

**Minutes of Regular Meeting  
Select Board  
Tuesday, January 26 2021  
Remote Online Meeting (Meeting ID 846 6634 4292)  
Called to Order at 7:00 p.m.**

Remotely participating were Board members Harvey Boshart, Christopher Houston, and Laurie Bent, Chair. Also present were Town Manager Leon A. Gaumond, Jr., Assistant Town Manager/Human Resources Director Lisa Yanakakis, and Recording Secretary Kara Fleming.

Ms. Bent called the remote meeting to order and read the following:

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings in the Town of Weston will be conducted via remote participation to the greatest extent possible. We will strive to provide access to such meetings via a link to call in, or other similar option. In the event we are unable to accommodate the same, despite best efforts, we will post recorded sessions of the meeting as soon as possible following the same. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.*

**Resident Comments**

Philip and MaryJane Sarocco 745 Boston Post Road, represented by Attorney Benjamin Tyman.

Attorney Tyman made a brief statement for the purpose of a status update to the Select Board and public regarding 751 Boston Post Road 40B project. Attorney Tyman stated that Town Counsel and Developer Counsel have been meeting and transparency of these meetings is appreciated. Mr. Gaumond requested that Attorney Tyman send the comments via email.

**Joint Meeting with Board of Library Trustees to Appoint New Trustee**

Julie Panagakos, Chair of Library Trustees, nominated Christopher Welles to fill a vacancy left by Dee Friberg. Eight candidates came forward and Chris was selected due to his desire to connect the public with the Library's many offerings. Chris is focused on outreach and his goal is to connect all Weston families to the library. Ms. Bent applauded all the candidates and highlighted the exceptional qualifications of each candidate.

**MOTION:** Mr. Houston moved to appoint Christopher Welles to the Board of Library Trustees to fill the vacancy of Dee Freiberg for a term ending at the conclusion of the 2021 Annual Town Meeting. 2<sup>nd</sup> by Mr. Boshart **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously**

**Roll call vote:** Julie Panagakos, Emily Hudson, Linda Delaney, and Susan Scott of the Board of Library Trustees voted in the affirmative. **Approved unanimously.**

**Riverside Road Proposal, Zoning Amendment Kevin Sheehan**

Kevin Sheehan, on behalf of Greatland Realty Partners.

Mr. Sheehan is introducing a proposed zoning amendment on behalf of property owners of Riverside Road.

Greatland Properties has developed properties throughout the estate of Massachusetts. The Riverside Road project is comprised of two properties totaling 16 acres located at Rt 9 and Rt 95; the surrounding

infrastructure includes Riverside MBTA station, and Leo J Martin Golf Course. The acquiring of the property has been in process for one year. During the planning process, he has worked with the ZBA and local neighbors. The acquisition is complete. The substance of the zoning amendment is to allow Life Science companies on the property. Historically, the use has been for Liberty Mutual.

On site, there are 226,479 total square feet and multiple building which have been built on the property over time. The buildings are currently vacant. The proposal includes developing a campus that includes upgrades and benefits to tenants and the surrounding community. The campus plan includes both building new office space of similar size and improving current structures. The increase of square footage is approximately 50,000 sq. feet total across the site. A fitness facility and upgraded outdoor space are a part of the plan. Accommodating between 800 and 1200 people are a part of the plan proposal. The lab space construction requires a zoning amendment. In terms of aesthetics the plan is to integrate the outdoor landscape into the building structure. A total of 849 parking spaces exist today and are part of the plan.

Sustainability is a priority. To minimize traffic impact, bike storage and shuttle service to the MBTA is part of the plan. An onsite cafeteria and fitness center are on-campus. Creating sidewalks and routing traffic away from neighborhood streets are planned. Meetings with both neighbors and the Traffic and Sidewalk Committee are taking place. A one-million-dollar escrow fund has been created for improvements to the Park Road area.

