Conservation Commission Tribute to George P. Bates - With heavy but grateful hearts, we post this tribute to George Bates, who passed away on February 20th. He served as a Commissioner for 30 years (1988-2018), and was its chair for 19 of those years. In navigating the tricky shoals of small-town commission adjudication, George showed no favoritism, and saw to it that the board made fair and timely decisions without creating antagonism. He maintained a sense of proportion between property rights and wetlands protection, earning the Commission a reputation for reasonableness and fairness.

George also served as a Trustee of the Weston Forest and Trail Association for over 35 years. Since 1977, he served either as its President or Treasurer. In addition to managing the finances of the organization, he took on the tedious administrative responsibilities for the organization, and he was also quick with a chainsaw to clear whatever needed to be taken out to keep Weston’s trails open.

George’s greatest contribution to Weston was the Town’s system of nearly 100 miles of trails. He laid out many of the trails, and was largely responsible for creating the first set of trail maps more than 30 years ago. Today one can walk from one end of Weston to the other almost entirely on trails, largely because he patiently stitched the system together one easement or parcel at a time.

His legacy in land conservation and natural resource protection will be enjoyed by all future generations in Weston.

Section 2: Land Use, