Apple Picking in Weston

For the last three years, the Conservation Commission worked to restore this old orchard that was originally planted by the priests at the Campion Center when it was a Jesuit seminary. With a perfect growing season this spring and summer, Weston enjoyed a bumper crop of beautiful apples in the fall, free for residents to pick and enjoy!
REPORT OF THE CASE CAMPUS MASTER PLAN

In the planning process for the new Field School, many functional issues were uncovered with regard to traffic safety, parking, and pedestrian safety in the greater Case Campus area. This area includes the following facilities and organizations: the Public Library; the Community Center, which houses the Council on Aging and the Recreation Department; Country and Woodland elementary schools; the Case House, which houses School Administration; Alphabet Field; and Memorial Pool. Because the issues identified were beyond a reasonable scope for the Field School replacement project, a separate, parallel project was initiated. The focus of the project was to document the identified issues, to design possible solutions for them, and to ensure the Field School design would not inadvertently interfere with future options to resolve the identified problems. This work was documented in the “Greater Case Campus Master Plan Report.” This report includes conceptual design solutions and order of magnitude cost estimates.

The Board of Selectmen and the School Committee voted to form the Case Campus Master Plan Committee to pursue the recommendations in this report. This committee was comprised of 22 members of the above-mentioned campus organizations, abutters, and individuals interested in historical and scenic roadway reconstruction and landscaping. The Committee was disbanded in 2016, the design work for the Master Plan having been completed.

At the 2017 Annual Town Meeting, a warrant article was presented to fund a subset of the original Package 4 scope, previously presented in full at the 2016 Annual Town Meeting. This warrant article was amended on the floor of Town Meeting and subsequently passed by the requisite 2/3 majority for funding.

The focus of this work was primarily on safety issues – pedestrian, vehicular and parking, as well as some tree root protection from vehicle parking and minimal landscaping. This work included the following:

- **School Street Driveway entrance/exit to campus**
  - Paving, adding formalized parking, curbs and sidewalks
  - Installing night-sky compliant lighting
  - Easing of two curves to accommodate two-way traffic and large vehicle traffic
  - Reshaping the center island to support the correct two-way traffic flow

- **Library Entrance and Sidewalks**
  - Trimming and reshaping the central island for better traffic flow
• Reconfiguring the entrance to accommodate three lanes of traffic in a campus standard layout
• Converting to night-sky compliant lighting at the entrance
• Replacing deteriorating sidewalks and curbs

- Community Center
  • Replacing and extending the sidewalk in front of the Council on Aging entrance
  • Replacing selected sidewalk areas in front of the Recreation Department entrance

This work was substantially complete in 2017. Planting was delayed until ideal planting weather returns in the spring of 2018. The remaining work to complete this package of work will be done as appropriate by in-house resources. This includes additional landscaping and tree planting. Wayfinding and facility signage will be completed in a joint Town-School effort with an eye toward a standard that might have broader use at other Town facilities over time. Funding of these components is included in this package, which is the last active phase of the Case Campus Master Plan.

Having completed project packages 1, 2, 2A and 4(modified), the Case Campus Master Plan is completed. Remaining opportunities envisioned in the Plan will be taken up as independent projects and subject to Town Meeting approval. This includes traffic improvements on Wellesley and School streets and an additional roadway connection to the campus.

REPORT ON THE CASE ESTATES

Since the Town’s acquisition of the Case Estates in June 2016, a number of land planning and land management initiatives have been completed. With oversight from the Board of Selectmen and within the original acquisition appropriation, a section of contaminated land along Ash Street, for which the Town received a credit against its purchase price of $545,000, was remediated for a cost of slightly less than $300,000. Also in 2016, the Conservation Commission managed extensive brush clearing to rid sections of the former agricultural fields of invasive shrubs that had taken hold in the 10 years the land lay fallow.

In the early months of 2017, the Case Estates Master Plan, produced by landscape architect Tom Wirth, was presented at meetings of the Board of Selectmen, the Planning Board and the Conservation Commission. The plan depicted possible agricultural and passive recreational opportunities including orchards, nut trees, hayfields, vegetable gardens and new trails connecting to the existing network of existing Town trails that abut the property. Mr. Wirth’s plan also showed a modest landscaping scheme that included the replacement of specimen trees that were in poor condition, notably the crab apple trees along Wellesley Street, and several new screening trees. In May,
the new trees shown on Mr. Wirth's landscaping plan were planted. In June, various trees that had died or were in decline were removed throughout the property. During the summer months, further restoration work was completed on the open fields. Finally, in December, a swale was created inside the stone wall along a portion of Ash Street to redirect surface runoff that had previous flooded Ash Street on some occasions.

Planning continues for the Legacy Trail, a paved pathway that will run from the parking lot near the Community Center at one-third of a mile to an overlook, which was the site of the former Summer House. Completion of the Legacy Trail is slated for 2018. The Traffic and Sidewalk Committee is working on a plan for a sidewalk on Ash Street, which would connect a proposed walkway from Wellesley Street across the Ash Street portion of the Case Estates to the reservoir trails via Ash Street. Finally, the Historical Commission is working on language for preservation restrictions to be proposed for the barn, the School House, and the Rand House located on Wellesley Street. The November 2006 Town Meeting vote, which approved the Case Estates acquisition from Harvard, included the plan to sell these buildings for private residential use; however, before any sale takes place, the Historical Commission plans to seek Community Preservation Act funds for preservation restrictions to ensure the future preservation of these structures.

REPORT OF THE COMMUNITY PRESERVATION COMMITTEE

The Community Preservation Committee evaluates proposals submitted by Town boards and committees or community groups for use of funds that the Town receives pursuant to Article 31 of the Town By-laws and the Massachusetts Community Preservation Act (CPA), which the Town accepted in 2001. The Act provides for a participating municipality to adopt and dedicate a property tax surcharge of up to 3 percent to specified community preservation purposes, with the State matching a portion of local receipts.

In November, the Town received its 16th disbursement from the state's matching Community Preservation Trust Fund. The 162 participating communities received a first-round match of 17.2 percent and the 74 communities with the maximum 3 percent surcharge, including Weston, received additional funding in the second and third round distributions. Weston’s total state match was $375,780, representing approximately 18.5 percent of the local surcharge and the lowest match in program history. From fiscal year 2014 through fiscal 2016, transfers were made from the state budget surplus to the state fund allowing for a significantly higher match that would otherwise have been possible. This year and last, despite approval from the Governor and the Massachusetts General Court for a similar transfer of up to $10 million to the state fund, there was no year-end budget surplus from which to make the transfer. In November 2016, 11 communities, including Boston and Springfield, adopted the Act, which will put further downward pressure on state fund distributions beginning in November 2018 when these communities receive their first state match. However, CPA advocates are optimistic that a long-term solution to declining state fund revenue can be found since a majority of state representatives and state senators now have constituents in a participating community. From the program’s inception through the end of fiscal 2017, the Town collected nearly $12.8 million in CPA revenue from the State and over $24.5 million in CPA revenue locally and earned nearly $2.8 million in investment income on these receipts.

Pursuant to CPA legislation, a community must spend, or set aside for future spending, a minimum of 10 percent of annual CPA receipts on open space, including recreational purposes; historic resources; and community housing. The remaining 70 percent of funds, the so-called "unreserved funds," may be allocated to any one or a combination of the three main uses at the discretion of the Community Preservation Committee and subject to the approval of Town Meeting. Up to 5 percent of the annual CPA funds may be spent on the operation and administration costs of the Committee.
At the 2017 Annual Town Meeting and the November Special Town Meeting, the Committee presented its recommendations for fiscal 2018 in the chart below. All recommended appropriations were approved.

<table>
<thead>
<tr>
<th>Administrative Allowance</th>
<th>Operating Expenses</th>
<th>120,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational Land</td>
<td>Rail Trail Amenities Conceptual Design (creation)</td>
<td>73,000</td>
</tr>
<tr>
<td>Open Space</td>
<td>Debt Service on Case Estates (acquisition approved by November 2006 Special Town Meeting)</td>
<td>373,711</td>
</tr>
<tr>
<td>Historic Resources</td>
<td>Josiah Smith Tavern – Architectural &amp; Engineering (rehabilitation/restoration)</td>
<td>630,000</td>
</tr>
<tr>
<td></td>
<td>Old Library – Weston Art &amp; Innovation Center Construction - $4.5 million, 20-year bond – debt service begins fiscal 2019 (rehabilitation/restoration)</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>Rail Trail Cattle Passes (rehabilitation/restoration)</td>
<td>62,535</td>
</tr>
<tr>
<td></td>
<td>Town Cemeteries (rehabilitation/restoration)</td>
<td>205,000</td>
</tr>
<tr>
<td>Community Housing</td>
<td>Staff Support and Regional Housing Services Office (support)</td>
<td>19,230</td>
</tr>
<tr>
<td></td>
<td>Debt Service on Brook School Apts. (creation approved by 2004 Annual Town Meeting)</td>
<td>6,040</td>
</tr>
<tr>
<td></td>
<td>Affordable Homeownership Opportunity Funds (acquisition, creation &amp; support)</td>
<td>950,000</td>
</tr>
<tr>
<td></td>
<td>Brook School Building E Feasibility Study (creation)</td>
<td>30,000</td>
</tr>
<tr>
<td></td>
<td>Warren Ave. Apts. - Additional Construction Funding (creation)</td>
<td>428,600</td>
</tr>
</tbody>
</table>

Construction of the playground at Lamson Park and rehabilitation of the Dickson Riding Rings, for which CPA funding was approved at the 2014 and 2015 Annual Town Meetings, respectively, were completed in 2017. Design work on various proposed sidewalk projects, including Warren Avenue and Merriam and Ash streets, and the multi-year effort to rid Weston’s Kingsbury Cove of the invasive Eurasian water chestnut progressed during the year.

The May 2017 appropriation for architectural and engineering fees for the Weston Art and Innovation Center Project, a proposal to turn the Old Library into an arts and technology learning center, enabled the creation of documents used to bid the construction project in November 2017. A historic preservation restriction on 55 Coburn Road, designed by Samuel Mead and constructed in 1896, was purchased in September, and the majority of the first phase of conservation work on the Farmers’ Burial Ground and Central Cemetery was completed in 2017. Lastly, in July 2017, Weston renewed its contract with the Regional Housing Services Office, which includes the neighboring communities of Acton, Bedford, Burlington, Concord (host community), Lexington, and Sudbury. A more detailed report can be found in the Health and Human Services section of the Town Report. The table on the following page details CPA fund revenues and appropriations through fiscal 2017.