In addition to Planning Board public hearing in February/March 2021, next steps include formal submission in January 2021 and amended Development Agreement in Q1 2021. After Town Meeting Approval, there will be a Site Plan Review (Planning Board) in Summer 2021 and Special Permit (ZBA) in Summer 2021. Fall 2021 is the target date for the Building Permit.

Ms. Bent inquired about conservation and sustainability by asking is solar, low impact lighting, and debris recycling part of the plan? Ms. Bent encouraged developing smart and efficient, net zero energy construction. Mr. Sheehan stated that he is in agreement. Sustainability is a priority in the design process. Potential Life Science tenants are not confirmed; however, it is a fast-paced growing industry with much demand for space. Ms. Bent inquired about Hazardous materials. Any use will comply with regulations. A typical lab user is classified as a “BSL -2” Bio Safety level 2, and all of the waste is required to be neutralized and separated.

Alicia Primer, of the Planning Board, discussed the importance of integrating housing into the site. Jim Ward, Zoning Attorney highlighted under 40A section 5 provides many ways to apply for a zoning amendment. In this instance, the owner of the land is applying for the petition. The current property is zoned as business and commercial. Neither zone permits lab use, hence the zoning amendment process. Housing is not part of the current plan. Resident, Nancy Loeber of 36 Tamarack Road is part of the neighborhood association and has been working with Greatland for the last six months regarding the escrow. Ms. Loeber commented that Greatland has been open about the rezoning plans and the neighborhood association supports the current plan. Ms. Loeber further commented that the housing suggestion is a new development. Mr. Boshart encouraged neighbor input.

**MOTION:** Mr. Boshart moved to submit petition by Greatland Partners to the Planning Board for Public Hearing pursuant to MGL 40A Section 5. 2<sup>nd</sup> by Mr. Houston **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously**

## Bond Sale

### Leon Gaumond, Town Manager and Zoe Pierce, Treasurer

Ms. Pierce commented that Wednesday the 20<sup>th</sup> was the bond sale. Six bids came in and 4 of which were under 1.225 true interest cost. Fidelity Capital Markets was the winning bidder. The bonds went out at \$8,310,100. There was no short-term borrowing. Finance Director Susan Kelley commented that the true interest cost was 1.225. The bonds are in high demand and rates were incredible. Next year will be potential refunding FY12 bonds, contingent on interest rate as a cost savings measure.

**MOTION:** Mr. Houston that the sale of the \$8,310,000 General Obligation Municipal Purpose Loan of 2021 Bonds of the Town dated January 28, 2021 (the “Bonds”) to Fidelity Capital Markets, a Division of National Financial Services LLC at the price of \$9,703,408.14 and accrued interest is hereby approved and confirmed. The Bonds shall be payable on January 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Int. Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Int. Rate</u>
2022	\$615,000	5.00%	2035	\$160,000	2.00%
2023	610,000	5.00	2036	165,000	2.00
2024	600,000	5.00	2037	115,000	2.00
2025	600,000	5.00	2038	115,000	2.00
2026	600,000	5.00	2039	115,000	2.00
2027	595,000	5.00	2040	115,000	2.00
2028	595,000	5.00	2041	115,000	2.00
2029	590,000	5.00	2042	95,000	2.00
2030	590,000	5.00	2043	95,000	2.00
2031	585,000	4.00	2045	190,000	2.00
2032	160,000	3.00	2048	285,000	2.00
2033	160,000	2.00	2051	285,000	2.00
2034	160,000	2.00			

Further Voted: that the Bonds maturing on January 15, 2045, January 15, 2048 and January 15, 2051 (each a “Term Bond”) shall be subject to mandatory redemption or mature as follows:

Term Bond due January 15, 2045

<u>Year</u>	<u>Amount</u>
2044	\$95,000
2045	\$95,000 Final Maturity

Term Bond due January 15, 2048

<u>Year</u>	<u>Amount</u>
2046	\$95,000
2047	\$95,000
2048	\$95,000 Final Maturity

Term Bond due January 15, 2051

<u>Year</u>	<u>Amount</u>
2049	\$95,000
2051	\$95,000
2051	\$95,000 Final Maturity

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated January 13, 2021, as supplemented January 19, 2021, and a final Official Statement dated January 20, 2021 (the “Official Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.  
Further Voted: that the Town Treasurer and the Select Board be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and to comply with relevant securities laws.

