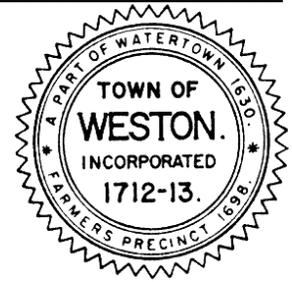

WARRANT FOR SPECIAL TOWN MEETING November 27, 2018



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 Senior High School at 444 Wellesley Street in said Town on Tuesday, the twenty-seventh day of November 2018, at 7:00 o'clock p.m., to act upon the following articles:

CONSENT AGENDA (ARTICLES 1-4)

ARTICLE 1: AMEND FISCAL YEAR 2019 OPERATING BUDGET

To amend the following line items in the Fiscal Year 2019 Operating Budget adopted under Article 2 of the 2018 Annual Town Meeting:

	<u>Changing From</u>	<u>Changing To</u>	<u>Difference</u>
Board of Health - Salaries	\$264,518	\$274,518	\$10,000
Insurance-Property & Liability	408,100	398,100	(10,000)

Or take any other action relative thereto.

Article 1 Explanation: The Board of Health is requesting \$10,000 to provide for additional hours of Public Health Nursing service. The Board of Health experienced three major changes in FY 2019. The first was a 14-week staff shortage due to a medical leave. The second is due to a major change in the Camp Regulations which became effective in March of 2018 requiring the services of a registered medical health professional to properly review records and enforce the medical portion of the Minimum Standards for Recreational Camps for Children (State Sanitary Code Chapter IV) 105 CMR 430.00. Finally, the Town is required to provide additional administrative support under a new MDPH requirement on vaccinations given during the year for the MA Immunization Information System, MIIS. This allows records to be filed with the Insurance Companies to receive reimbursement for providing the vaccine.

ARTICLE 2: AMEND FISCAL YEAR 2019 BROOK SCHOOL ENTERPRISE BUDGET

To amend the following line item in the Fiscal Year 2019 Brook School Enterprise Budget adopted under Article 13 of the 2018 Annual Town Meeting, by appropriating additional funds from retained earnings or otherwise as follows:

	<u>Changing From</u>	<u>Changing To</u>	<u>Difference</u>
Expenses	\$383,250	\$419,250	\$36,000

Or take any other action relative thereto.

Article 2 Explanation: This article transfers additional funds to the Expenses appropriation to cover the cost of unanticipated management consultant expenses. Preliminary retained earnings in the Brook School Enterprise Fund as of June 30, 2018 is \$215,379.

ARTICLE 3: 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 and related costs, to be spent under the direction of the Town Manager, the money so appropriated to be transferred from Free Cash or 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 3 Explanation: This request is a special request to replace a 2008 pumper which has significant frame deterioration and other motor problems which the department is spending more money to repair than the truck is worth. The amount to be requested under this article is \$500,000. A two-thirds vote of Town Meeting is required for approval of this article if raised by borrowing.

ARTICLE 4: MEMORIAL DAY COMMITTEE

To delete Section 16 of Article II of the By-laws of the Town of Weston and replace it with the following:

There shall be a Memorial Day Committee of three (3) members to be appointed by the Moderator to implement and oversee the Town's Memorial Day activities. In appointing members to the committee, the Moderator shall seek, but not be limited to, members from groups representing school parents, the Scouts BSA and Girl Scouts of the USA (or successor organizations), and veterans. Members shall be appointed by the Moderator to initial terms of one, two and three years, and thereafter for terms of three years; provided, further, that the vote taken hereunder shall supersede any previous votes establishing a Memorial Day Committee in the Town; or take any other action relative thereto.

Article 4 Explanation: The existing structure for the Memorial Day Committee has had challenges in finding suitable members because each year the moderator needs to appoint the committee and there has been insufficient buy-in from constituent groups traditionally involved in the Memorial Day parade. This new authority calls for three-year terms and specifically requires consultation with groups representing school parents, scouts and veterans.

ARTICLE 5: APPROPRIATE FOR TOWN CENTER IMPROVEMENTS – MASTER PLAN

To appropriate an additional sum of money to pay construction costs for physical improvements to the Town Center, generally located along Boston Post Road between Linwood Avenue and School Street, along Church Street between Boston Post Road and Town House Road, and along Town House Road, including reconstruction and repaving of the roadway and improvements required for handicapped accessibility as well as improvements to streetscape design matters such as reduction of pavement, increased green space, improved pedestrian safety and aesthetics, and more organized parking, and all other incidental and related costs; 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; provided that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder in accordance with M.G.L. Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or take any other action relative thereto.

Article 5 Explanation: The Board of Selectmen, working with the Town Center Planning Committee, is proposing to construct physical improvements to Weston's Town Center, including level-service improvement and new streetscape design; lighting; paving; pedestrian safety; traffic; and parking. The intent of the level-service improvements is to improve the quality of the roadway surface and enhance drainage and pedestrian and vehicular safety. The intent of the urban design masterplan is to create public spaces that are historically sensitive; that are contextual to the existing street scale; that enhance public safety; that improve the economic viability of local businesses; and that make the Town Center more robust and a desirable destination for Weston citizens. The improvements being proposed under this article include: reconstruction and repaving of the roadway, drainage enhancements, improvements required for handicapped accessibility, improvements to sidewalks and streetscape elements, including reduction of pavement, increased green & open space, improved pedestrian safety, better-organized parking and streetscape aesthetics that compliment Weston's Town Center village character. The estimates for this project are roughly \$6.8 million and the Town is currently seeking bids for this work. A two-thirds vote of Town Meeting is required for approval of this article.