2017 Members of the Community Preservation Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Appointed By</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephen W. Ober, Chair</td>
<td>Appointed by the Moderator</td>
<td>2018</td>
</tr>
<tr>
<td>Nina Danforth</td>
<td>Appointed by the Moderator</td>
<td>2020</td>
</tr>
<tr>
<td>Nathalie Thompson</td>
<td>Appointed by the Moderator</td>
<td>2018</td>
</tr>
<tr>
<td>J. Barry Tubman</td>
<td>Appointed by the Moderator</td>
<td>2020</td>
</tr>
<tr>
<td>Laurie Bent</td>
<td>Appointed by the Conservation Commission</td>
<td>2019</td>
</tr>
<tr>
<td>Chris Houston</td>
<td>Appointed by the Board of Selectmen (Parks)</td>
<td>2019</td>
</tr>
<tr>
<td>Kenneth Newberg</td>
<td>Appointed by the Affordable Housing Trust</td>
<td>2019</td>
</tr>
<tr>
<td>Steven Wagner</td>
<td>Appointed by the Historical Commission</td>
<td>2019</td>
</tr>
<tr>
<td>Susan Zacharias</td>
<td>Appointed by the Planning Board</td>
<td>2018</td>
</tr>
</tbody>
</table>
### CPA Fund Revenue and Appropriations Through Fiscal Year 2017

#### Community Preservation Act - Revenue

<table>
<thead>
<tr>
<th></th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prior Year Balance</td>
<td>8,977,003</td>
<td>8,042,374</td>
<td>9,453,628</td>
<td>6,102,236</td>
<td>7,969,785</td>
</tr>
<tr>
<td>Property surcharge</td>
<td>1,774,072</td>
<td>1,872,045</td>
<td>1,893,033</td>
<td>1,962,920</td>
<td>2,039,437</td>
</tr>
<tr>
<td>State match</td>
<td>502,911</td>
<td>999,622</td>
<td>635,954</td>
<td>601,956</td>
<td>434,742</td>
</tr>
<tr>
<td>Investment income</td>
<td>56,699</td>
<td>63,366</td>
<td>107,754</td>
<td>90,587</td>
<td>59,557</td>
</tr>
<tr>
<td>Donations/other</td>
<td>63</td>
<td>2,301</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>11,310,685</strong></td>
<td><strong>10,977,469</strong></td>
<td><strong>12,092,671</strong></td>
<td><strong>8,757,699</strong></td>
<td><strong>10,503,521</strong></td>
</tr>
</tbody>
</table>

#### Use of CPA Funds

**Open Space Allocation**

<table>
<thead>
<tr>
<th></th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>83,149</td>
<td>99</td>
<td>299</td>
<td>74</td>
<td>74</td>
</tr>
<tr>
<td>Appropriation not used</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New allocation</td>
<td>383,000</td>
<td>455,000</td>
<td>444,000</td>
<td>432,000</td>
<td>422,000</td>
</tr>
<tr>
<td><strong>Open Space subtotal</strong></td>
<td><strong>466,149</strong></td>
<td><strong>455,099</strong></td>
<td><strong>444,299</strong></td>
<td><strong>432,749</strong></td>
<td><strong>422,074</strong></td>
</tr>
</tbody>
</table>

**Less: Appropriations for**

- Debt service -- Sunday Woods
- Field restoration
- Dupont/Nicholas land
- Recreation - Multipurpose Field
- Rec. - Pres. of Fields/Ten. Courts
- Case Estates Consultants
- Debt Service -- Case Estates

<table>
<thead>
<tr>
<th></th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance at end of fiscal year</td>
<td>(466,050)</td>
<td>(454,800)</td>
<td>(443,550)</td>
<td>(432,675)</td>
<td>(382,235)</td>
</tr>
</tbody>
</table>

**Historic Preservation Allocation**

<table>
<thead>
<tr>
<th></th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>1,228</td>
<td>18,649</td>
<td>175,649</td>
<td>165,649</td>
<td>442,160</td>
</tr>
<tr>
<td>Appropriation not used</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>269,511</td>
</tr>
<tr>
<td>New allocation</td>
<td>228,000</td>
<td>282,000</td>
<td>290,000</td>
<td>262,000</td>
<td>261,000</td>
</tr>
<tr>
<td><strong>Historic Preservation subtotal</strong></td>
<td><strong>229,228</strong></td>
<td><strong>300,649</strong></td>
<td><strong>465,649</strong></td>
<td><strong>697,160</strong></td>
<td><strong>703,160</strong></td>
</tr>
</tbody>
</table>

**Less: Appropriations for**

- 787 Boston Post Rd.
- Mill Dam, 39 Crescent St.
- 809-811 Boston Post Rd.
- Melone Homestead
- Fiske Law Office
- Whitney Tavern, 171 North Ave.
- Central & Farmers' Cemeteries
- 412 Highland Street
- 823 Boston Post Road
- 116-118 Conant Rd.
- Feas. Study - JST & Old Library
- Evaluation of Old Lib. - Archives
- Old Library - Ext. Pres./Rehab. (300,000)
- JST & Old Library Final Design
- Historic Artifact Pres./Restoration (210,579)
- Farmers' and Central Cemetery (125,000)
- 20 Young Rd. (255,000)
- 55 Coburn Rd. (216,000)
- Case House (27,000)
- Old Library - WAIC (364,000)

**Balance at end of fiscal year** | 18,649 | 175,649 | 165,649 | 442,160 | 96,160 |
### CPA Fund Revenue and Appropriations Through Fiscal Year 2017

<table>
<thead>
<tr>
<th>Community Housing Allocation</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>1,117</td>
<td>67,906</td>
<td>68,193</td>
<td>19</td>
<td>10,655</td>
</tr>
<tr>
<td>Appropriation not used</td>
<td>67,447</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New allocation</td>
<td>268,000</td>
<td>260,000</td>
<td>290,000</td>
<td>262,000</td>
<td>261,000</td>
</tr>
<tr>
<td>Community Housing subtotal</td>
<td>336,564</td>
<td>327,906</td>
<td>358,193</td>
<td>262,019</td>
<td>271,655</td>
</tr>
<tr>
<td>Less: Appropriations for</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>809-811 Boston Post Road</td>
<td>12,500</td>
<td>12,500</td>
<td>12,500</td>
<td>12,500</td>
<td>12,500</td>
</tr>
<tr>
<td>Debt Service - Brook School Apts.</td>
<td>(268,658)</td>
<td>(259,713)</td>
<td>(248,189)</td>
<td>(235,017)</td>
<td>(221,505)</td>
</tr>
<tr>
<td>15 Jones Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Staff Assistance</td>
<td>(14,985)</td>
<td>(16,347)</td>
<td>(16,163)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 Love Lane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warren Ave.</td>
<td>(95,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affordable Housing Consultant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Balance at end of fiscal year</td>
<td>67,906</td>
<td>68,193</td>
<td>19</td>
<td>10,655</td>
<td>33,987</td>
</tr>
</tbody>
</table>

### Administrative Funds

<table>
<thead>
<tr>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocated</td>
<td>104,000</td>
<td>122,000</td>
<td>115,000</td>
<td>117,000</td>
</tr>
<tr>
<td>Spent</td>
<td>(75,069)</td>
<td>(39,835)</td>
<td>(71,961)</td>
<td>(65,944)</td>
</tr>
<tr>
<td>Returned to unallocated Funds</td>
<td>28,931</td>
<td>82,165</td>
<td>43,039</td>
<td>51,056</td>
</tr>
</tbody>
</table>

### Unallocated Funds

<table>
<thead>
<tr>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>8,891,508</td>
<td>7,955,719</td>
<td>9,209,487</td>
<td>5,935,819</td>
</tr>
<tr>
<td>New Unallocated Funds</td>
<td>1,350,683</td>
<td>1,816,095</td>
<td>1,500,043</td>
<td>1,582,463</td>
</tr>
<tr>
<td>Appropriation not used</td>
<td>361</td>
<td>988</td>
<td>92,558</td>
<td>88,649</td>
</tr>
<tr>
<td>Unexpended Administrative Funds</td>
<td>28,931</td>
<td>82,165</td>
<td>43,039</td>
<td>51,056</td>
</tr>
<tr>
<td>Unallocated subtotal</td>
<td>10,271,483</td>
<td>9,854,967</td>
<td>10,752,569</td>
<td>7,661,895</td>
</tr>
<tr>
<td>Less: Appropriations for</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunday Woods</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fiske Law Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic Pres. - Josiah Smith Tav.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space - Case Estates</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rec. - Field &amp; Court Preservation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15 Jones Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brook School Apts. Feasibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>699 Boston Post Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hemlock Treatment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation - Design &amp; Const. Fees</td>
<td>(82,500)</td>
<td>(200,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hobbs Hagar House-88 North Ave.</td>
<td>(165,000)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field Restoration</td>
<td>(20,000)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hobbs Pond Dam</td>
<td>(317,000)</td>
<td>(200,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Archives</td>
<td>(331,421)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preserv./Rest. of Historic Artifacts</td>
<td>(9,500)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brook School Envelope (10% Hist.)</td>
<td>(137,500)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brook School Envelope (90% Hous.)</td>
<td>(1,237,500)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Staff Assistance</td>
<td>(15,343)</td>
<td>(15,480)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warren Ave. Design &amp; Construction</td>
<td>(180,000)</td>
<td>(2,593,500)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation Paths/Sidewalks</td>
<td>(250,000)</td>
<td>(48,000)</td>
<td>(280,000)</td>
<td></td>
</tr>
<tr>
<td>Ash St. Design</td>
<td></td>
<td></td>
<td>(30,000)</td>
<td></td>
</tr>
<tr>
<td>Merriam St. Additional Design</td>
<td></td>
<td></td>
<td>(25,000)</td>
<td></td>
</tr>
<tr>
<td>Lamson Park</td>
<td>(225,000)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Case Campus Walkways</td>
<td>(217,150)</td>
<td>(50,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warren Ave. Walkways</td>
<td>(340,000)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charles River Water Chestnut Removal</td>
<td>(5,000)</td>
<td>(10,000)</td>
<td>(10,000)</td>
<td></td>
</tr>
<tr>
<td>126-128 Viles St.</td>
<td>(1,188,100)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dickson Riding Ring</td>
<td></td>
<td></td>
<td>(25,000)</td>
<td></td>
</tr>
<tr>
<td>Community Gardens</td>
<td></td>
<td></td>
<td>(15,000)</td>
<td></td>
</tr>
<tr>
<td>Town Center Improvements</td>
<td></td>
<td></td>
<td>(45,000)</td>
<td></td>
</tr>
<tr>
<td>Balance at end of fiscal year</td>
<td>7,955,719</td>
<td>9,209,487</td>
<td>5,935,819</td>
<td>7,516,895</td>
</tr>
<tr>
<td>Total all balances at end of fiscal year</td>
<td>8,042,374</td>
<td>9,453,628</td>
<td>6,102,236</td>
<td>7,969,785</td>
</tr>
</tbody>
</table>
REPORT OF THE CONSERVATION COMMISSION

The Conservation Commission is responsible for the protection and management of Weston’s conservation land and the administration of the Massachusetts Wetlands Protection Act. It is comprised of seven residents who serve three-year terms and are appointed by the Board of Selectmen. The Commission is supported by the Conservation Administrator whose responsibilities include reviewing applications for work near wetlands, drafting permits and issuing Orders of Conditions, monitoring construction activities to ensure compliance with the Wetlands Protection Act, providing residents with education and outreach information on the wetland permitting process, administering land management contracts, and conducting baseline documentation and inventories of Conservation Land. The Commission is also assisted by a part-time Stewardship Program Coordinator, who spent the majority of the year completing Weston’s 2017 Open Space and Recreation Plan (details of which can be found within this section of the Town Report).

Wetland Protection Act Administration

Persons contemplating any work in or within 100 feet of a wetland, or within 200 feet of a stream that flows continuously throughout the year, should seek information about the Wetlands Protection Act at the Commission’s office in the Town Hall. Wetland Resource Areas and Riverfront Areas may sometimes appear to be dry and thus difficult to identify, so all landowners are encouraged to contact the Conservation Office at 781-786-5068 to discuss any proposed work.

During 2017, the Commission held 22 public meetings and issued the following orders and determinations:

- 28 Orders of Conditions
- 2 Amended Orders of Conditions
- 3 Orders of Resource Area Delineation
- 16 Determinations of Applicability
- 2 Emergency Certificates
- 5 Notices of Wetland Violation
- 4 Enforcement Orders
- 34 Full and 5 Partial Certificates of Compliance

The Conservation Office administratively approved 15 Tree Removal Requests.

Major Wetland Permitting Projects in 2017

Proctor Field Rehabilitation – Weston High School (DEP File #337-1285)

In February, the Commission issued an Order of Conditions permitting the renovation of two playing fields at the Weston High School. The work involved the renovation of an existing natural grass playing field and track, construction of a combined bathroom and concessions building, renovation to Pastor Park (the small triangular park situated between the tennis courts and the sidewalk paths near the pond), and improvements to the stormwater drainage structures. Work commenced in the summer of 2017 and was mostly completed by the end of 2017.

