Minutes of Regular Meeting
Board of Selectmen
Tuesday, July 18, 2017
Selectmen’s Meeting Room – Town Hall
Called to Order at 7:00 p.m.

Present were Selectmen Harvey Boshart, Douglas P. Gillespie and Christopher Houston, Chair. Also present were Town Manager Donna S. VanderClock and Assistant Town Manager/Human Resources Director Lisa Yanakakis. Recording Secretary is Kara Fleming.

Videographer – James Tremble, Weston Media Center

Item 2 – Weston Art and Innovation Center Update
Joel Angiolillo, Weston Art and Innovation Center Advisory Board, and Gloria Cole, Weston Media Center

Mr. Angiolillo introduced members of his board who would provide updates to the planned re-use of the Old Library as the home for the Weston Art and Innovation Center (WAIC), a division of the Weston Public Library, and Weston Media Center. Mr. Angiolillo reported there have been weekly meetings since the 2016 November Special Town Meeting vote to approve the design funds for the WAIC that have kept the planning thoughtfully moving forward. Mr. John Thompson, temporary member of the Permanent Building Committee, reviewed the architectural design progress and new interior layout for the Old Library. He said discussions will need to continue with the Historical Commission regarding treatment of the front entrance for ADA compliance. He also said the two trees in front will be removed in order to accommodate the new septic system, but new trees will be planted and the large spruce at the rear of the building will be saved. Mr. Houston asked if the board was on track for a construction fund request at the upcoming November Special Town Meeting. Mr. Thompson said the timing is tight, but it is on track with the work schedule in place, and Mr. Jim Polando, chair of the Permanent Building Committee, confirmed that they should have bids by November. Mr. Polando said the ADA compliance for the front entrance is being treated as a parallel project so as not to hold up the schedule. He said there are a number of viable alternatives, as well as temporary solutions, so he was confident a permanent solution would be found.

Turning to Weston Media Center, Ms. Cole said her studio is on target and budget to move from its current home at Brook School Apartments. The final budgetary item was recently negotiated, which is the 10-year agreement with Comcast. She reported that contract negotiations have just ended and there will be an increase in the capital grant and the pass-through percentage the studio receives, both of which will be matched by Verizon. These contracts are negotiated by the Town’s Cable Advisory Committee and will come to the Board of Selectmen for final approval.

With regard to programming, Ms. Susan Brennan, director of the Weston Public Library, said an Assistant Director will be hired who will report to her and will manage the programming of the WAIC. Mr. Gillespie asked about the operating budget for the new department, to which Ms. Brennan said her conservative calculations show an approximate $300,000 annual operating budget, with a first-year loss of $97,000. Mr. Boshart asked for the long term projections. Ms. Brennan said there is potential for the center to make money, as there will be educational and corporate partnerships, as well as facility rentals for private events. Mr. Adam Wisnia, member of the advisory board, said he has been conducting some fundraising in order to bolster a public and private venture, and the fundraising should increase especially after the final Town Meeting vote.
Ms. Audrey Pepper, member of the advisory board, works on the programming and publicity for the WAIC. She reported that her committee has been organizing at least three events a month in order to grow community interest. She is currently working on a large event at the Community Center in the fall that will combine cooking, science, and art.

Item 6 – Approve Special Act to be submitted to Legislature Pursuant to Article 26 of May 2017 Annual Town Meeting

This item was taken out of order due to time. Annual Town Meeting authorized the Selectmen to petition the State Legislature for special legislation allowing the Town of Weston to increase the required number of signatures from 10 to 50 for a citizen’s petition to be place an article in the Annual Town Meeting warrant.