ARTICLE 6: APPROPRIATE FOR TOWN CENTER IMPROVEMENTS – BURY UTILITIES

To appropriate an additional sum of money to construct physical improvements to the Town Center, generally located along Boston Post Road between Linwood Avenue and School Street, along Church Street between Boston Post Road and Town House Road, and along Town House Road, including burying of the utility wires and other infrastructure, and all other incidental and related costs; 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; provided that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder accordance with M.G. L. Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or take any other action relative thereto.

Article 6 Explanation: If Article 5 is approved, a motion will be made under this Article to determine if Town Meeting will appropriate additional funds to place all utilities, currently on utility poles, underground. The design work contemplated under this article would fully coordinate with the level-service and master plan design referenced in Article 5. The estimates for this phase of the project are between \$5 and \$6 million and the Town is currently seeking bids for this work. A two-thirds vote of Town Meeting is required for approval of this article.

ARTICLE 7: APPROPRIATE FOR CASE HOUSE REHABILITATION- CONSTRUCTION FUNDS

To appropriate a sum of money for the preservation, restoration and rehabilitation of the Case House School Administration Building, including site preparation, demolition, construction, and all other incidental and related costs; to be spent under the direction of the Town Manager, and to determine whether this amount shall be raised by taxation, borrowing, transfer from available funds, or otherwise provided and to authorize such 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; provided that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder accordance with M.G. L. Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, or take any other action relative thereto.

Article 7 Explanation: The Case House School Administration Building requires significant systems, handicap access, and general operational layout upgrades in order to produce a code compliant, efficient office building within a historical context. \$270,000 was voted at the May 2016 Annual Town Meeting for design fees for this project with an additional \$27,000 in design fees for restoration and historic preservation design funds voted at the November 2016 Special Town Meeting. The amount to be requested under this article is \$7,800,000. A two-thirds vote of Town Meeting is required for approval of this article.

ARTICLE 8: APPROPRIATE FOR HISTORIC RESOURCES – 71 Lexington Street (John Warren House)

To appropriate a sum of money and to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise for historic resource purposes under the Community Preservation Program the fee or other interests, which may be a historic preservation restriction, on all or a portion of the property known as 71 Lexington Street, containing .22 acres, more or less, in the Town of Weston, Massachusetts, and shown as Assessors Map14 Block 51, and more fully described in deeds recorded in the Middlesex South Registry of Deeds in Book 66183, Page 341, said restriction to be held, managed and controlled by the Historical Commission and/or Board of Selectmen; said sum to be transferred from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 8 Explanation: The purpose of this article is to purchase a historic preservation restriction on the John Warren House located at 71 Lexington Street, which is a highly visible house dating from the very first part of the Town's history and one of only 3 surviving First Period houses in Weston. The three sides of the house visible from the street, as well as certain interior features, will be preserved in perpetuity by this restriction. The amount to be requested under this article is \$81,000.

ARTICLE 9: APPROPRIATE FOR HISTORIC RESOURCES – 120 Summer Street (Lilac House)

To appropriate a sum of money and to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise for historic resource purposes under the Community Preservation Program the fee or other interests, which may be a historic preservation restriction, on all or a portion of the property known as 120 Summer Street, containing 1.38 acres, more or less, in the Town of Weston, Massachusetts, and shown as Assessors Map 34 Block 11, Lot 71 and more fully described in deeds recorded in the Middlesex South Registry of Deeds in Book 64896, Page 102, said restriction to be held, managed and controlled by the Historical Commission and/or Board of Selectmen; said sum to be transferred from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 9 Explanation: The purpose of this article is to purchase a historic preservation restriction on the Lilac House located at 120 Summer Street, which forensic examination dates to the 17th century. The Lilac House is one of only 3 First Period houses extant in Weston. The 17th-century massing, three sides of the house including the façade along Summer Street, and many important interior details will be preserved in perpetuity by this restriction. The amount to be requested under this article is \$251,000.

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, fourteen 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 October 23, 2018.

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

PLEASE BRING THIS WARRANT WITH YOU TO TOWN MEETING

HAVE QUESTIONS ON TOWN MEETING, PROCEDURES, OR THE WARRANT ARTICLES?

Visit www.weston.org/TownMeeting for details

LAST DAY TO REGISTER TO VOTE FOR TOWN MEETING IS NOVEMBER 16TH

Register online or in person in the Town Clerk's Office at Town Hall. Voters must be registered in Weston. See www.weston.org/Voting for additional information.

ASK THE MODERATOR: TOWN MEETING ORIENTATION

Meet with the Moderator in the High School Auditorium from 6:30 to 6:45 p.m. to get answers to any questions you have about Town Meeting and procedures.

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