New Boardwalk - Rivers School, Nonesuch Rd (DEP File #337-1289)

The Commission issued an Order of Conditions to The Rivers School for the construction of a pedestrian boardwalk over Bogle Brook. The purpose of the boardwalk is to provide a safe pedestrian connection from the main campus at 333 Winter Street to the athletic field on Nonesuch Road, as well as to provide educational opportunities and experiences for the school and community. The majority of the proposed boardwalk crosses over wetlands and Bogle Brook. The boardwalk is designed as a timber structure set on top of helical piers, which are rotated into the ground, thereby minimizing ground disturbance. The project qualifies for consideration as a Limited Project per 310 CMR 10.53(3)(j) as it consists of: “(j) The construction and maintenance of catwalks, footbridges, …; provided, however, that such structures are constructed on pilings or posts so as to permit the reasonably unobstructed flowage of water and
adequate light to maintain vegetation.” In mitigation of adverse wetland impacts, The Rivers School will be constructing two wetland replication areas totaling 1,240 square feet. Work is slated to commence in the summer of 2018.

**Eversource Access Road/ DCR Rail Trail (DEP 37-1280)**

In June 2017 the Commission issued an Order of Conditions to Eversource Energy and the Massachusetts Department of Conservation and Recreation (DCR) for the construction of a combined utility maintenance road and rail trail along the existing utility’s right-of-way within the abandoned Central Massachusetts Railroad bed in Weston. The road is necessary to allow access by Eversource to maintain its existing utility line. The project was originally filed by Eversource to remove the existing abandoned rails and ties in order to install a 16-foot-wide gravel road; however, during the Notice of Intent process, DCR became a co-applicant. To accommodate both the maintenance and rail trail uses, the proposed surface changed to a 10-foot asphalt access road with 2- to 3-foot grass shoulders along both sides. Work will occur in areas subject to protection under the Wetlands Protection Act. The work qualifies as a Limited Project under the Act according to 310 CMP 10.53(3)(d): “The construction, reconstruction, operation, and maintenance of underground and overhead public utilities, such as electrical distribution or transmission lines…” The proposed 16-foot-wide access road will be constructed within the existing right-of-way and will generally follow the footprint of the railroad. Common elements of the access road construction include removing the existing track and ties, adding 8 inches of gravel and 4 inches of pavement in accordance with Department of Environmental Protection Agency’s “Best Management Practices for controlling exposure to soil during the development of Rail Trails,” and re-grading the slopes and embankments. Work is expected to start in the spring of 2018.

**Weston’s Open Space and Recreation Plan**

In 2017, Weston’s Open Space and Recreation Plan Committee completed the Open Space and Recreation Plan, which is aimed at ensuring the thoughtful protection and long-term stewardship of Weston’s open spaces and recreational facilities. A critical component of the Plan is the 7-Year Action Plan, which defines five overarching goals and establishes objectives, timelines, and responsible parties for each goal. Many of the goals in the 7-Year Action Plan fall under the jurisdiction of the Conservation Commission. The 5 Overarching Goals are:

1. Maintain, steward, and restore existing natural resources, open spaces, and recreational facilities.
2. Preserve the semi-rural character of Weston by protecting open space, preserving scenic and historic features, and implementing thoughtful development strategies.
3. Promote the use of recreational facilities and open space.
4. Improve access to and connectivity among open spaces, recreational facilities, and other important town resources.
5. Improve coordination among departments, committees, and local organizations working toward common open space, recreation, and other goals.

More information is outlined in the Open Space and Recreation Plan Committee’s annual report. The Plan is available in the Weston Public Library, in the Conservation Commission office, and on the Town’s website.
Land Management and Stewardship
During the past year, the Commission remained committed to the responsible use and management of approximately 2,000 acres of Conservation land. The Weston Forest and Trail Association has provided most of the funds that maintain the 90 miles of trails, fire roads, and hilltop lookout. A comprehensive trail map showing all Town trails can be purchased from the Conservation Department at Town Hall for $10.00. The history and ecology of the conservation areas are described by Professor Elmer E. Jones in his book “Walks on Weston Conservation Land.” The book is also available for purchase at the Conservation Office for $15.00.

Forest Management
The Commission has implemented a forest management plan that allows for the selective cutting of firewood in Town forests. Subject to a program and careful management, the Town’s forests illustrate the sustainability of harvesting firewood from suburban forests while retaining diverse wildlife habitat. In 2017, Land’s Sake Inc., through a contract with the Commission, continued to selectively harvest trees on five acres within the Sears Land and delivered 20 cords of firewood to 24 customers in Weston. Land’s Sake held four community volunteer site walks and work days to explain its firewood harvesting program.

Forty-Acre Field, Green Power Farm, and the Community Garden
By request of the Board of Selectmen, the Commission oversees the management of municipal land at Case’s Forty Acre Field, Green Power Farm, and Community Gardens. Land’s Sake Inc. manages the Community Farming and Education Program that utilizes all three of these properties through a contract with the Town. Land’s Sake’s services include operating an organic farm and farm stand, providing produce for the Hunger Relief Fund, and providing education and employment for young people in Weston. With the support of the Commission, Land’s Sake runs environmental education projects in partnership with the School Department. In addition, many resident children and teenagers participated in Green Power Farm summer camp run at the Forty-Acre Field in 2017. These young people received a practical introduction to organic farming and gardening. The Commission also oversees Weston’s Community Garden, located on Merriam Street, which has plots available for rent by residents. More information about the Community Garden can be found below.

Hunger Relief Project
The Hunger Relief Project continues to be a vital part of the Town’s activities. This project is administered and funded by the Conservation Commission and managed by Land’s Sake Inc. This year, 40,380 pounds of fresh produce and 10 season-long community-supported agricultural shares were donated at no cost to Waltham Community Day Center, Boston Area Gleaners, Community Servings in Boston, Rosie’s Place, Weston Council on Aging, Lovin’ Spoonfuls in Boston, Bristol Lodge in Waltham, and St. Julia Parish in Weston.

Maple Syrup Project
Land’s Sake Inc., through a contract with the Commission, continued its tradition of involving the community in the process of tapping trees, collecting sap, and boiling and bottling syrup. Land’s Sake conducted educational lessons of the maple sugaring process for students from Weston and surrounding communities and held its annual Sugaring Off Festival to celebrate the season. Land’s Sake installed 375 taps in 210 trees throughout Town in 2017. In February and March, 21 middle school students helped
Land’s Sake staff collect sap and 321 children were involved with boiling and producing maple syrup. A total of 36 gallons of maple syrup was produced in 2017.

**Deer Impact on Conservation Land**

Weston Conservation Commission completed the fifth year of its Deer Management Program with 36 hunters harvesting 30 deer on nine Conservation land parcels. This multifaceted program also includes studying the effects of deer on Weston’s forests and educating residents on Lyme disease and deer tick prevention, as well as reducing the deer population to ecologically appropriate levels. The sixth year of Weston’s Bow Hunting program commenced in October 2017.

**Open Space Improvements**

*Forbes Land*

In 2017, the Weston Garden Club coordinated with Weston Forest and Trail Association and the Commission to update the maps, signs, plant markers, and boardwalks and bridges at the Forbes Land conservation area. Located between Church Street and the former Central Massachusetts Railroad bed, is a 2.3-acre wetland habitat created by Celeste and Mac Forbes and given to the Town in 1985. With the renovated amenities, Forbes Land provides a pleasant place to explore both wetland and upland forest habitats in a location close to the Town Center. Access is easiest by parking at the Church Street spur and walking east along the future rail trail approximately 1,000 feet. A Forbes Land sign can be seen from the trail heading off to the north. The Commission would like to thank the Weston Garden Club for its ongoing stewardship of the Forbes Land.

*Kiosks*

The 2017 Open Space and Recreation Plan identified the need for more trail amenities, including signage, maps, and parking, to better invite people to explore Weston’s extensive trail network. Toward this end, the Commission designed and installed new welcome signs at the Weston Reservoir as well as an interpretive sign at the Concord Road apple orchard. Over the next few years, welcome signage will be improved at a number of conservation land entrances.

*The Weston Aqueduct Trail*

This year saw the opening of the new Weston Aqueduct Trail, which travels from the eastern edge of Weston to Southborough along the approximate path of the old Weston Aqueduct. The Massachusetts Water Resources Authority (MWRA) and the Metropolitan Area Planning Council collaborated with the Commission, along with Wayland, Framingham, and Southborough, to open public access to the trail, which had previously been closed. Constructed in 1903, the 13.5-mile aqueduct was originally designed to deliver water from the Sudbury Reservoir in Framingham to the Weston Reservoir in Weston. Starting from the Sudbury Dam in the west, it travels through Southborough, Framingham, Wayland, and Weston. As the Weston Aqueduct Trail traverses 5.5 miles across Weston, it passes through a number of the town’s open spaces, including Weston Reservoir, Nolte Town Forest, Highland Town Forest, and Doublet Hill conservation area. MWRA has placed two interpretive signs for the Weston Aqueduct Trail at the eastern end of the Weston Reservoir and at the trail’s intersection with Buckskin Drive. Trail maps will soon be available, as well.
**Invasive Aquatic Plant Removal – Hobbs Pond and Kingsbury Cove**

Invasive Eurasian water chestnut was removed from Hobbs Pond and Kingsbury Cove in 2017. Weston Forest and Trail Association, with financial assistance from a private donor, hired Lycott Environmental Inc. to clear Hobbs Pond of water chestnut. Lycott used a ‘weed harvester’ to remove the majority of the aquatic plants from the pond. Hand removal was conducted in the shallow portions along the pond shoreline.

For the third year, with funding from the Community Preservation Act fund and the Commission’s budget, Eurasian water chestnut was removed from the Kingsbury Cove area of the Charles River with assistance from Charles River Recreation and the help of volunteers from the Charles River Watershed Association. A small mechanical harvester was used to clear the cove and volunteers cleared much of the remaining shoreline by hand. Solitude Inc., a private aquatic control company, returned in August to clear remaining weeds from the bays and shoreline.

**Rehabilitation of the Apple Orchard – Concord Road**

This fall, residents enjoyed picking their own apples, at no charge, thanks to some tender loving care over the past few years by several dedicated volunteers. Conservation Commission member Rees Tulloss has been spearheading the orchard’s comeback. For the past three years, the trees have been sprayed in the early spring to reduce the winter moth damage. This year, Hartney Greymont Inc. generously donated a day of work and five arborists to professionally prune a good portion of the orchard. Pruning fruit trees is vital to their structure and vigor and improves airflow and sunlight penetration. High School volunteers, led by Sophomore Carter Sullivan, chipped the cut brush and used the chips to mulch around the tree trunks. All that hard work, in combination with a perfect growing season in 2017, resulted in a bumper crop of beautiful apples, which were picked and enjoyed by many residents.

**Education and Outreach**

The Conservation Commission provided residents with a number of education and outreach opportunities in 2017 including stormwater management and deer biology lessons at the Weston High School, several articles in the Town Crier, and the seasonal “Conservation Connection” electronic newsletter. In addition, the Conservation Office published two new flyers to help residents understand the wetland permitting process.