MOTION: Mr. Houston moved to petition the General Court for special legislation as authorized under Article 26 of the Annual Town Meeting held on May 10, 2017, and as presented at this meeting; and further, to sign a letter to the General Court outlining the purposes for the legislation and formally submitting the same for filing. 2nd by Mr. Boshart. Approved unanimously

Item 8 – Partial Termination of Activity and Use Limitation on Remediated Land Contiguous to 226 Ash Street

This item was taken out of order due to time. Much of Parcel 9 of the Case Estates has been remediated (plan attached) and as such a “Partial Termination of Notice of Activity and Use Limitation,” form 1083B, will need to be filed with the Registry of Deeds along with a subsequent notice published in the Town Crier.

MOTION: Mr. Boshart moved to approve and sign Partial Termination of Notice of Activity and Use Limitation with respect to remediated land contiguous to 226 Ash Street. 2nd by Mr. Houston. Approved unanimously

Item 9 – Approve Agreement with Weston Superior Officers’ Union, Council #93, AFSCME, AFL-CIO for period July 1, 2016 to June 30, 2019

Lisa Yanakakis, Assistant Town Manager/Human Resources Director

This item was taken out of order due to time. Ms. Yanakakis informed the Selectmen that she and Ms. VanderClock have reached an agreement with the Police Superior Officers’ Union, which consists of two members. The focus of this negotiation was to distinguish between the two Lieutenant positions within the department, because one has more responsibility than the other. The terms include the following:

1. Three-year agreement
2. Pay adjustments as follows:
   a. fiscal year 2017 at 2 percent
   b. fiscal 2018 at 2 percent
   c. fiscal 2019 at 2 percent
3. As of July 1, 2016, collapse Lieutenant’s pay structure to one step
4. As of July 1, 2017, add position of Captain at 5 percent above Lieutenant’s pay rate to handle the role currently served by the Operations Lieutenant
5. Provide for a sick leave bank with a contribution of up to 50 days by Lt. Lyons upon his retirement and five days donated by each employee

**MOTION:** Mr. Houston moved to approve agreement with Weston Superior Officers’ Union, Council #93, AFSCME, AFL-CIO for the period July 1, 2016 to June 30, 2019. 2nd by Mr. Boshart. **Approved unanimously**

**Consent Agenda**

**MOTION:** Mr. Houston moved the consent agenda as follows:
Approve minutes from the following Board of Selectmen’s meeting: June 12, 2017

Accept a gift of $600.00 to the Merriam Fund for the Silent Poor from Ms. Viola Satiroglu.

Approve a request from the Weston Public Library to accept the distribution of $7,000 from the Nora and Theodore Jones Charitable Trust and a gift of $100 from Pamela and Maged Khalil, both of which to be applied to the Library General Purposes Fund.

Approve a request from the Recreation Department to accept multiple gifts totaling $17,250 to be applied to the Lamson Park Gift Account.

Reappoint Laura Perry to the Tree Advisory Group for a three year term expiring June 30, 2020

Appoint Michael Harrity to the Town Center Planning Committee to serve at the pleasure of the Selectmen

2nd by Mr. Boshart. **Approved unanimously**

**Item 7 – Consider Dissolving Josiah Smith Tavern/Old Library Working Group and the Open Space and Recreation Plan Committee with Thanks**

This item was taken out of order due to time. Since design funds for both the Old Library and Josiah Smith Tavern re-use projects have been approved by Town Meeting, Mr. Houston suggested dissolving the Working Group because each project has the support and oversight of an affiliated group. In addition, Ms. VanderClock suggested the Open Space and Recreation Plan Committee also be dissolved since the plan has been approved by the Massachusetts Executive Office of Energy and Environmental Affairs, thereby concluding the work of that committee.

**MOTION:** Mr. Boshart moved to dissolve the Josiah Smith Tavern/Old Library Working Group and the Open Space and Recreation Plan Committee with thanks for a job well done, except for such further meetings and activities as may be necessary to wind up the committee’s affairs. 2nd by Mr. Houston. **Approved unanimously**

**Item 5 – Consider Letter of Support to MassHousing for Amended Access Route to Proposed Housing at 133 Boston Post Road via Jones Road**

This item was taken out of order due to time. Mr. Gillespie explained that Boston Properties has submitted an application to MassHousing for an amendment of their site eligibility letter to change the
access route from Church Street to Jones Road in Waltham. The Planning Board wrote a memo to the
Selectmen indicating their support for this application.