Further Voted: that any certificates or documents relating to the Bonds (collectively, the “Documents”), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a “.pdf” file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures.

Further Voted: that each member of the Select Board, the Town Clerk 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 votes.

Seconded by Mr. Boshart **Roll call vote:** Mr. Houston, Mr. Boshart and Ms. Bent voted in the affirmative. **Approved unanimously**

**MOTION:** Mr. Houston moves that the sale of \$251,000 water bond dated February 22, 2021 to MWRA be approved and Town Treasurer are authorized to execute on behalf of the Town as described and set forth by January 26<sup>th</sup> 2021 document from the Town Treasurer. 2<sup>nd</sup> by Mr. Boshart **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously**

### **Land’s Sake Lease**

**Pam Hess Executive Director of Land’s Sake Farm, Beth Marshdoyle Board President Land’s Sake Farm, Chris Sanzone, Vice President Land’s Sake/ Legal Counsel**

Ms. Hess introduced Chris Sanzone, to propose amendments to the Lands Sake Farm long-term lease which was established in 2018. Mr. Sanzone outlined the following lease amendments:

- On page one, it is proposed to add both a date and Land’s Sake Farm address & name on lease.
- In section 10.6 “Reciprocal Right to Terminate”, Mr. Sanzone requested to remove this section from the lease

The proposed amendments have been shared with Town Council and Mr. Gaumond. Ms. Bent clarified that the request does not change the lease term. Rather the amendments provide for a more certain future for Land's Sake Farm, which thus allows for both improvements and the ongoing capital campaign.

**MOTION:** Mr. Houston moves to approve and execute first amendment to farm lease with respect to Land's Sake property lease as presented by Town Counsel. 2<sup>nd</sup> by Mr. Boshart Ms. Bent clarified that the changes are removing the provision that either party can terminate, inserting the date of the Lease, and also the Land's Sake name and address will be added to the lease. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously**

### **Special Act for Town Caucus and Early Voting for Town Election**

#### **Leon Gaumond, Town Manager**

Mr. Gaumond introduced the discussion as a further conversation regarding the annual election and Town Meeting. Ms. Deborah Davenport, Town Clerk, reviewed Attorney Goldberg's language and agrees with what was presented. Mr. Houston's concern is the caucus requirement to gather in-person. An additional concern was the number of signatures needed for nomination papers, should the signature requirement be limited to ten verse the current 50 signature requirement. Mr. Houston reviewed the language in further detail. From a public health standpoint, the signature requirement which was established in the pandemic should remain at ten. Ms. Bent added that a lower signature threshold allows more people to run for office. Mr. Gaumond asked Ms. Davenport if increased candidates creates cause for a primary. Ms. Davenport responded that there is not a candidate limit.

Ms. Mary Ellen Sykes commented in support of keeping signature requirement at 50 and offered to help collect signatures.

**MOTION:** Mr. Houston moves to approve the special act to be forwarded to state delegation provided it be revised to include a signature requirement of ten or more signatures for nomination papers. 2<sup>nd</sup> by Mr. Boshart **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously**

Mr. Houston proposed tentative dates for outdoor Town Meeting of May 15 and election on May 8. A formal vote will take place at a future Select Board meeting. Mr. Houston and Ms. Bent expressed support of continued early voting.