**Appreciation and Assistance**

Many people have donated time and effort on behalf of the Commission. The Conservation Commission gratefully acknowledges the assistance of:

- Jason Aylward, Harvard Forest, for his work on setting up long-term vegetation monitoring plots at the deer exclosures
- Brandeis students for installing deer exclosures and browse monitoring transects
- Woody Boudreau for re-painting portions of the Dickson Riding Ring fence
- Mark Thibeault for re-painting the speed bumps on the Sears Land access road
- Linda Cabot, Dickson Riding Rings Volunteer Coordinator
• Brian Donahue, Associate Commission member, for his ongoing stewardship work with forest and deer management
• David Hutcheson and Peter Taylor for their continued work maintaining the informal Central Massachusetts Railroad trail throughout town
• Gordon Smith, Volunteer Hunter Coordinator
• Carter Sullivan, volunteer Weston High School student;
• Freddie Wiss, Community Garden Steward
• Land’s Sake Inc.
• The Weston Forest and Trail Association

2017 Members of the Conservation Commission
Appointed by the Board of Selectmen
Laurie A. Bent, Chair 2020 Cynthia Chapra 2019
Alison Fronk Barlow 2019 Roberta Lamb 2020
George Bates 2018 Rees Tulloss 2018
Joseph Berman 2018

REPORT OF THE CRESCENT STREET HISTORIC DISTRICT COMMISSION

The Crescent Street Local Historic District was established under Massachusetts General Law Chapter 40C and is the only such district in Weston. There are eight houses in the district. The five-member Crescent Street Historic District Commission is charged with reviewing proposed exterior modifications of structures and other features located within the district, in accordance with Article XXIV of the General By-law as enacted in 1993. Three Commission members are also district residents.

In 2017, the Commission reviewed proposed alterations of one property in the District. On June 13th, the Commission met to consider an application to demolish a large portion of the residence at 21 Crescent Street, to construct a larger addition in its place, and to construct a new gazebo replacing one that had previously been demolished. The Commission followed up with site visits on June 16th, where modifications in the submittal materials were mandated to make the proposed work more compatible with the character of the original construction, and on November 29th to review those changes. At the second site visit, the Commission voted to grant a Certificate of Appropriateness, subject to further minor modifications.

The Commission regrets the departure of member Patricia Mansfield, one of the original appointees when the district was created. Her long-standing service is greatly appreciated. The Commission also welcomes its newest appointee, David Fixler, an architect with extensive experience in historic preservation and restoration. We expect that his contribution to the Commission's deliberations will be significant, and we look forward to working with him.

2017 Members of the Crescent Street Historic District Commission
Appointed by the Board of Selectmen
Alfred Aydelott, Chair 2018 Anna Melone Pollock 2020
Catherine Adams Fiske 2019 Alicia Primer 2018
David Fixler 2020
REPORT OF THE HISTORICAL COMMISSION

The Weston Historical Commission is appointed by the Board of Selectmen to preserve Weston’s architectural, cultural, and landscape history; to identify and document town buildings, domestic architecture, and other local features of historical significance; and to educate the public about the value of their preservation. The seven-member Commission, along with associate members, formally meets every three to four weeks at Town Hall, but members are also engaged in other aspects of the Commission’s work throughout the year. The following is a summary of the Commission’s activities for 2017.

Demolition Delay Activity
The Historical Commission administers Weston’s Demolition Delay By-law, which requires the review of demolition applications for buildings constructed by 1945, which also meet criteria for significance, to determine whether the proposed demolition, either partial or total, would adversely affect a historically or architecturally significant structure. If the building is deemed significant and the proposed demolition is detrimental, the Commission may impose a 12-month delay on permitting to try to find a way to save the structure. A delay may be lifted if and when the proposed demolition is no longer detrimental. If a structure constructed by 1945 is demolished without proper authorization, the Building Inspector is authorized to impose a two-year building moratorium on the site.

In 2017, the Commission received 29 percent fewer applications than in 2016. Of the 37 applications received, 62 percent were sent to an initial determination meeting and 39 percent of those went on to the public hearing process. The Commission imposed a 12-month demolition delay on two applications, or fewer than 6 percent of all applications received, both of which were for total demolition of significant houses.

The following table tracks the Commission’s activity and the disposition of applications received since 2006. Information on the Demolition Delay, including applications, procedures, and the text of the by-law, can be found on the Historical Commission’s web page on the Town website.

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Allowed without Initial Hearing</th>
<th>Sent to Initial Determination Hearing</th>
<th>Sent to Public Hearing</th>
<th>6-month Demo. Delay Imposed</th>
<th>12-month Demo. Delay Imposed</th>
<th>Two-year Building Moratoriums Imposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>37</td>
<td>14</td>
<td>23</td>
<td>9</td>
<td>-</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>2016</td>
<td>52</td>
<td>13</td>
<td>39</td>
<td>7</td>
<td>-</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>2015</td>
<td>46</td>
<td>7</td>
<td>39</td>
<td>18</td>
<td>5</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>2014</td>
<td>48</td>
<td>9</td>
<td>39</td>
<td>18</td>
<td>3 (1 lifted)</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2013</td>
<td>60</td>
<td>21</td>
<td>39</td>
<td>21</td>
<td>3</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2012</td>
<td>56</td>
<td>24</td>
<td>29</td>
<td>24</td>
<td>1</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>2011</td>
<td>61</td>
<td>25</td>
<td>36</td>
<td>18</td>
<td>2</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>
Preferably Preserved Houses: With 12-Month Demolition Delay Imposed

The Historical Commission classified these significant houses, which have been proposed for total demolition, as “preferably preserved” during the year. Imposing a 12-month delay of demolition is a tool employed to discourage such demolition. The Commission always hopes to use the year-long period of delay to work with the owner to find an alternative to total demolition. The goal is to encourage preservation of the historical character of these significant houses and their neighborhoods.

<table>
<thead>
<tr>
<th>Year</th>
<th>Houses Proposed for Demolition</th>
<th>Houses with 12-Month Delay</th>
<th>Houses Preserved</th>
<th>Houses Not Reverted</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>61</td>
<td>30</td>
<td>15</td>
<td>4</td>
</tr>
<tr>
<td>2009</td>
<td>47</td>
<td>14</td>
<td>31</td>
<td>20</td>
</tr>
<tr>
<td>2008</td>
<td>62</td>
<td>34</td>
<td>28</td>
<td>20</td>
</tr>
<tr>
<td>2007</td>
<td>57</td>
<td>26</td>
<td>31</td>
<td>12</td>
</tr>
<tr>
<td>2006</td>
<td>43</td>
<td>28</td>
<td>15</td>
<td>2</td>
</tr>
</tbody>
</table>

Formerly 270 Boston Post Road
Built 1910-1911
Hubert G. Ripley, architect
Located in the Boston Post Road Historic District; Listed in the National Register of Historic Places

Demolition delay expires:
March 28, 2018

[Image of George F. Blake House 18 Skating Pond Road (WSN.80)]

Built 1854
Unknown builder or architect
Located in the Boston Post Road Historic District; Listed in the National Register of Historic Places

Demolition delay expires:
December 19, 2018

[Image of Nathaniel Sibley House 104 Boston Post Road (WSN.60)]
Significant House Demolished in 2017
The 12-month demolition delay imposed in 2016 on this 1½ story Civil War era mansard house expired. Unfortunately, it was razed in late 2017.

Charles Morse House - 2 Fields Pond Road
Formerly 343 South Avenue
Built ca. 1866 (addition ca. 1886)

Rendering of the Charles Morse House made by former owner, William Church Atkinson

Historic Markers
The Commission authorized three new historic markers in 2017, for the houses at 27 Crescent Street, 22 Summer Street, and 153 Ridgeway Road.

27 Crescent Street
The c. 1834 Melone Homestead - It is an unusual surviving Weston example of 19th century multi-family worker housing, now surrounded by 61 acres of Town Conservation land that includes the site of the school furniture factory associated with the house.

Image of Melone Homestead from 2009

Melone Homestead Plaque shows important dates in the history of the building
22 Summer Street
Built c. 1860 for Dennis Keefe - It is the earliest remaining house in the Upper Summer Street Historic Area. It is important to Weston as a simple version of a common style structure, in this case, Italianate, built in town.

153 Ridgeway Road
Known as the 1881 Hubbard-Thayer House - It is a Shingle style house located in the Chiltem Hundreds Historic Area, one of two houses there which predate the subdivision.

The Dennis Keefe House from c 1860 on Summer Street

The Hubbard-Thayer House in the Chiltem Hundreds Area

The cost of the markers ($180) covers expenses and is paid by the applicant. Successful applicants receive a brief written history of their house prepared by architectural historian Pamela Fox and a hand-painted wooden marker with the date of the house and name of the original owner. The Commission is eager to enhance the visibility of properties throughout Weston that meet the marker criteria. Any type of building is eligible if it was built by 1945 and maintains its basic design integrity. Additions must be in keeping with the original. The marker application form can be found on the Historical Commission’s web page on the Town’s website, as well as at Town Hall.

Preservation Restriction on 55 Coburn Road Property
The 1896 W. H. Coburn house, at the corner of Coburn Road and Church Street, was the subject of a Historical Commission Preservation Restriction funded by the Town in 2016 and finalized in September 2017. The house is a fine example of a well-proportioned Colonial Revival and was designed by important local architect Samuel Mead, whose work in Weston includes several nearby homes and the former Weston High School building now known as Brook School Building A. The prominent balustraded “piazza” of the Coburn House, recently restored to its original appearance, faces Church Street and a meadow and woodland area that will be forever preserved as part of the agreement with the Town. The original exterior portions of the house will be preserved, while allowing future changes elsewhere, under the design review of the Commission.

A Preservation Restriction will preserve these original facades of the William H. Coburn House
The Commission is grateful for the work of the Planning Board in fine-tuning details of the flexible subdivision planned on site to maintain the important viewscape of the historic Church Street corridor, including this parcel and the protected landscapes of Coburn Meadow, 153 and 171 Church Street.

Other Preservation Restriction Projects
In 2017, the Historical Commission authorized an appraisal to find the value of a preservation restriction for the property known as Gateway Farm located at 500 Wellesley Street in the Wellington Farm National Register Historic District. This restriction would preserve views of the Thomas Pierce House, originally built in 1760, from Wellesley Street and from Glen Road. The Commission collaborated with the Conservation Commission, which has long been working to conserve the farmland and open space that is part of this farm. This is a very prominent location in town and the project will require more time and effort to realize.

Cemetery Conservation Projects

The grave marker for John Warren, who died September 1790, had fallen into disrepair at Farmers’ Burial Ground on the left. It was properly repaired, cleaned and made upright by conservators during Phase 1 of the Cemetery Conservation project.

This headstone for Abigail Harrington Mirick lay broken and toppled at Farmers’ Burial Ground on the left. She lived from 1696 – 1753. Conservators repaired her marker using the American Institute of Conservation and the Secretary of Interior Standards.

“Phase 1 of the Restoration of Historic Town Cemeteries,” was completed in 2017. This work, funded through Community Preservation Act funds approved by Annual Town Meeting in 2013, was directed by stone conservator, Ivan Myjer of Building and Monument Conservation. Monument Conservation Collaborative of Norfolk, Conn. and Ta Mara Conde of New Salem, Mass. worked jointly to conserve grave markers in Farmers’ Burial Ground, which is located on Boston Post Road by Colpitts Road and is Weston’s oldest cemetery, founded in 1703. The conservators reassessed, cataloged, photographed, cleaned, repaired and repositioned headstones and footstones. In addition, Phase 1 included temporary shoring and bracing of the mound tomb at Central Cemetery, a long-needed project. These interim
supports were designed by Structures North Consulting Engineers and were implemented by staff from the Department of Public Works.

The 2017 November Special Town Meeting approved $205,000 in Community Preservation Act funds for “Phase 2, Restoration of Farmers’ Burying Ground and Central Cemetery.” This will entail an updated condition assessment, preparation of bid documents and the conservation of monuments. There are about 30 markers that still need work at Farmers’, but most of this phase will focus on conservation work at Central Cemetery, which is located at the corner of Boston Post Road and Linwood Avenue. Stone conservator Ivan Myjer will again assist the Town with this work. When completed, the cemeteries will not look new, but they will retain their present charm and will be stabilized and made safely accessible for future generations.

