expended FY17	Appropriated FY18	Recommended FY19
Salaries	\$265,614	\$277,255	\$289,926	\$297,358
Expenses	227,315	220,118	231,155	229,280
MWRA Assessment/Water Purchases	2,247,535	2,451,430	2,867,800	2,547,457
Debt Service (non-exempt)	526,613	540,082	552,084	531,097
Capital Outlay	<u>81,330</u>	<u>38,417</u>	<u>67,500</u>	<u>124,850</u>
Total	\$3,348,407	\$3,527,302	\$4,008,465	\$3,730,042

Or take any other action relative thereto.

Article 10 Explanation: Debt service includes amounts for previously approved projects and the water main rehabilitation project to be considered under Article 11. The operating expenses for the Water Division are entirely funded by water fee revenue.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 11: APPROPRIATE FOR WATER MAIN REHABILITATION

To appropriate a sum of money to pay costs of laying and relaying water mains of not less than six inches but less than sixteen inches in diameter, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 8, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; and further, that any premium received upon the sale of any bonds or notes approved by this vote, less any premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; or take any other action relative thereto.

Article 11 Explanation: This request is part of an ongoing program to replace old cast iron and asbestos transite cement water mains. This material is no longer used to construct water mains. This appropriation is to replace 1,778 linear feet of transite water main in Chiltern Road that was installed in 1962. The design for this project will be completed by the DPW's engineering division. The amount to be requested under this article is \$365,000, to be funded from water rates. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 12: APPROPRIATE THE FISCAL YEAR 2019 RECREATION ENTERPRISE BUDGET

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Recreation Department during fiscal year 2019, under the provisions of M.G.L. Chapter 44, section 53F½:

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	Expended <u>FY16</u>	Expended <u>FY17</u>	Appropriated <u>FY18</u>	Recommended <u>FY19</u>
Salaries	\$983,334	\$1,068,809	\$1,171,732	\$1,204,153
Expenses	452,133	439,905	478,139	487,850
Community Center	70,094	77,666	82,050	78,850
Emergency Generator+	49	2,844	-	-
Lamson Park Remediation+	-	331,345	-	-
Memorial Pool Rehabilitation+	-	<u>87,577</u>	-	-
Total	<u>\$1,505,611</u>	<u>\$2,008,146</u>	<u>\$1,731,921</u>	<u>\$1,770,853</u>

Or take any other action relative thereto.

Article 12 Explanation: Program fees cover approximately 70% of the salaries and expenses for this department; the remaining 30% is funded by property taxes. In addition, there will be a contribution of \$30,000 from the Council on Aging budget to the Recreation Enterprise fund to support the cost of operating the Community Center, in which the Council on Aging is housed.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 13: APPROPRIATE THE FISCAL YEAR 2019 BROOK SCHOOL APARTMENTS ENTERPRISE BUDGET

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Brook School Apartments during fiscal year 2019, under the provisions of Chapter 76 of the Acts of 2009 and M.G.L. Chapter 44, section 53F½:

	Expended <u>FY16</u>	Expended <u>FY17</u>	Appropriated <u>FY18</u>	Recommended <u>FY19</u>
Salaries	\$165,223	\$180,314	\$192,585	\$201,116
Expenses	336,308	385,300	379,180	383,250
Repairs and Replacements+	130,623	138,460	146,768	155,574
Payment in Lieu of Taxes	22,239	22,795	23,365	23,949
Capital Improvements+	290,963	100,000	100,000	140,000
Debt Service	<u>307,917</u>	<u>282,283</u>	<u>273,773</u>	<u>265,133</u>
Total	<u>\$1,253,273</u>	<u>\$1,109,152</u>	<u>\$1,115,671</u>	<u>\$1,169,022</u>

Or take any other action relative thereto.

Article 13 Explanation: Funding for the operation of the Brook School Apartments comes from rental income and the Community Preservation Fund, which is covering the cost of the debt service for construction of thirteen affordable units completed as part of the expansion project in 2004.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 14: APPROPRIATE FOR DRAINAGE IMPROVEMENTS

To appropriate a sum of money for the construction or reconstruction of surface drains and all incidental costs related thereto, including the acquisition by gift, purchase and eminent domain of such temporary or permanent easements as may be necessary for this project, and to authorize appropriate Town officials to acquire such interests, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; and further, that any premium received upon the sale of any bonds or notes approved by this vote, less any premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; or take any other action relative thereto.