**MOTION:** Mr. Houston moved to approve letter of support to MassHousing for an amended access
route to proposed housing at 133 Boston Post Road via Jones Road in Waltham. 2nd by Mr. Boshart.
**Approved unanimously**

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**Item 3 – Traffic and Sidewalk Committee Update**

Jay Doyle, chair, and Clint Schuckel, vice-chair

**Merriam Street Sidewalk Project**

Mr. Doyle reviewed the current plans for the Merriam Street sidewalk, which were submitted to the
Planning Board (attached) and show the revisions from input received from the Planning Board and the
Conservation Commission. The proposed alignment is along the west side for the entire length, picking
up from the existing path that runs from Concord Road to Aberdeen Road, continuing north to the
existing path that starts at Westland Road. Mr. Doyle said his committee has made notes for construction
that mature trees need to be protected and has requested an arborist to review the mature trees within the
project area. The project engineer supplied an inventory of trees within the project area with indication of
which would be removed and replaced. There is an issue with the Cherry Brook culvert that is being
worked through with the Conservation Commission; however, this piece is being separated due to
wetlands logistics and funding. Mr. Gillespie asked that this be coordinated during construction. The
Traffic and Sidewalk Committee will request approval of the project from the Planning Board at its next
meeting. The committee has also been meeting with the Conservation Commission. The Town Engineer
is currently working through obtaining necessary easements. The committee is working towards a
Community Preservation Act funding request at the November Special Town Meeting for the 2018
construction season, assuming Planning Board and Conservation Commission approvals and construction
bids are advertised in early September.

Mr. Jim Polando of Merriam Street expressed concern over the lack of time for public review and
input of the revised plans for the walls and trees due to the plans just becoming available and the
committee seeking approval within weeks. Mr. Doyle said the basic alignment has not changed other than
in a few spots to better accommodate tree and wall protection. Ms. Leslie Glynn of Merriam Street
reiterated the concern and said the last set of plans was published one year ago and the tree inventory was
not included. Mr. Gillespie suggested Mr. Polando and Ms. Glynn raise their concerns at the July 26th
Planning Board meeting since its members act as stewards for the scenic roads and will be interested
in the treatment of the walls and trees within the plans, particularly with Mr. Polando’s assertion that the
plans do not adequately address a particular area that requires special treatment.

**Ash Street Sidewalk**

Mr. Schuckel reviewed the concept design plans for the Ash Street sidewalk (attached), which is
scheduled to come before the November Special Town Meeting for design funds and 2018 Annual Town
Meeting for construction funds. This sidewalk would connect the Weston Reservoir and Case’s Corner
(Wellesley Street/Ash Street/Case Campus). Currently two designs are being reviewed: 1) follow the west
side of Ash Street, straight up; and 2) enter Case Estates on Parcel 9, behind the stone wall, and create a
stone dust path. Mr. Schuckel said his committee has scheduled a site walk with abutters.