Old Library Restoration
In 2017, as part of the process of converting the Old Library building into the Weston Art and Innovation Center, the Historical Commission participated in the detailed review of architectural plans for the restoration of the Old Library’s historic interior spaces, exterior entrances, and final details. As part of this process, all of the original woodwork, lighting, and timbered ceilings will be restored to their original splendor, allowing the public to use and enjoy these spaces once again. The vast amount of work put into this project by members of the Commission and other Town committees paid off at the 2017 November Special Town Meeting when construction funds for the project were approved with well over the requisite 2/3 majority vote (281 to 59). Construction will begin in early 2018.

Josiah Smith Tavern Adaptive Reuse Project
A funding request for design and engineering fees for the adaptive reuse of the Josiah Smith Tavern was approved by the 2017 Annual Town Meeting. An appropriation of $630,000 will be used to bring the building and site up to current codes. This project will come back to a future Town Meeting with a request for construction funds.

The venture is currently under the auspices of the Permanent Building Committee. The firms of Baker Wohl Architects and Metrowest Engineering Inc. have been hired to work on the renovation. Phase One is now underway and includes a rigorous investigation of all building systems to confirm present conditions. A detailed review of the structural systems and building envelope will be completed, also. Data from this review will be employed as the basis for the design development phase and for cost estimates.
**Restoration of the Historic Case House**

The Case House, the Victorian summer manor house on Wellesley Street that once belonged to the Case Family, is located on what we now call the Case Campus and has been the administration offices for the School Department for around 60 years. It was previously used by the family for about the same number of years. The late 19th century house needs to be brought up to 21st century code in order to continue to serve the needs of the administrators that use it. The work addresses its accessibility, fire suppression and updating of mechanical systems, as well as exterior restoration to repair extensive deterioration of its exterior fabric.

The architectural firm McGinley Kalsow & Associates Inc. was chosen, among many who applied. Much of its practice is in design for the adaptive re-use of historic buildings. The firm completed a thorough survey of the house, a full analysis of what needs to be done to make it a legal public-use building, and has held many working-group meetings with the administration staff, the Permanent Building Committee and with the Historical Commission. Design, development, and engineering drawings are currently being developed.

![Early view of the South façade of Case House](image1)

![View today looking at the South façade of Case House](image2)

Members of the commission recognize that the architects must advocate for the occupants of the building, and they are doing a good job at that. Designers skilled at adaptive re-use do not see a conflict between the current use of an old building and its historic qualities. McGinley Kalsow has worked hard to find ways to fit the School Department into this old house while also restoring and enhancing its architectural and historic features. The Historical Commission will continue to work alongside the firm and the School Department to help make this happen.

November Town Meeting approved an additional $27,000 in Community Preservation Act funds, representing 10 percent above the approved design fees from the 2016 Annual Town Meeting request. This was so the architects can work out and detail restoration work that may not be relevant to the day-to-day functions of the School Department, but are essential to preserving the often-spectacular spaces and detailing of this grand house. To date, McGinley Kalsow has demonstrated sensitivity to the historic fabric and architectural quality of the house and has worked well with the Commission to see this job does justice to this treasure.

**Wayside Rail Trail**

Among the historical assets along the former Central Massachusetts Railroad, which will be the future Wayside Rail Trail are two concrete-topped cattle passes that date from 1920/21. These cattle passes are a testament to the town's agricultural history, as they allowed a connection between two portions of 19th and 20th century farms cut by the railroad right of way.
Eversource, the utility company that will build a gravel access road in 2018 as the base for the rail trail, has found the cattle passes to be structurally sound and can be reused. The Massachusetts Department of Conservation and Recreation, which will pave the gravel road to create the Wayside Rail Trail, has agreed. For the town to retain the passes as part of its history, it needs to undertake multiple non-structural concrete repairs to stabilize these structures and ensure their material integrity and longevity.

The Historical Commission, working with the Rail Trail Advisory Committee and the Agricultural Commission, received Community Preservation Act funding at November Town Meeting for all necessary repairs. One cattle pass is located at the Jericho Town Forest trailhead and the other just west of Concord Road.

The Historical Commission will continue to work with the Rail Trail Advisory Committee to develop educational signs and interpretation of these cattle passes, as well as other historical assets, along the Wayside Rail Trail.

**Town Center Improvement Project**

Concept plans presented at the November 2016 Special Town Meeting proposed reconstruction of Boston Post Road through the Town Center from School Street to Linwood Road. The Town Center Planning Committee, which has a Commission representative, began 2017 by contracting with consultants for engineering services, seeking additional review by traffic engineers and continued consultation with abutting property owners and tenants. A survey of the Town Center was begun early in the spring. Funding for the design and engineering required to bury the overhead utilities was not approved at Special Town Meeting; however, having heard encouragement to do so because the vote was so close, the request was made again to the 2017 Annual Town Meeting. This time the funding was approved by a two-thirds majority.

Since that time the Town Center Planning Committee and its consultants have continued to develop plans to calm vehicular traffic, provide improved pedestrian safety, and focus design on community gathering and historic preservation. The committee has worked to coordinate planning with the ongoing Old Library and Josiah Smith Tavern re-use projects, updating the Historical Commission, the Planning Board and Traffic and Sidewalk Committee while consulting with Town Center property owners and tenants. At the end of 2017 plans are approaching a design development stage.

**In Appreciation**

The Commission is very grateful to:

- John Field, Inspector of Buildings, for his careful oversight of Commission matters, his well-measured advice, and his always-ready and patient assistance
- Tracey Lembo, Community Preservation Committee administrator, for her endless help with Preservation Restrictions and all the other projects where the Community Preservation Committee and the Commission overlap
- Pamela Fox for her support of the Historic Markers program and for continuing to share her deep knowledge of the Town’s history
• Paul Penfield, Jr. from the Rail Trail Advisory Committee, for his continued energetic help searching and cataloging historical assets on the Central Massachusetts Railroad right-of-way and for his enthusiastic championship for preserving these assets
• Ivan Myjer, for his knowledgeable and professional guidance on our cemetery restoration projects

2017 Members of the Historical Commission
Appointed by the Board of Selectmen
Alan Fobes, Co-chair 2018  Stephen Wagner 2020
Phyllis Halpern, Co-chair 2019
Alfred Aydelott 2018  Associate Members: ex officio
Marisa Morra 2020  Adrienne Giske
Alicia Primer 2019  Gloria Cole
Henry Stone 2019  Judy Markland

Summary of Weston’s Community Preservation Act Funds for Historic Preservation in 2017

Architectural and Engineering Services for the Josiah Smith Tavern

Town Meeting approved $630,000.00 for the full architectural and engineering services for the rehabilitation and re-use of the Josiah Smith Tavern, including the barn, connector, surrounding space, etc. The Friends of the Josiah Smith Tavern, the proponents of the project, intend to create a 105-seat restaurant in the barn, connector and original tap room. Plans will also provide subsidized rental space in the main building to the Weston Historical Society, Weston Forest and Trail Association, and the Women’s Community League of Weston. The proposal includes making the second-floor ballroom of the tavern available for community and tenant use. The Town will maintain ownership of the building.
Construction costs for the Weston Art and Innovation Center (Old Library)

Special Town Meeting approved $4,600,000 to pay for the costs of constructing improvements to preserve, rehabilitate and restore the historic Old Library building. The proponents will transform the Old Library into an arts and technology learning center that provides multiple types of hands-on instruction for all ages. The proposal keeps this historic building open to the public and preserves Town ownership. It also has low impact on abutters and will preserve the architectural integrity of the interior and exterior of the building.

Cattle Passes along Rail Trail

Special Town Meeting approved $62,535 to fund the costs of preserving, rehabilitating and restoring historic cattle passes along the Wayside Rail Trail to be developed along the abandoned Central Massachusetts Railroad line in Weston. These cattle passes are a reminder of the town’s heritage as a farming community. The funding approved will be used to stabilize and repair the structures.

Farmers’ Burial Ground and Central Cemetery Restoration

Special Town Meeting approved $205,000 to assess, preserve, conserve and restore gravestones, tombs, and other elements in the historic Farmers’ Burial Ground, located at Boston Post Road and Colpitts Road, and Central Cemetery, located on Boston Post Road at Linwood Avenue. This is the second phase of a three-phase project. Funds will be used to update a condition assessment for both cemeteries, to prepare bid documents, and to complete conservation of the damaged stones in both locations, but especially at Central Cemetery. Funds appropriated at the 2013 Annual Town Meeting were used to restore the majority of the most damaged monuments in Farmers’ Burial Ground.
REPORT OF THE DEPARTMENT OF INSPECTIONAL SERVICES

The Inspectional Services Department is responsible for enforcement of the various building, electrical, plumbing and mechanical codes for residential and commercial construction and local enforcement of Zoning Regulations. The Department consists of the Land Use Coordinator/Inspector of Buildings/Zoning Enforcement Officer, the Permit Administrator, a staff assistant, a part-time assistant for the Zoning Board of Appeals, the Conservation Administrator and a part-time Land Stewardship Coordinator, part-time staff serving as Building Inspector, Electrical Inspector, Plumbing and Gas Inspector, and Sealer of Weights and Measures, and the Assistant Planner/Staff Assistant to Historical Commission.

During the 2017 calendar year, 600 building permits, 555 electrical permits, 546 plumbing and gas permits, 77 sheet metal permits, and 71 Chapter 106 occupancy permits (common area inspections) were issued. The total is a decrease of approximately 13 percent from the previous year. The total estimated cost of the projects in 2017 was approximately $88.98 million. Due to the relatively mild winter, there was less ice and water roof damage, which contributed to a drop in the permit activity of previous years.

The Department receives applications for permits; reviews plans and construction documents to ensure compliance with applicable laws, regulations, building codes, and Zoning By-laws; issues permits for construction; and performs inspections to ensure work is performed in compliance with approved plans and in compliance with applicable code provisions. Staff also perform investigations and respond to complaints to ensure that activities, including those other than construction, are not in violation of the Zoning By-law. This department is also responsible for the periodic inspection and certification of certain buildings and structures. These include annual inspections of public and private schools, including Regis College, daycare facilities, residential apartment buildings, indoor and outdoor grandstands, fire escapes, banquet facilities, and other places of assembly.

The building codes are an ever-evolving set of rules. This year on October 15th, the Commonwealth instituted a short concurrency period, where both the existing 8th Edition of the Building Code and the new 9th Edition Building Code, were in force. The 9th edition will be in force at the start of 2018. New codes increase occupant safety and building energy efficiency, but also take into account new systems and materials.