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Article 14 Explanation: *This request is part of the ongoing program to replace, upgrade or install new storm drainage lines and structures to improve substandard drainage systems in town. Important future projects include locations on Loring, Byron, and Kings Grant Road, and the Concord Road culvert by College Pond. Public/private partnerships are funded from this program and help to resolve deficient drainage systems affecting runoff from public ways through private property. Drainage funds are also used for street drainage repairs for the road paving program. The amount to be requested under this article is \$450,000. A two-thirds vote of Town Meeting is required for approval of this article.*

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 15: **APPROPRIATE FOR FIRE PUMPER TRUCK**

To appropriate a sum of money for the cost of purchasing and equipping a pumper truck for the Fire Department and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; and further, that any premium received upon the sale of any bonds or notes approved by this vote, less any premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; or take any other action relative thereto.

Article 15 Explanation: *The Fire Department has two front line pumpers and two backup pumpers, and they are used on a daily basis to respond to nearly all calls. The Department's equipment replacement plan calls for a new pumper to be purchased every five years, with the oldest being traded in. This request is to replace a 2007 pumper with 100,000 miles on it. This vehicle was purchased as a demo (first year of new emissions), and it is out of service being repaired more than it is in service. The amount to be requested under this article is \$750,000. A two-thirds vote of Town Meeting is required for approval of this article.*

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 16: **APPROPRIATE FOR DPW - DESIGN OF ROUTE 20/WELLESLEY STREET INTERSECTION IMPROVEMENTS**

To appropriate a sum of money to pay costs for design and engineering of the reconstruction of the Route 20/Wellesley Street intersection in Weston, as well as all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be transferred from available funds (free cash); or take any other action relative thereto.

Article 16 Explanation: *This article proposes funding for the planning, preliminary and final design, and construction phase services of reconstruction of the Route 20 and Wellesley Street intersection to install a traffic signal, turning lanes, and crosswalks to improve traffic and pedestrian safety within the existing pavement width. Changes to this intersection should improve access to the Town Center and circulation through the intersection of Route 20 and School Street. This project has been submitted to the MA Department of Transportation (MassDOT) requesting funding of construction costs, estimated to be more than \$1.2 million. The cost of design must be borne by the Town. The amount to be requested under this article is \$260,000.*

The Finance Committee unanimously supports adoption of this Article.

CAPITAL IMPROVEMENT BUDGET ARTICLE

ARTICLE 17: **APPROPRIATE FOR DPW – ROUTE 30 ROADWAY RECONSTRUCTION DESIGN**

To appropriate a sum of money to pay costs for design and engineering of the reconstruction of the Route 30/South Avenue roadway in Weston, as well as all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; and further, that any premium

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received upon the sale of any bonds or notes approved by this vote, less any premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c.44, §20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; or take any other action relative thereto.

Article 17 Explanation: This article proposes funding for the planning, preliminary and final design of a roadway improvement project for the entire length of Route 30 in Weston, including one 5' sidewalk along the corridor, a distance of approximately 3.7 miles. This project has been submitted to the MA Department of Transportation (MassDOT) requesting funding of construction costs, estimated to be more than \$8 million. The cost of design must be borne by the Town.

The amount to be requested under this article is \$938,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

LAND USE

ARTICLE 18: TRANSFER 0 WELLESLEY STREET TO AFFORDABLE HOUSING TRUST

To transfer the care, custody, management and control of the land shown as Lot 104 on Assessors' Map 28 (0 Wellesley Street) from the Board of Selectmen for municipal purposes, to the Board of Selectmen for the purpose of conveyance for affordable housing purposes, which may be to the Affordable Housing Trust or to another entity, and to authorize the Board of Selectmen, on such terms and conditions as it may determine, to convey all or any portion or any interest in said land for such purposes, or take any other action relative thereto.