**Transportation Improvement Program (TIP) Projects**

Mr. Schuckel said his committee has two projects to submit to the state’s funding program: a traffic signal
and re-alignment at Route 20 and Wellesley Street; and a multimodal project along Route 30 from the
Natick town line to the Newton city line. The signal at Route 20 and Wellesley Street project, which has
been the subject of two public hearings, is considered a safety improvement project and should be well-favored with the state. Mr. Schuckel said the state updates its queue in the fall and his committee would be submitting the project by the end of summer. The Route 30 project would be a reconstruction of the roadway to accommodate a multimodal roadway, which would create a walkway on one side and create bicycle shoulders along the 3.7 mile stretch between town lines, as well as include the upgrade of the traffic signal at the fire station across from Ash Street. Mr. Schuckel said multimodal projects gain favorability for funding through the state. The project cost estimate is $8 million, which would be covered by the state grant, but an estimated $1 million would be required from the Town to fund the project design. Mr. Houston asked why the state would fund the Route 30 project since it is not a state road. Ms. VanderClock said it is a major commuter road from many other towns, which should be of interest for the state. Mr. Gillespie raised concern with Town Meeting approving the design funds when there are many other construction projects throughout town. The Selectmen discussed this concern further, ultimately siding on it being an investment towards a future project since it could take almost 10 years before it the state started construction.

Case Campus Traffic Flow
Mr. Schuckel proposed a new traffic pattern (attached) to help improve the afternoon school pick up congestion on Alphabet Lane at the Field School, which could be enacted only during afternoon pick up. This would be a low-cost project that can be done within the operating budget and before the start of the school year. Mr. Houston asked the Board’s permission to allow him to approach the School Committee and School Administration to move this project forward. Ms. VanderClock asked that the Council on Aging be consulted with this reconfiguration proposal, since part of its parking lot could be impacted by this proposal.

Item 4 – Meet with Weston Affordable Housing Trust: Potential Use of Town-owned Land at 0 Wellesley Street
Sarah Rhatigan, chair

Ms. Rhatigan provided a brief update of her committee’s activities since funding was approved by Annual Town Meeting to allow the Trust to vet and purchase property. Her committee has been working with Zoning Enforcement Officer/Land Use Coordinator John Field and two members of the now-dissolved Housing Production Plan Steering Committee, Leslie Glynn and Jim Polando, to locate available properties and establish a process to evaluate the land. One parcel, located at 10 Sudbury Road, is currently being reviewed as a potential property the Trust can purchase, and the Trust has received bids to begin the viability evaluation. Ms. Rhatigan also reported on another potential property that is located at 0 Wellesley Street, which is municipally-owned and has approximately one acre of buildable land. However, if the land were developed it would need to be transferred out from Town ownership because it abuts additional municipally-owned land – from Brook School Apartments to Case Estates – and would trigger state requirements for a sewage treatment facility due to the large swath of contiguous town-owned parcels. Additionally, the developers for 104 Boston Post Road have offered to move the historic Sibley House, currently located at 104 Boston Post Road, as it is proposed to be demolished if the development is permitted. Members of the Trust thought the parcel could be a good location for the house. Ms. Rhatigan would like to conduct a feasibility study of the property to find out what can be built, how much, and if the cost is viable, but not specifically what it would cost to site a house on the lot due to the current uncertainty of the 104 Boston Post Road development.

Mr. Polando asked the Selectmen to keep a closer watch on the competing interests between conservation land and affordable housing needs. He explained that since the Housing Production Plan was approved, Town Meeting voted more land into conservation ownership, some of which presented opportunities to develop affordable housing, thereby further limiting future availability for the Town. Mr.
Houston said the Selectmen asked the Conservation Commission to withhold its request for the last Town Meeting to place Parcel 9 of the Case Estates into conservation ownership so that a constructive dialog could occur between members of the Commission and the Trust in finding suitable land for affordable housing. Ms. Rhatigan said she will be meeting this week with members of the Commission, but she worries about potential tensions. She explained that it was her understanding that the Commission would like to move forward with plans to purchase 500 Wellesley Street, but the property owner has expressed interest in preserving the home potentially with an affordable housing component, and the Trust would also like to review a section of the property for additional housing opportunities. Mr. Houston explained that 500 Wellesley Street and Parcel 9 have been on the Commission’s radar for many years and these properties are just now becoming available but for Ms. Rhatigan to not let that dissuade her from having conversations about future possibilities.