The following chart outlines 2017 activities with a three-year summary for comparison.
### Report of Inspectional Services
#### Calendar Year 2017 and Three Year Summary Report

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Permits Issued</td>
<td>Estimated Value</td>
<td>Fees</td>
</tr>
<tr>
<td>Single Family Residence</td>
<td>23</td>
<td>$27,050,721</td>
<td>$266,872</td>
</tr>
<tr>
<td>New Building-Commercial/Municipal</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amended Building Permits - Res/Comm.</td>
<td>27/2</td>
<td>$26,656,395</td>
<td>$29,103</td>
</tr>
<tr>
<td>Remodel/Additions Residential</td>
<td>177</td>
<td>$25,692,286</td>
<td>$257,005</td>
</tr>
<tr>
<td>Remodel/Additions Commercial/Municipal</td>
<td>11</td>
<td>$1,770,748</td>
<td>$17,901</td>
</tr>
<tr>
<td>Demolition (includes garages &amp; homes)</td>
<td>29</td>
<td>$395,350</td>
<td>$4,961</td>
</tr>
<tr>
<td>Other Construction Residential</td>
<td>192</td>
<td>$4,414,757</td>
<td>$47,813</td>
</tr>
<tr>
<td>Other Construction Commercial/Municipal</td>
<td>37</td>
<td>$1,646,697</td>
<td>$8,669</td>
</tr>
<tr>
<td>Sheet Metal - Residential/Commercial</td>
<td>73/4</td>
<td>166815/785645</td>
<td>17299/7434</td>
</tr>
<tr>
<td>Mechanical - Residential/Commercial</td>
<td>25</td>
<td>402,785</td>
<td>2,706</td>
</tr>
<tr>
<td><strong>Total Building Construction</strong></td>
<td>600</td>
<td>$88,982,199</td>
<td>$630,660</td>
</tr>
<tr>
<td>Certificate Occupancy/Periodic Inspections</td>
<td>47/71</td>
<td>53/49</td>
<td>52/26</td>
</tr>
<tr>
<td>Gas Permits</td>
<td>248</td>
<td>-</td>
<td>$17,040</td>
</tr>
<tr>
<td>Plumbing Permits</td>
<td>262</td>
<td>-</td>
<td>$29,420</td>
</tr>
<tr>
<td>Wiring Permits</td>
<td>555</td>
<td>-</td>
<td>$57,630</td>
</tr>
<tr>
<td>Alarm Security Fee</td>
<td>49</td>
<td>-</td>
<td>$6,090</td>
</tr>
<tr>
<td><strong>Total Plumbing, Gas and Electric</strong></td>
<td>1,114</td>
<td>$110,180</td>
<td>$1,248</td>
</tr>
<tr>
<td>Weights and Measurers</td>
<td>12</td>
<td>$2,300</td>
<td>26</td>
</tr>
<tr>
<td>Zoning Board of Appeals Applications</td>
<td>22</td>
<td>$4,600</td>
<td>27</td>
</tr>
</tbody>
</table>
REPORT OF THE JOSIAH SMITH TAVERN AND OLD LIBRARY WORKING GROUP

The Josiah Smith Tavern, consisting of the Barn and Connector, and the Old Library are historically important to Weston, occupying prominent locations in our Town Center and offering the potential to become significant cultural and architectural landmarks in Weston’s contemporary identity. Despite the buildings’ potential, the previous failure of efforts to facilitate reuse has highlighted the substantial challenges the Town faces in balancing cultural, architectural, political, and financial components of reuse.

The Working Group, formed by the Board of Selectmen, convened in December 2013 and was charged with facilitating and coordinating Town efforts to redevelop the properties. Recommendations for the reuse of the buildings were made to the Board of Selectmen in December 2015. The recommendation is summarized as follows:

- The Old Library – space for the Weston Art and Innovation Center for its programming in art, culture, creativity, and technology. As an extension of the Weston Public Library, it will be a learning center with a creative maker space in the upper "stacks" area, open flexible programming, learning, and special historic rental space in the landmark old Reading Room. The Weston Media Center will be in the lower level and will add to the variety of offerings, including a recording studio that will be available to Weston residents.

- The Josiah Smith Tavern Complex – a 105-seat, “farm-to-table” restaurant in the Barn and Connector, with subsidized rental space in the Tavern for town-oriented non-profits including the Weston Historical Society, Weston Forest and Trail Association, and the Women’s Community League. The second-floor ballroom will be available for tenant and community use. All rent not required for maintenance and reserves will be passed on to the Town and the property will generate real estate tax revenues paid directly to the Town.

Both properties would remain under Town ownership, and Community Preservation Act funds are expected to be utilized for the restoration of the buildings. In 2016, the Weston Art and Innovation Center received overwhelming support at Annual Town Meeting for design fees and again at the 2017 fall Special Town Meeting when the project was granted construction funds. The building is anticipated to be completed and in use by early 2019.

With respect to the Josiah Smith Tavern complex, the Friends of the Josiah Smith Tavern were designated the proponent and long-term master leaseholder, coordinator, and manager for the property to execute the recommended reuse. The design and engineering fund request was overwhelmingly approved by the 2017 Annual Town Meeting. Ms. Adrienne Giske, of the Friends of the Josiah Smith Tavern, was appointed a temporary member to the Permanent Building Committee, which is where work will continue to further the reuse project.

2017 Members of the Josiah Smith Tavern and Old Library Working Group

Dissolved by the Board of Selectmen July 18th

Tom Palmer, Co-chair
Jay Valenta, Co-chair  Marisa Morra, Representing the Historical Commission
Dianne Butt        Clint Schuckel, Representing the Traffic and Sidewalk Committee
John Sallay        Steve Wagner, Representing the Community Preservation Committee
Christopher Houston, Representing the Board of Selectmen
REPORT OF THE OPEN SPACE AND RECREATION PLAN COMMITTEE

The Open Space and Recreation Plan Committee is responsible for updating the 1996 Town of Weston Open Space and Recreation Plan to the standards required by the Commonwealth’s Executive Office of Energy and Environmental Affairs (EEA).

Nearly 20 percent of Weston is protected as public open space, and that percentage grows when recreational facilities, private open space, and unprotected open space are considered. These resources protect water bodies and wildlife habitat, maintain scenic views, provide recreational opportunities, support local forestry and agricultural activities, and preserve historic landscapes. Weston’s updated Open Space and Recreation Plan will help to ensure the thoughtful protection and long-term stewardship of our treasured open spaces and recreational facilities. An updated plan will also aid the Community Preservation Committee in prioritizing funding requests for open space and recreation projects. Further, an updated plan approved by EEA is required in order for the Town to be eligible to apply for certain state grants.

The Board of Selectmen formed the Committee in the spring of 2015. The Community Preservation Committee’s Administrative Fund provided $25,000 to complete the plan update over three fiscal years (2015, 2016, and 2017).

The Committee convened in September 2015 and throughout the fall and the entirety of 2016, the Committee gathered public input, coordinated with related committees and boards, and drafted an updated Open Space and Recreation Plan for public review. The draft plan was released on January 13, 2017, and the public review period closed on February 3, 2017. During the public review period, the Committee gathered feedback from the following committees and boards: the Board of Selectmen, the Planning Board, the Conservation Commission, the Recreation Commission, the Traffic and Sidewalk Committee, Weston Forest and Trail Association, the Historical Commission, the Weston Affordable Housing Trust, and the Metropolitan Area Planning Council. The Committee also held a public presentation of the draft and made the draft available online for residents to review and provide feedback.

In February 2017, the Committee submitted a draft plan to the EEA for review. The state returned comments, which the Committee addressed before submitting the final plan in May 2017. The EEA officially approved Weston’s Open Space and Recreation Plan in June 2017.

With an approved plan, Weston is now eligible for certain state grants for conservation and recreation purposes through 2023. The highlights of the updated plan include:

- background regarding Weston’s natural landscape, community, and history;
- a complete inventory with an accompanying map of Weston’s private and public open spaces and recreational facilities;
- a seven-year action plan outlining objectives and action items for the stewardship and protection of open spaces, natural resources, and recreational facilities;
- a list identifying parcels and easements of interest for future land protection efforts; and
- an assessment of how our open spaces and recreational facilities serve, and could better serve, users with disabilities

The 2017 Weston Open Space and Recreation Plan is guided by five overarching goals:

1. Maintain, steward, and restore existing natural resources, open spaces, and recreational facilities.
2. Preserve the semi-rural character of Weston by protecting open space, preserving scenic and historic features, and implementing thoughtful development strategies.
3. Promote the use of recreational facilities and open space.
4. Improve access to and connectivity among open spaces, recreational facilities, and other important Town resources.
5. Improve coordination among departments, committees, and local organizations working toward common open space, recreation, and other goals.

The Committee’s charge officially concluded with the completion and state approval of the updated plan; however, at the request of the Board of Selectmen, the Committee agreed to assist with hosting an Open Spaces and Recreational Summit in 2018, an objective of the Open Space and Recreation Plan.

2017 Members of the Open Space and Recreation Plan Committee

Dissolved by the Board of Selectmen on July 18th

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Title/Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joel Angiolillo</td>
<td>At-large</td>
<td>Weston Forest and Trail Association</td>
</tr>
<tr>
<td>Kristin Barbieri</td>
<td>At-large</td>
<td>George Bates</td>
</tr>
<tr>
<td>Pamela Fox</td>
<td>At-large</td>
<td>Weston Forest and Trail Association</td>
</tr>
<tr>
<td>Michael Pappone</td>
<td>At-large</td>
<td>Michele Grzenda, Ex-officio</td>
</tr>
<tr>
<td>Alexander Anza</td>
<td>Agricultural Commission</td>
<td>Conservation Administrator</td>
</tr>
<tr>
<td>Anne Wiedie</td>
<td>Agricultural Commission</td>
<td>Emily Schadler, Ex-officio</td>
</tr>
<tr>
<td>Cynthia Chapra</td>
<td>Conservation Commission</td>
<td>Christopher Fitzgerald, Ex-officio</td>
</tr>
<tr>
<td>Anne Benning</td>
<td>Rail Trail Advisory Committee</td>
<td>Recreation Director</td>
</tr>
<tr>
<td>Victoria Whalen</td>
<td>Recreation Commission</td>
<td>Recreation Assistant Director</td>
</tr>
</tbody>
</table>
REPORT OF THE PLANNING BOARD

The Planning Board is responsible for the review of land division, either through the construction of a subdivision road or, where sufficient frontage exists, through submission of an Approval Not Required plan under the Subdivision Control Law. The Board also reviews and approves proposals for new residential development constructed on officially designated Scenic Roads and/or exceeding a certain square footage; commercial projects; and tree and stone wall removals or alterations in the Town’s right-of-way on a Scenic Road. The Board also undertakes long-range planning activities, including proposed amendments to the Zoning By-law, master planning efforts, development of scenic roadway policies, and other land-use regulations.

In 2017, the Board held 27 public meetings, numerous public hearings, and 29 site walks. More specifically, the Board:

• Reviewed and approved 14 Site Plan Approval applications for new or replacement residential construction. Of these:
  o One was reviewed solely due to being larger than the Residential Gross Floor Area (RGFA) threshold for review (37 Willard Road)
  o Two were reviewed solely due to having frontage on a Scenic Road (380 Conant Road and 2 Fields Pond Road)
  o Eight were reviewed due to having frontage on a Scenic Road and being larger than the RGFA threshold (100 Ridgeway Road, 327 Boston Post Road, 219 North Avenue, 346 Highland Street, 3 Black Oak Road, 441 Glen Road, 12 Autumn Road, 415 Concord Road)
  o Three were reviewed as they were part of a Flexible Subdivision (101 and 107 Concord Road, 277 North Avenue);
• Reviewed and approved seven amendments to previously issued approvals under the RGFA and/or Scenic Road provisions of the By-law;
• Reviewed and approved two additions to houses that were constructed after 1997 and triggered the RGFA threshold (46 River Road and 49 Lawrence Road);
• Held a total of 31 meetings on the proposal from Boston Properties to construct a multifamily 40B and new office building at 133 Boston Post Road, which consisted of:
  o Eight neighborhood meeting
  o Four Public Meetings
  o Two site visits
  o Seven direct discussions with Boston Properties regarding project size and scope
  o Seven internal staff meetings
  o Three meetings with a member of the Board of Selectmen;
• Reviewed and granted Site Plan/Special Permit Approval for six day camps;
• Reviewed and granted Site Plan/Special Permit Approval for one renewal of an existing telecommunications facility;
• Reviewed and approved two Flexible Subdivision Developments and amended the conditions of one;
• Reviewed two applications for Limited Site Plan Approval: the renovation of Proctor Field and Pastor Park, which included a Special Permit for work within the Aquifer Protection Overlay District; and a boardwalk and path at the Rivers School, which included a Special Permit for work within the Wetlands and Floodplain Protection Overlay District;
• Held membership on the Town Center Planning Committee and the Community Preservation Committee; and
• Reviewed and made comment, including contract review by MDM Transportation Consultants on the 104 Boston Post Road Chapter 40B Comprehensive Permit Application.
Site Plan Approval for Residential Construction
As listed above, the Board reviewed and approved 14 projects that either exceeded the RGFA for a house greater than 10 percent of its lot size or greater than 6,000 square feet, had frontage along a scenic road, or were part of an approved Flexible Subdivision, or a combination of these factors. In each case, the Board placed conditions on Site Plan Approval, which included the elimination of excessive exterior lighting, maintenance of existing vegetation, the addition of new vegetative buffers, reduction in the amount of impervious surface, and management of stormwater. Additionally, the Board granted amendments to seven properties that previously were issued a Special Permit or Site Plan Approval. Based on a referral from the Building Inspector, the Board also reviewed two proposed additions to houses that were constructed after the passage of the 1997 RGFA by-law. In these cases, the additions triggered Site Plan Approval because the expanded area exceeded the RGFA threshold.