Article 18 Explanation: This article authorizes the transfer of municipal purposes land to the Weston Affordable Housing Trust in order to facilitate the development of the parcel for affordable housing. The Affordable Housing Trust intends to develop approximately four affordable housing units on this parcel. The land is not needed for Town purposes; therefore, it is recommended that the parcel be conveyed for affordable housing purposes. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee takes no position on this Article.

BY-LAW AMENDMENT

ARTICLE 19: AMEND ARTICLE XXIII OF GENERAL BY-LAWS – REMOVE NUMBERED ROUTES FROM DESIGNATED SCENIC ROADS

To amend Article XXIII of the Town By-laws, Scenic Roads, by deleting from the list of designated scenic roads set forth below Section 5.8, "North Avenue" and "South Avenue", and further by inserting, after the words, "Boston Post Road" the following, "(excluding Route 20)"; or take any other action relative thereto.

Article 19 Explanation: This by-law amendment would remove all numbered roads from the jurisdiction of the Scenic Roads General By-law (as distinguished from what is stated in the Zoning By-law), because they were erroneously included. M.G.L. Chapter 40, Section 15C states that "a numbered route may be designated by a city or town as a scenic road if its entire length is contained within the boundaries of said city or town, and no part of said route is owned or maintained by the commonwealth." Routes 117 (North Avenue) and 30 (South Avenue) extend beyond the Weston boundaries, and Route 20 is owned and maintained by the Commonwealth. Approval of this article is necessary in order for Weston's General By-law to comply with state law.

The Finance Committee takes no position on this Article.

CITIZENS' PETITIONS

ARTICLE 20: ZONING BY-LAW AMENDMENT – REDUCE PLANNING BOARD AUTHORITY ON SCENIC ROADS (SUBMITTED BY CITIZENS' PETITION)

To amend the Weston Zoning By-Laws to eliminate Planning Board Site Plan Approval for all new or replacement single-family dwellings to be constructed on lots bounding on Scenic Roads.

This amendment will NOT affect Weston Planning Boards full jurisdiction of Scenic Roads as provided in the Weston General By-Laws and governed by Massachusetts General Laws Chapter 40, Section 15c (MGL 40-15c).

To amend Section V. B. of the Weston Zoning By-Law in order to modify Planning Board Site Plan Approval for all new or replacement single family dwellings to be constructed on lots bounding on Scenic Roads, by

1. Removing the following phrase at the beginning of the first paragraph in Section V.B.1.a:
Unless located on a lot which bounds on a Scenic Road as defined in Section II,
and
2. Removing the following subsection (b) to Section V.B.2:
b. New or replacement single family dwelling, together with accessory buildings not containing a housekeeping unit, in conformity with Section VI.F.2., which is constructed pursuant to a building permit issued on or after October 29, 1998, and which is located on a lot bounding on a Scenic Road as defined in Section II,
and
3. Removing the following definition of "Scenic Road" in Section II Definitions:

Scenic Road

Those early Town Roads and/or core transportation routes which the Planning Board has identified as best representing the historic, rural and otherwise scenic character of the Town. These roads are: South Avenue (Route 30), Boston Post Road and Boston Post Road By-Pass (Route 20), North Avenue (Route 117), Ash Street, Boston Post Road, Brown Street, Chestnut Street, Church Street, Conant Road, Concord Road, Crescent Street, Fiske Lane, Glen Road, Highland Street, Hilltop Road, Kingsbury Lane, Lexington Street, Lincoln Street, Loring Road, Love Lane, Maple Road, Merriam Street, Newton Street, Oak Street, Pigeon Hill Road, Pine Street, Ridgeway Road, Ripley Lane, School Street, Silver Hill Road, Sudbury Road, Summer Street including By-Pass, Viles Street, Ware Street, Webster Road, Wellesley Street, Winter Street.

Or take any other action in relation thereto.