Ms. Rhatigan reported to the Selectmen that she has been attending the Zoning Board of Appeals public hearings for the 104 Boston Post Road development and expressed her concern over the often contentious meetings. She continued to say that other municipalities have developed procedures that organize the 40B permitting process in order to assist boards and she hopes the Selectmen would pursue something similar. Mr. Houston said the Zoning Board of Appeals is bringing in extra assistance from consultants, as well as Town Counsel, for their meetings. He continued to say that part of the reason for the negativity is due to the developer not supplying materials and requested information in a timely fashion, which is creating an uncooperative process.

Mr. Jack Heine, chair of the Elderly Housing Committee, said there is an opportunity for synergism with regard to 0 Wellesley Street and his committee to expand the Brook School Apartments expansion study to include this parcel. Ms. VanderClock said town ownership of this parcel if it were to be developed would impact the ability for Brook School Apartments to expand without the sewage treatment facility.

Mr. Gillespie asked for the Selectmen’s thoughts of pursuing a feasibility study for 0 Wellesley Street. After a brief discussion, the Selectmen agreed to Ms. Rhatigan’s request.

**Item 1 – Resident Comments**

Mr. Paul Nolan of Winter Street expressed frustration with a development project abutting his property that will require an existing 10-foot driveway to be expanded to 16-feet to accommodate a private road to four new houses. Ms. VanderClock said that she was aware of this issue and had spoken to the Fire Chief about the road width. She explained that the broader width is necessary for fire trucks, which are about 10-feet wide, to access the new houses particularly in the winter time when there are snow banks that would hinder access. Mr. Nolan continued to express frustration in trying to get this issue resolved, as he felt it was a matter of public safety to not have such a wide roadway installed behind his house. Mr. Gillespie said he would not second-guess the Fire Chief and suggested that the argument should be the siting of the roadway, which Mr. Nolan should discuss with the Planning Board. Mr. Nolan said he wanted to speak with the Fire Chief, but asked who had the next level of authority if the chief said no to a narrower road. Ms. VanderClock said the Fire Chief has the final authority in town and continued to say the Planning Board also addresses issues related to safety, and perhaps Mr. Nolan should raise his safety concern to them.
Item 11 - Executive Session: Exemption 6 – value of an interest in real property related to Josiah Smith Tavern (Historic Preservation Restriction held by Historic New England); Exemption 3 – strategy with respect to collective bargaining with Fire Union

MOTION: Mr. Gillespie moved that the Board of Selectmen vote to go into executive session for the following purposes: Exemption 6 – to discuss value of an interest in real property related to Josiah Smith Tavern (Historic Preservation Restriction held by Historic New England); and Exemption 3 – strategy with respect to collective bargaining with Fire Union.

Mr. Gillespie declared that an open meeting will have a detrimental effect on the negotiating position of the Board.

And further, that the Board will not resume in open session.

Roll call vote: Mr. Boshart, Mr. Houston and Mr. Gillespie all voted in the affirmative

Regular Meeting adjourned: 10:00 p.m.

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Harvey Boshart
Clerk

Note: A copy of all documents, explanatory material, and exhibits presented to and used by the Board of Selectmen as part of this meeting are attached to the approved minutes.
UNRESTRICTED USE AREA 1
735,206± Sq. Ft.
16.878± Acres
23-1
TOWN OF WESTON

ASH STREET
AUL PLAN
Weston, Massachusetts

R.E. CAMERON & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
681 WASHINGTON ST. NORWOOD, MASS.

Approved
9/08/2016
ZDC
1963
Option 6 (Modified)

Downhill Alternative Path?

Pros
- Adds ~350’ of stacking & provides clear egress lane
- Paint & signs only required
- Allows campus entry from both driveways

Cons
- Confusing?
- Difficult to pick-up @ Field first

Questions & Concerns
- Signage/markings?
- Need advance notice, manage first 2 weeks
- Need to ensure that cars can exit Field Lot
- Allow downhill move via Case Lot?