Flexible Subdivision Special Permits
The Planning Board reviewed and approved two applications for Special Permit for Flexible Subdivision at 277 and 293 North Avenue for three lots and at 265 and 275 Winter Street for four lots. The North Avenue application was approved with conditions requiring a Special Permit for any demolition of the houses fronting North Avenue. The Winter Street application was approved with conditions to protect the large wooded buffer along Winter Street and to preserve screening to adjacent lots.

Scenic Road Review under the General Town By-laws
The Board reviewed and approved three applications to modify stone walls within the Scenic Road Right of Way. Two were at private residences, 18 Pine Street and 22 Summer Street, and one was at Case Estates to temporarily allow heavy equipment in for tree removal as part of conservation work. This wall has been restored. The Board also reviewed the proposed sidewalks along Merriam Street and held two formal site walks; one for the area south of Cherry Brook Road and one for the area north. One Board member also walked the site with members of the Traffic and Sidewalk Committee and the Town’s consultants. Two public hearings were held on the project and it is still under review.

Affordable Housing
Following the approval of the Housing Production Plan, the Town began earnest discussions with Boston Properties for a 40B residential development at 133 Boston Post Road, the former Mass Broken Stone site and the current Biogen and Monster.com offices. In March, Boston Properties submitted a proposal for a 345 unit residential building and a 250,000 square foot office building. The proposal was strongly opposed by neighbors at the Zoning Board of Appeals comprehensive permit hearing and at a joint meeting of the Planning Board and Board of Selectmen. In response, the Board of Selectmen asked the Planning Board to work with Boston Properties and the surrounding neighborhoods to see if an acceptable project could be conceived. Representatives of the Planning Board continue to meet with Boston Properties following two rounds of neighborhood meetings, four public meetings, two site visits and are looking to complete a recommendation in time for the 2018 Annual Town Meeting.

The Planning Board actively opposed the proposed 150 unit 40B at 104 Boston Post Road. The Board submitted testimony detailing their opposition and contracted MDM Transportation Consultants to peer review the proposed left turn onto the property from Route 20. The Town Planner attended the Zoning Board of Appeals hearings to provide additional testimony and to respond to concerns.

Regional Activity
The Town Planner has been active with the MetroWest Regional Collaborative sub-region of the Metropolitan Area Planning Council, particularly in implementing connectivity with the Landline Bike and Pedestrian project and creating a prioritized plan for projects considered for the State Traffic Improvement Program.
Zoning By-law Amendments
Following Question 4 on the State Ballot of the November 2016 election, the Massachusetts Legislature passed and Governor Baker signed “An Act to Ensure Safe Access to Marijuana,” which was adopted as Chapter 55 of the Acts of 2017. The Act allowed municipalities to prohibit recreational marijuana establishments. The Board proposed both a general by-law amendment and zoning by-law amendment to this effect. The general by-law amendment was approved by a simple majority at the November Town Meeting; the zoning by-law amendment, however, failed to pass as it only gathered a simple majority and not the two-thirds majority necessary for adoption.

Project Review
The Board provided an informal review of three Town-sponsored or affiliated projects: the Weston Art and Innovation Center in the Old Library; the Josiah Smith Tavern; and the Wayside Rail Trail. A site visit and coordination meetings with members of the Weston Art and Innovation Center Advisory Board, the Permanent Building Committee, and the Board of Library Trustees was held to address concerns regarding the historic entry of the Old Library, site impacts to landscape, and coordination with the Town Center Improvement Project, and Josiah Smith Tavern re-use plans.

Long Range Plans
Work continued on the Weston Guardrail Report, which was completed and accepted in 2016. In 2017 the Town Planner and Department of Public Works Director made site visits and evaluations of 12 priority sites and made recommendations on the types for each site to the Public Works Director. In December, Nitsch Engineering provided a proposal for standard design work at the guardrail locations. The proposal was still under review at the end of the year.

A Water Conservation/ Master Plan Committee was formed with the Town Planner as project lead and included representatives from the Board of Selectmen and Planning Board, the Public Works Director, the Town Engineer, the Public Health Director, the Fire Chief, Conservation Agent, and Building Inspector. A kick-off meeting to determine the scope of work was held in August and following a request for technical assistance was submitted to the Metropolitan Area Planning Council to analyze the Town’s historic water usage. The proposal is currently under review.

Continuing Activities
Planning Board records are continuing to transition to an electronic format. All new applications are submitted with a digital copy that can be uploaded and archived to the Town website. New Certificates of Action are archived online with live links to the approved documents. To date, 136 Certificates of Action and associated documents have been uploaded and are accessible to the public.

The Town Planner, Planning Board consultants, and Town Hall staff met informally approximately twice a month with applicants to answer questions about Town by-laws related to their projects. The Town Planner meets monthly with other Land Use staff to discuss projects that fall under the jurisdiction of multiple boards and with the Town Manager to discuss ongoing, long-range and large-scale projects.

The Town Planner served as a member of the Stormwater Permitting Authority, which is comprised of the Public Health Director, the Conservation Administrator, and the Town Engineer. The Authority oversees the Stormwater By-law that was approved by the 2011 Annual Town Meeting.

2017 Members of the Planning Board
Elected by the Voters
Alfred L. Aydelott, Chair 2019  Stephen R. Oppenheimer 2022
Roy Chahtalbash 2018  Susan Zacharias 2021
Anthony Flynn 2020
Eversource has received approval from the state to build a farm-grade access road that will enable the utility company to safely service its 4.5 miles of power lines running through Weston and Wayland that are located within the right-of-way of the former Central Massachusetts Railroad. In addition, in January of 2017, the Massachusetts Department of Conservation and Recreation (DCR) decided to pave the access road through both towns so that it can be used as a formal rail trail. The Central Mass Rail Trail will eventually stretch 23 miles from Waltham to Berlin, Mass. The fact is Eversource and DCR are developing this little-used parcel within Weston, which will provide the town with an approximately $2 million, multi-use resource for safe outdoor activities off of our narrow and congested roads. The committee anticipates the trail will be used for recreation activities such as biking, hiking, dog-walking, jogging, baby carriage strolling, and cross-country skiing.

During the year, Eversource began construction by laying out the trail, marking and protecting historical artifacts, installing site fencing and environmental protections, and identifying and isolating high contaminant areas. In addition, they pulled up the tracks and railroad ties in Wayland but suspended their work at the Weston border for the winter months. Both Eversource and DCR anticipate the trail will be complete by late spring.

The Rail Trail Advisory Committee has conducted neighborhood meetings with abutters and held one town-wide meeting to inform residents about the nature and progress of the trail, to hear and address concerns, and to seek creative input on aesthetics and use of the trail. The Committee is working diligently to address the key issues of safety, parking and access, and signage and aesthetics, and to have practical solutions in place, where possible, by the time the trail is complete. Toward this end, the Committee received $73,000 in Community Preservation Act funds at the November Special Town Meeting for conceptual design plans around landscaping for screening and safety, engineering for parking and accessibility, and wayfinding and parking signage. By year’s end, the Committee began seeking proposals in those areas. We are also sharing information with, and asking for input from, the Town Center Planning Committee, the Traffic and Sidewalk Committee, the Recreation Commission, the Planning Board, the Historical Commission, and other Town committees on an as-needed basis.

One of the major issues left to be resolved is the Conant Road overpass, which was filled-in by the state in 1988. It is DCR’s intention to re-tunnel under Conant Road, and it has issued a request for proposals for the design work. However, because of time and budget constraints, when the trail opens it will dead-end at Conant Road both from the east and the west. Trail users will be blocked from coming up and over Conant Road and will be notified of this by signage at all trail access points. The Committee is working closely with DCR to attempt to accelerate the construction of the tunnel.

**2017 Members of the Rail Trail Advisory Committee**

*Appointed by the Board of Selectmen*

Mark Horowitz, Chair  
Anne Benning, Open Space and Recreation Plan Committee Representative
Eli Mather, At-large  
Phyllis Halpern, Historical Commission Representative, Assoc. Member
Gail Palmer, At-large  
Meg Kelly, Weston Forest and Trail Association Representative
Paul Penfield, At-large  
Roberta Lamb, Conservation Commission Representative
Jack Sands, At-large  
Michael McCarthy, Traffic and Sidewalk Committee Representative
Christopher Stix, At-large  
Eric Rosenthal, Recreation Commission Representative
REPORT OF THE SOLAR PHOTOVOLTAIC PANELS EXPLORATORY COMMITTEE

The 10-acre Church Street solar array, which is installed on top of the old landfill next to the Town’s Transfer Station, went live in April of 2016. In fiscal year 2017, this installation has brought in $317,000 in solar credits, which is used to offset municipal electricity costs. During the 20-year contract, with Ameresco, the array is expected to save the Town $7 million. Ameresco, which holds a long-term lease with the Town, provided a web page that displays the energy produced by the array on a daily, monthly, annual, and lifetime measurement. It also displays the environmental impact equivalents that solar power provides because it does not produce the carbon dioxide emissions like traditional electricity production.

In fiscal year 2017, the solar photovoltaic panel array installation on the old landfill provided approximately 431 megawatt hours in power. In terms of impact equivalents, the offset emissions are equivalent to planting 47,188 trees, or saving 207,085 gallons of gasoline, or conserving 1,334,467 gallons of water. The live monitor web page can be found at Weston.org/Solar, so interested residents can follow production.

After exploring additional installations in town during 2016 through the Request for Proposal process, the committee decided to move forward with a roof-top installation on the Department of Public Works facility. This smaller array will have 10 percent of the generating capacity of the one at Church Street. It went live during the summer of 2017 and is anticipated to bring in an additional $21,000 annually in solar credits.

2017 Members of the Solar Photovoltaic Panels Exploratory Committee Members
Appointed by the Board of Selectmen
Arthur M. Coates        Donald Stewart
Wendell B. Colson       Selectman Michael Harrity
Nina Danforth           Danielle Black, School Committee Liaison
Kevin F. Fitzgerald
REPORT OF THE STORMWATER PERMITTING AUTHORITY

The Town of Weston Stormwater and Erosion Control By-law, the Stormwater and Erosion Control Regulations, and the Stormwater Permitting Authority have been in place since 2012. The By-law was amended in 2014. There have been approximately 386 Stormwater Management Permit applications submitted and permits issued since January 2012.

The primary purpose of the By-law and regulations is to protect the Town, including the residents and roads, and the environment from negative impacts due to increases in stormwater runoff, poor water quality of the runoff, and soil erosion due to disturbed soil, which is often related to new development or construction. If a proposed project triggers one of the thresholds in the By-law for a Stormwater Management Permit, the construction of the project cannot start until the permit is approved and issued. Once construction projects start, they are monitored for any increase in stormwater runoff or erosion and sedimentation impacts to abutters or to a road as a result of the new construction. Construction inspections are part of all construction projects and the construction sites are monitored throughout the project including inspections of the erosion control measures and drainage system construction inspections.