Article 20 Explanation (provided by the petitioners): The petitioners assert that current Weston Zoning By-laws governing Scenic Roads affect approximately 40% of Weston homeowners. It is the position of the petitioners that the current Scenic Road Zoning By-Laws; 1) do not work as they were originally intended, 2) infringe on basic homeownership rights, 3) have negative financial impacts on Scenic Road homeowners, 4) are based on a subjective designation of "what a Scenic Road is"; and 5) stand alone in magnitude to all 350 other municipalities in Massachusetts that rely on MGL 40-15c for jurisdiction of Scenic Roads.

The petitioners believe that Scenic Road homeowners building a new home or replacement single-family dwelling on a Scenic Road are subject to an extensive and costly public approval process due solely to the "Scenic Road" designation. It is the position of the petitioners that the current Zoning By-Laws for Scenic roads are unfair to 40% of Weston homeowners, and it is time for them to be updated to a modern and FAIR standard for all Weston homeowners.

The Finance Committee takes no position on this Article.

**ARTICLE 21: AMEND GENERAL BY-LAWS TO ADD WESTON HUMAN RIGHTS POLICY
(SUBMITTED BY CITIZENS' PETITION)**

To amend the Town Bylaws by adding a new Article XXXVII, "Weston Human Rights Policy," as follows:
It is the policy of the Town of Weston that all human beings have the right to be treated with dignity and respect and given humane consideration regardless of age, gender, race, religion, national origin, sexual orientation, gender identity or expression, physical or mental ability, or other individual characteristics protected by the Constitutions and laws of the Commonwealth of Massachusetts and the United States.
This Weston Human Rights Policy shall be publicly posted on a permanent basis on the Town website, in Town Hall, at the central office of the Weston Public Schools, at each Weston public school, at the Weston Public Library, and at the Weston Police Department.

Or to take any other action in relation thereto.

Article 21 Explanation (provided by petitioners): The petitioners assert that this article would create a By-law affirming the Town's commitment to equal treatment and nondiscrimination for all people regardless of age, gender, race, religion, national origin, sexual orientation, gender identity or expression, physical or mental ability, or other individual characteristics protected under the laws of Massachusetts and the United States. The petitioners note that several other Massachusetts cities and towns have adopted this type of human rights statement. The petitioners believe that, as a matter of moral principal, Weston should be, and should declare itself to be, a community that supports these values, within the Town, within the Commonwealth of Massachusetts, and within the United States, independent of politics and political party.

The Finance Committee takes no position on this Article.

COMMUNITY PRESERVATION ACT ARTICLES

**ARTICLE 22: APPROPRIATE FOR FISCAL YEAR 2019 COMMUNITY PRESERVATION
COMMITTEE OPERATING BUDGET**

To hear and act on the report of the Community Preservation Committee on the fiscal year 2019 Community Preservation budget and to appropriate from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for fiscal year 2019; and further, to reserve for future appropriation for purposes consistent with the Community Preservation Act the amounts as recommended by the Community Preservation Committee for open space, including land for recreational use, historic resources and affordable housing; and further, to appropriate from the Community Preservation Fund a sum of money for payment of debt service on Community Preservation projects previously approved by Town Meeting, all as recommended by the Community Preservation Committee, or take any other action relative thereto.

Article 22 Explanation: The Community Preservation property tax surcharge will raise more than \$2,100,000 in fiscal year 2019, which is expected to be matched, in part, by the State. By law, a minimum of 10% of Community Preservation funds raised by the surcharge and as matching funds from the state must be spent or set aside for future spending in each of three categories: open space, which recent legislation has defined to include land for recreational use; historic resources; and community housing. The remaining 70% of available funds may be allocated to any one or a combination of the three categories, all as specified in G.L. c.44B, §5(b)(2), as most recently amended.

The administrative expense budget, limited by law to no more than 5% of annual Community Preservation Fund revenues, is estimated to be \$120,000 and is funded from the Community Preservation Fund. Any administrative funds remaining unused at the end of the fiscal year are returned to the Unallocated allocation of the Community Preservation Fund. The administrative expense budget covers the cost of a part-time staff person for the Committee and Committee expenses such as appraisal fees, legal fees, and advertising for public hearings.

