

**Minutes of Regular Meeting  
Select Board  
Thursday, January 23, 2020  
Select Board’s Meeting Room – Town Hall  
Called to Order at 7:00 p.m.**

Present were Board members Laurie Bent and Christopher Houston, Chair. Also present were Assistant Town Manager/Human Resources Director Lisa Yanakakis and Recording Secretary Kara Fleming. Videographer – Brian Muldoon, Weston Media Center

**Item 1 – Resident Comments**

There were none.

**Item 2 - Approve Interest-Free Loans from MWRA: 1) Lead Removal and 2) Wireless Water Meter Systems and Mains**

Members from the Public Works Department, the Finance Director, and the Treasurer/Collector prepared applications for two 10-year interest-free loans from the Massachusetts Water Resource Authority (MWRA). The applications are for 1) the Removal of Lead Links from the Town’s Water Distribution System, \$160,000; and 2) Water Main Replacements on Lantern Lane and Old Coach Road, and the Wireless Meter Reading System, \$1,507,997.

**MOTION:** Ms. Bent moved to approve the sale of the \$160,000 Water Bond of the Town dated February 24, 2020, to the Massachusetts Water Resources Authority (the “Authority”) and the Town Treasurer or other authorized Town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on February 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>	<u>Year</u>	<u>Installment</u>
2021	\$16,000	2026	\$16,000
2022	\$16,000	2027	\$16,000
2023	\$16,000	2028	\$16,000
2024	\$16,000	2029	\$16,000
2025	\$16,000	2030	\$16,000

And Further: that each member of the Select Board, the Town Clerk, the Town Manager and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing vote.

**MOTION:** Ms. Bent moved to approve the sale of the \$1,057,997 Water Bond of the Town dated February 24, 2020, to the Massachusetts Water Resources Authority (the “Authority”) and the Town Treasurer or other authorized Town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on February 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>	<u>Year</u>	<u>Installment</u>
2021	\$105,799.70	2026	\$105,799.70
2022	\$105,799.70	2027	\$105,799.70
2023	\$105,799.70	2028	\$105,799.70

2024	\$105,799.70	2029	\$105,799.70
2025	\$105,799.70	2030	\$105,799.70

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Seconded by Mr. Houston. **Approved unanimously.**

**Item 3 – Update on Potential Zoning By-law**

Al Aydelott, Alicia Primer, and Stephen Oppenheimer, of the Planning Board, and Imaikalani Aiu, Town Planner

Planning Board member Ms. Susan Zacharias called into the meeting.

Mr. Houston introduced former Planning Board chairman Mr. Aydelott as the Planning Board’s appointed liaison to work with the Silver Hill Group in developing a zoning by-law amendment. Mr. Aydelott has met with the Town Planner, Town Counsel, the developer, and the neighborhood group to redevelop the petitioned Transit-oriented Senior Development zoning by-law that was heard by the December 3, 2019 Special Town Meeting but failed to garner 2/3rds majority vote to pass. He is working towards addressing the goals of the neighborhood and reconciling those with the concerns of the Planning Board. Mr. Aydelott did not wish to get into the details of his discussion with the neighborhood to date, but believes he is close to a resolution where the Planning Board can be a sponsor of the by-law amendment for a Town Meeting warrant article. He said he will discuss the details with the Planning Board at its regular meeting next week. Mr. Houston said while there is positive momentum forward, there is a developer who has a comprehensive permit for a 10-unit project and can file for a building permit at any time, which is why there is some urgency to this matter. The developer has expressed some frustration at the length of time it has taken to get to this point and would like to have the matter resolved as quickly as possible, which is why Mr. Houston is interested in calling a Special Town Meeting as soon as possible.

The Select Board and the Planning Board discussed the matter the path and timeline forward:

- the Planning Board will need to hear and discuss the details of the amendment during its open meeting and decide if they will support it
- if they decide to support it, refer it back to the Select Board for inclusion in the Town Meeting warrant
- the Select Board calls a Special Town Meeting and votes to refer it to the Planning Board for a public hearing and recommendation to the Moderator
- the public hearing is scheduled and held
- the warrant is prepared and mailed

**Meeting adjourned at 7:55 p.m.**

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Laurie A. Bent  
Clerk

*Note: A copy of all documents, explanatory material, and exhibits presented to and used by the Select Board as part of this meeting are attached to the approved minutes.*