### **Town Manager Proposed Fiscal Year 2022 Budget**

#### **Leon Gaumond and Susan Kelley, presented the FY 2022 proposed Budget.**

Mr. Gaumond discussed the revenue projection, there is a 5.1% increase in revenue. Which equates to \$4.4 million dollars over the current year. Each department was asked to prepare a level service budget with a separate request for anything outside of level service. The budget comparison page revealed relatively minimal changes. Each department budget within Town Wide operations is at an average of a 2.5% increase, School Department came in at 2.8% increase, and all numbers combined the operation budget is at 2.98% increase. One request that appears on the budget is a \$1.8 million request for DPW construction of Public Ways. Overall total budget comes out at approximately Cash Capital is \$634,000. Total budget presented is \$91 million (outside of debt). A request for an increase in road maintenance was included as was

The Fiscal Year 2022 recommended budget for Municipal Departments, Unclassified expenses, Reserves, the Superintendent's proposed School Department budget totals

\$88,270,143 which is a \$2,560,902 or a 2.98% increase over the Fiscal Year 2021 appropriated budget.

The budget increase includes roughly \$1.2 million in additional school expenses, roughly \$776,000 in insurance/fringe benefit/non-excluded debt increases (i.e. fixed costs), and roughly \$586,000 in additional town expenses. Please refer to the FY22 Town Manager's Recommended Budget for the line item explanation.

Every year there are additions to level service proposed because of increased demand for services, and Fiscal Year 2022 is no exception. Below are some of the new budget initiatives found in the Fiscal

Year 2022 budget.

DPW - Roadway Maintenance – \$318,000

In the past, the Town had not kept up with roadway maintenance and repaving efforts. Systems and adjacent sidewalks at the same time. In 2014, a Pavement Management Study concluded that about \$1.5 million is needed annually to keep up with proper maintenance of Town roadways; however, this amount will not fund what is needed to “catch up” with past underfunding. In the last several years, the Town has increased the amount of Town funding to be combined with State Chapter 90 funds to meet the Town's road needs. Last year, due to COVID budget concerns, the road budget was reduced significantly in a budget compromise. This year sees an increase in funds but it is short of what would have been planned had it not been for the reductions last year. Improvement of roadways is a high priority of the Board of Selectmen.

DPW – Bombardier Sidewalk Plow – \$160,000

This piece of equipment was requested in last year's budget however it was not funded in the compromised budget. This piece will allow the DPW to do a better job of plowing the Town's sidewalks.

Information Technology – Network Administrator Hours – \$20,000

This is the only personnel addition in my FY22 recommended Town Manager Budget. With all the cyber threats and the set-up and upkeep of remote access for employees, added/updated software programs for various departments, IT needs additional help. To accomplish this, I am proposing increasing the current .8 FTE Network Manager a 1.0 FTE next year to support the needs of the Town. This would allow for the currently benefit-eligible position to be salaried and will eliminate any need to pay overtime.

Information Technology – Software Maintenance – \$24,378

COVID/remote work/Security concerns have seen an increase in demand for IT software over last year. This request includes items such as GoToAssist, Zoom, Cerdant Network Monitoring, among other software and services.

Conservation – Case Estates/Legacy Trail Land Management - \$6,000

The Conservation Commission has made the case for additional resources for the maintenance of the Case Estates land. Since the Town acquired the property, we have struggled to keep up with the ongoing maintenance and vegetation controls.

Finance – Amazon Business Prime - \$1,299

While many suppliers were out of stock of crucial PPE and other related supplies, the Town was able to utilize Amazon's fast and often free shipping to save money and time ordering these products. Amazon Business Prime has been used across several Town departments for almost a full year and the Town will monitor the savings and benefits of this service to measure its value in future years. Even though this is a modest amount I felt it was important to detail this as an additional request

Over \$400,000 in new requests from Fire, IT, and Police were not brought forward in the FY22 budget. If the revenue picture improves, perhaps the request could be reconsidered.

It is proposed that department operating budgets will fund the following projects; DPW Road Improvements, guardrail construction and equipment, the Middle School RTU-3 HVAC replacement and the facility improvements, replacement of Police Department equipment. In addition, the School department includes school bus replacement.

The debt projects total \$2.1 million and include drainage improvement, and High School roof replacement and 20-year fire engine pumper replacement. Enterprise funds, totals \$100,000 to maintain water infrastructure and Brook School Apartments repairs and maintenance.