The appropriation for debt service includes \$5,825 for Brook School Apartments, \$95,767 for the Weston Art and Innovation Center, and \$364,856 for Case Estates.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 23: APPROPRIATE FOR HISTORIC RESOURCES – JOSIAH SMITH TAVERN DESIGN FEES

To appropriate an additional sum of money for historic resources purposes under the Community Preservation Program to pay costs of engineering and architectural services for plans, specifications, and other predevelopment expenses for the design and construction of improvements to preserve, rehabilitate and restore the historic Josiah Smith Tavern building, located at 358 Boston Post Road, in a manner suitable for use as a restaurant and space to house local non-profit organizations, including all related incidental costs; to be spent under the direction of the Town Manager, said sum to be transferred from the Historic Resources and Unallocated allocations of the Community Preservation Fund; or take any other action relative thereto.

Article 23 Explanation: At the May 2017 Annual Town Meeting, \$630,000 was appropriated for architectural and engineering fees for a proposal put forth by the Friends of the Josiah Smith Tavern (“Friends”), a Massachusetts charitable corporation designated by the Board of Selectmen in 2016 as the preferred proponent for the re-use of the Josiah Smith Tavern, barn and connector (“Tavern”). The Friends propose to create a 105 seat restaurant in the barn, connector and tap room; to provide subsidized rental space to local nonprofit organizations; and to make the second floor ballroom of the tavern available for community and tenant use. An architect was hired, and a comprehensive analysis of the Tavern was completed, including an updated construction cost estimate. It has been determined that additional architectural and engineering fees are needed to complete design work, produce bid documents, and secure bids, and that a future construction funding request is likely projected to be in the range of \$10-11 million, based on a preliminary estimate provided by the architect, for construction costs, associated fees, and other project-related expenses. The amount to be requested under this article is \$200,000.

The Finance Committee takes no position on this Article.

ARTICLE 24: APPROPRIATE FOR LAND FOR RECREATIONAL USE – WALKWAY ON MERRIAM STREET

To appropriate a sum of money for land for recreational use under the Community Preservation Program for the construction of a walkway on Merriam Street for recreational purposes, including all related incidental costs; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocation of the Community Preservation Fund; and, further, to authorize the Board of Selectmen to acquire, by purchase, gift or eminent domain, fee or easement interests as may be required to create said walkway or foot path, or take any other action relative thereto.

Article 24 Explanation: Walkways and sidewalks provide safe recreational opportunities and connections to open space, land for recreational use and recreational facilities. Studies have shown that there exists a positive relationship between the existence of walkways and the use of the same for recreational activities as well as the general health benefits of activities such as walking and running. CPA funds for conceptual design of approximately ½ mile of walkway/sidewalk on Merriam St., a priority identified in the Traffic and Sidewalk Committee’s 2010 Master Plan, were appropriated in December 2014, and CPA funds of \$30,000 and \$25,000 for final design of this walkway were appropriated at May and November 2016 Town Meeting, respectively. This is a construction funding request.

This is a multiyear project with CPA funding requests for other priorities identified in the Master Plan expected in subsequent years. The amount to be requested under this article is \$700,000.

The Finance Committee takes no position on this Article.

ARTICLE 25: APPROPRIATE FOR LAND FOR RECREATIONAL USE – ASH STREET WALKWAY DESIGN FEES

To appropriate a sum of money for land for recreational use under the Community Preservation Program for the design of a walkway on Ash Street for recreational purposes, including all related incidental costs; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

2018 ANNUAL TOWN MEETING

Article 25 Explanation: Walkways and sidewalks provide safe recreational opportunities and connections to open space, land for recreational use and recreational facilities. Studies have shown that there exists a positive relationship between the existence of walkways and the use of the same for recreational activities as well as the general health benefits of activities such as walking and running. CPA funds in the amount of \$30,000 for conceptual design of approximately ½ mile of walkway/sidewalk on Ash St., a priority identified in the Traffic and Sidewalk Committee’s 2010 Master Plan, were appropriated in November 2016. Funds requested under this article would be spent on the final design of this walkway and would enable a construction funding request at a subsequent Town Meeting.