This year, 66 Stormwater Management Permit applications were submitted, reviewed, and approved by the Authority: 34 were for Minor permits and 32 were Major permits. The majority of the applications are for residential development projects, such as upgrading of a septic system or construction of a new house; however, other non-residential projects can require a permit, such as roadway projects and commercial projects. There were two applications submitted for non-residential projects, which were also reviewed and approved. These included the Eversource and the state Department of Conservation and Recreation rail trail project and a new septic system at Sunrise of Weston Assisted Living on North Avenue. Both were considered for a Major Permit due to the amount of disturbance, which is over 5,000 square feet. Projects that are seeking Site Plan Approval through the Planning Board are not required to get a Stormwater Management Permit through the Authority. These projects are reviewed and approved by the Planning Board with the aid of a consultant.

The Stormwater Permitting Authority also provides outreach and education on stormwater and erosion control. In November, staff gave a presentation on stormwater and environmental issues to an environmental class at the Weston High School. In December, presentations on stormwater were made to a Weston High School senior environmental class at the Department of Public Works. The students were given a tour of the facility to observe the stormwater management features and other green applications. The presentations and the tours introduced the classes to some of the major issues surrounding the environment and stormwater runoff, typical public works functions and equipment used to maintain the town’s drainage systems, and some of the LEED design features of the new Public Works Building.

The Town’s Stormwater Engineer prepares and submits a report entitled “NPDES Phase II Small MS4 General Permit Annual Report” to the Environmental Protection Agency each year. This annual report summarizes how the Weston maintains compliance with the agency’s permit requirements regarding stormwater runoff, stormwater quality-pollution, and erosion and sedimentation. These reports and the By-law and regulations, as well as additional stormwater related information, are available at the Town
Hall and at the Department of Public Works. They can also be found on “By-law and Regulations” web page of the Town’s website.

2017 Members of the Stormwater Permitting Authority
Michele Grzenda, Chair – Conservation Administrator
Imaikalani P. Aiu – Town Planner
Wendy Diotalevi – Public Health Director
Stephen Fogg, PE – Town Engineer
Richard Sweeney, Jr., PE (ex-officio) – Stormwater Engineer/Assistant Town Engineer
Mario Alagna – Weston Resident (appointed by the Board of Selectmen)

REPORT OF THE TOWN CENTER PLANNING COMMITTEE

The Town Center Planning Committee was formed by the Board of Selectmen in late 2014 to facilitate the process of investigating the physical improvements of Weston’s Town Center. The initial catalyst for the creation of the committee was the development of possible synergies with National Grid’s gas line replacement within Boston Post Road.

The limits of the project include the Town Center area of Boston Post Road extending from the driveway entrance of First Parish Church (near School Street) to Linwood Avenue. The project limit area also extends north from the watering trough at the intersection of Church Street and Boston Post Road back to the Conant Road intersection, around to Town House Road back to Boston Post Road west, so that the streetscape around the Town Green becomes an integral part of project limit.

The limits of the project area, from approximately School Street heading west to Linwood Avenue and Church Street to Concord Road and around Town House Road

81
The Committee has continued to pursue the mission that was the guiding vision of the Board of Selectmen at its formation:
- the preservation and enhancement of the historical character and streetscape;
- the upgrades to our utility infrastructure;
- the consideration of traffic calming improvements; and, most importantly,
- the enhancement of pedestrian and vehicular safety in the Town Center.

To that end, the Committee and its design team have continued to promote a design that is sensitive to the goals, as well as addressing the scale and function of important design elements, such as street lighting, sidewalk interconnectivity, and the inclusion of plantings, street furniture and the like. The accessibility, quantity, and location of parking in order to advance the continued success of our businesses is also a critical goal. The overarching intent is to create improvements to the Town Center that will make the Town Center more of a destination for our citizens and to enhance the historical aesthetic lost over the last 100 years.

**Progress**

This year was highlighted by the re-introduction of a warrant article for the design funds needed for the burying the utility lines. As referenced in last year’s annual report, the “Masterplan with Buried Utilities” article on the 2016 Special Town Meeting warrant, failed to receive the 2/3rd majority vote necessary to pass; however, the margin was quite narrow by only a few votes. Given this portion of the plan is a once-in-a-generation opportunity, the Committee and Board of Selectmen felt it deserved a second chance at Town Meeting. Annual Town Meeting voters agreed and the design funds to bury the utility lines, in the amount of $456,000, were approved. The visual presentation included historical images of Weston’s Town Center, before and after images depicted in architectural renderings, as well as before and after photographs that were computer-altered to show various views of how the Town Center would look without overhead wires and utility poles. References to the successful undergrounding of utilities in other communities were also presented.

Before Town Meeting, the Committee had continued interface with other pertinent Town boards and committees, as well as public outreach efforts in order to garner support.

The approved design funds were applied to the design work of the public utilities, including Eversource, Comcast, Verizon, and Town-owned utilities within the street, as well as coordination with National Grid’s work. Our design team led by Nitsch Engineering with the support of the planning team at Utile and landscape architects at Richard Burck Associates has continued to integrate all aspects of this project in coordination with the public utilities, as of the writing of this report; the effort is on-going.

With approvals for design services for the “Level Service,” Masterplan Full Build,” and the “Burying of Utilities,” the Committee intends to complete its engineering effort and publicly bid this project to
understand the actual costs that would be experienced by the Town if the project is approved for construction funding. If authorized by the Board of Selectmen, the Committee will make its request for construction funds at the November 2018 Special Town Meeting.

2017 Members of the Town Center Planning Committee

Appointed by the Board of Selectmen

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Position</th>
<th>Representative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chair</td>
<td>Stephen J. Larouque</td>
<td>Business Rep.</td>
<td>Committee Representatives</td>
</tr>
<tr>
<td>At-large</td>
<td>Michael Harrity</td>
<td>Residential Abutter</td>
<td>Harvey Boshart</td>
</tr>
<tr>
<td>Board of Selectmen</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Abutter</td>
<td>Neil Levitt</td>
<td></td>
<td>Jay Doyle</td>
</tr>
<tr>
<td>Historical Commission</td>
<td>Lisa Schwallie</td>
<td>At-Large</td>
<td>Alan Fobes</td>
</tr>
<tr>
<td>Traffic &amp; Sidewalk Committee</td>
<td>Kevin Sullivan</td>
<td>DPW Director, ex-officio</td>
<td>Keith Johnson</td>
</tr>
<tr>
<td>Finance Committee</td>
<td>Thomas Cullen</td>
<td>Police Dept., ex-officio</td>
<td>Steve Oppenheimer</td>
</tr>
<tr>
<td>Planning Board</td>
<td>Lt. Thomas Kelly</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

REPORT OF THE ZONING BOARD OF APPEALS

The Town of Weston adopted its first set of zoning regulations in 1928. Since then, the Zoning By-laws have been amended periodically to promote the health, safety, convenience, morals, and welfare of the citizens of the Town. The By-laws specify certain building requirements, and it is the role of the Board of Appeals to determine whether relief from these regulations is warranted in certain situations. To that end, the Board of Appeals meets approximately twice per month, depending on caseload, and hears and makes decisions on applications for:

- Variances from zoning regulations;
- Special Permits for the reconstruction, alteration or extension of pre-existing, non-conforming structures or lots;
- Special Permits for other purposes;
- Comprehensive Permits; and
- Appeals from the Building Inspector’s decisions.

Details of the above application types are outlined on the Board’s web page on the Town’s website. The Board makes every effort to consider the opinions of the petitioners, their neighbors, and other interested Town entities, such as the Planning Board, the Board of Selectmen, the Historical Commission, the Conservation Commission, the Board of Health, the Building Inspector, and the Town Engineer when rendering decisions.

Annual Business of the Board of Appeals

During 2017, three significant requests for Comprehensive Permits under Chapter 40B occupied much of the time of the Board. Per Chapter 40B of the Massachusetts General Laws, all municipalities having less than 10 percent of its housing stock designated as affordable housing are subject to a streamlined process for overriding local zoning legislation, including by-laws regarding density and setbacks. In Weston, 3.59 percent of the housing stock is deemed affordable. A single application for a Comprehensive Permit is filed with the Zoning Board of Appeals in lieu of separate applications to applicable local boards. All Town departments review the application according to their specific areas of expertise and provide input to the Board of Appeals. The Board considers all these recommendations, as well as input from any interested parties, and professional consultants. Due to the complexity of these proposed developments, multiple sessions are required in order to collect all the information needed to reach a decision. The state interest in promoting affordable housing generally outweighs local concerns when the community’s affordable housing is less than the required 10 percent. The status of the Chapter 40B petitions heard by the Board of Appeals during the year are as follows:
255 Merriam Street and 11 Hallett Hill Road
In December 2016, the Board granted a Comprehensive Permit with conditions to SEB LLC, for the development of 10 ownership homes on these two adjacent parcels of land comprising 2.94 acres, including the rehabilitation of the historical 1895 dwelling and barn at 255 Merriam Street. The development would be accessed by a driveway running from Merriam Street to Hallett Hill Road. This decision has been appealed.

269 North Avenue
In April 2017, the Board granted a Comprehensive Permit with conditions to 269 North Avenue LLC, for the development of 16 rental units on the vacant 1.46 acres of land, which is also in close proximity to two of the train stations and sited on a major town roadway. Two buildings are proposed to be sited close to the right-of-way on North Avenue and three additional buildings in the rear of the lot; associated parking would be accessed via a central driveway. This decision has been appealed.

104 Boston Post Road
In October 2017, the Board denied the Comprehensive Permit requested by 104 Stony Brook LLC, for a proposed development at 104 Boston Post Road. The proposal was to build 150 rental units, 38 of which would be affordable, in a single multi-story building on 2.1 acres. The Board found that the proposal would violate multiple local requirements and regulations, and would adversely impact drinking water sources for the City of Cambridge. The Board determined the deviations from certain local requirements could not be adequately mitigated, and that the adverse impacts on the local community outweighed the regional need for affordable housing. This decision has been appealed.

133 Boston Post Road
In May 2017, the Board opened the hearing on an application by BP Weston Quarry Residential LLC and BP Weston Quarry LLC, both under the care of Boston Properties, for additional development at 133 Boston Post Road. The proposal seeks 1) a Comprehensive Permit under M.G.L. Ch. 40B for 345 rental housing units, 87 of which will be affordable, on 74 acres; and 2) a Variance and Special Permit for a ±250,000 square foot, four-story office building and associated parking garage. This proposal has the support of the Board of Selectmen as a public partnership to address Weston’s affordable housing shortfall. The Planning Board has been working with the community and developer to negotiate various details of the proposal, including the total unit count. The hearing for this case has been continued to June 20, 2018.

Regular Business
The Board held 43 meetings and conducted three site walks, to hear and decide 80 cases, of which:

- 35 cases involved Variance requests
- 47 cases involved Special Permits
- 3 cases involved appeals of the Building Inspector’s actions
- 4 cases involved new, replacement or substantially demolished dwellings
- 3 cases involved accessory apartments
- 3 cases involved Comprehensive Permits amounting to 32 hearing dates
- 1 case involved the Dover amendment

The Board wishes to thank Steven Garfinkel and Connie K. Gutierrez for their years of service.

2017 Members of the Zoning Board of Appeals
Appointed by the Board of Selectmen
Members:   Associate Members:
Winifred I. Li, Chair 2018  Stephen Larocque 2018
Jane Fisher Carlson 2019  Sujit Sitole 2019
Alan D. Rose, Jr. 2020  vacant 2020

84