The water main rehab program will be debt funded by water revenue. Policy goals have been met regarding balance of stabilization fund, and amount reserved in free cash account. Policy goals have not been met for Post-Employment Benefits reserve, however goal will be met in FY22.

Mr. Gaumont addressed how the FY22 Budget aligns with the Select Boards stated priorities. The following have been made a priority, \$318,000 has been allocated to accelerate roadway maintenance. Design of Town Center Planning design improvement, Josiah Smith Tavern construction completion, Progress toward Transportation improvement project (TIPS) for Route 20 and Route 30 projects and Improvement of cell phone service and coverage.

Outstanding variables include: union negotiations, state and school aid, COVID expense reimbursement/aid, and new construction receipts.

2021 financial initiatives include, department operating studies, performance measurement program, financial modeling program and more robust capital planning strategy.

Ms. Bent asked about the 2020 budget “wish-list” items that were postponed. Mr. Gaumont responded that a request for Case Estate and Legacy Trail additional funds were deferred. Also deferred were a Bombardier, Recreation Vehicle, Firefighter, and Sustainability Coordinator which are included in FY22.

Mr. Houston expressed concern with funding for roads and would like to increase road maintenance funding to two million which is in accordance with the established plan. Mr. Gaumont responded that the amount was set to \$1.8 million due to concerns about revenues.

Mr. Boshart commented that the Library has a \$20,000 expense which is surprising as the library has not been as active compared to prior years. Mr. Boshart asked about cost reductions. Mr. Gaumont responded that the \$20,000 expense reflects mandated certification costs. The Library has implemented curbside pick-up and delivery. Mr. Gaumont met with departments to discuss budget reductions of five percent. For example, for the Library to accomplish a 5% budget reduction, reduced service hours may be required.

Ms. Bent asked if the pandemic lead to unanticipated budget costs or savings. Ms. Bent expressed support for funding road improvements as it is a stated and agreed upon priority to have roads at 70 or higher by 2028. Mr. Gaumont stressed that the budget will be further refined, as meetings with the finance committee are scheduled. Mr. Gaumont and Mr. Houston agreed that additional road work is required before beginning a road analysis to determine if 2028 road maintenance goal is being met.

John Sallay inquired about the tax implications of the proposed budget specifically why the property tax levy 6.9% increase outpaces the budget increase of 3%. Susan Kelley responded that this is due to revenue decrease, however a clearer picture of revenue will be available in May when FY21 revenues and GIC rates are more clear.

## **Affordable Housing Trust Appointment of Associate Members**

### **Ken Newberg, Affordable Housing Trust**

Mr. Newberg and Ms. Fleming provided background on both the selection process and Affordable Housing Trust candidates. It was determined to remove the appointments from the consent agenda, and rather make a motion specific to the Affordable Housing Trust

**MOTION:** Ms. Houston moved to appoint Jonathan Schwarts and Neil Levitt to serve as Associate Members for a one-year term to the Affordable Housing Trust expiring June 30, 2021. 2<sup>nd</sup> by Mr. Boshart.

**Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously**

## **Consent Agenda**

**MOTION:** Mr. Boshart moved to approve the consent agenda, seconded by Mr. Houston. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. Items as follows:

Reappoint Carol Ott to the Board of the Council on Aging for a four-year term expiring June 30, 2024.

Approve the expenditure of \$1,113 from the Select Board Funds to perform a Risk Assessment at the Case Estates related to the outdoor classroom.

Approve a request from Weston Police Department to accept a gift of \$3,000 from the Margaret Gifford School to be used for the purchase of gym equipment as part of the Officer Wellness Program.

Approve a request from the Weston Public Library to accept a gift of \$50 from Bill and Karen Gallagher to be applied to the AIC Gift Account and a gift of \$100 from Carey Morrissey to be applied to the Library General Purposes Fund.

## **Adjourn Meeting**

**MOTION:** Ms. Bent moved to adjourn. 2<sup>nd</sup> by Mr. Boshart

**Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously**

**Regular Meeting adjourned at 10:54 p.m.**

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Harvey R. Boshart  
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*