This is a multiyear project with CPA funding requests for other priorities identified in the Master Plan expected in subsequent years. The amount to be requested under this article is \$75,000.

The Finance Committee takes no position on this Article.

ARTICLE 26: APPROPRIATE FOR LAND FOR RECREATIONAL USE – RAIL TRAIL

To appropriate a sum of money for recreation purposes under the Community Preservation Program to pay costs of constructing parking, access, amenities, screening, and signage for the Mass Central Rail Trail – Wayside, to be developed along the abandoned rail line in Weston, said trail shown generally on a plan on file with the Town Clerk, including all related incidental costs; to be spent under the direction of the Town Manager, said sum to be transferred from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 26 Explanation: The Massachusetts Department of Conservation and Recreation, which holds a 99 year lease on 23 miles of former railroad corridor from Berlin to Waltham, and Eversource, which has the right to access and service its power lines within the corridor, intend to construct a 10 foot wide paved multi-use trail in Weston. This request will fund construction of parking; access elements; signage; high priority screening; and bike racks, benches, and other amenities. \$73,000 to design these features was approved at the November 2017 Town Meeting. The amount to be requested under this article is \$437,000.

The Finance Committee takes no position on this Article.

ARTICLE 27: APPROPRIATE FOR LAND FOR RECREATIONAL USE – CASE PARK

To appropriate a sum of money for land for recreational use under the Community Preservation Program for the rehabilitation of Case Park, located at the intersection of School Street and Wellesley Street, for recreational purposes, including all related incidental costs; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 27 Explanation: Case Park is a 1.5 acre parcel in the geographic center of Weston which was gifted to the Town in 1946 by Marian and Louisa Case. A planting study was conducted on the property in 2016 and 2017 with CPC administrative funds. Weston’s Tree Advisory Group proposes to rehabilitate the park including removing dead and dying trees and shrubs and compacted topsoil crust, enriching the soil with compost and mulches, installing irrigation heads, and planting native species chosen for long-lasting ecosystem value and low-maintenance. The amount to be requested under this article is \$45,117.

The Finance Committee takes no position on this Article.

ARTICLE 28: APPROPRIATE FOR COMMUNITY HOUSING – REGIONAL HOUSING SERVICES OFFICE & HOUSING TRUST STAFF SUPPORT

To appropriate a sum of money for community housing purposes under the Community Preservation Program in order to provide funds needed to participate in a regional housing services office and for staff assistance for the creation, preservation, and support of community housing; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Community Housing allocation of the Community Preservation Fund; or take any other action relative thereto.

2018 ANNUAL TOWN MEETING

Article 28 Explanation: *Weston collaborates with the Towns of Acton, Bedford, Burlington, Concord, Lexington, and Sudbury to provide a regional housing services office (“RHSO”), which is currently housed in Concord. Professional staff with expertise in affordable housing offer a variety of services related to lottery, monitoring, administration of the subsidized housing inventory, and consultation on specific projects. In addition, staff support is provided through the RHSO for the Weston Affordable Housing Trust. The amount to be requested under this article is \$28,000.*

The Finance Committee takes no position on this Article.

And you are to serve the warrant by posting attested copies thereof at the Town Hall, the Police Station, the Public Library, the Transfer Station and on the kiosk at the front of the Weston High School on Wellesley Street by the gymnasium, seven days at least before the time appointed for said meeting.

Hereof fail not to make due return of this warrant with your doings thereon to the Selectmen at the time and place of said meeting. Given under our hands April 3, 2018.

Harvey R. Boshart
Douglas P. Gillespie
Christopher E. Houston
Selectmen of the Town of Weston

Have questions on Town Meeting procedure or what Town Meeting is?

Visit www.weston.org/TownMeeting for details

6:30 to 6:45 p.m. – Ask the Moderator: Town Meeting Orientation

Come meet with the Moderator in the High School Auditorium to get answers to any questions you have about Town Meeting and procedures.

Please remember to allow enough time to check-in and to receive your exclusive use voting handset before the start of Town Meeting

NEW for 2018 – the Council on Aging is offering rides to Town Meeting for residents aged 60+

Call 781-786-6280 to make arrangements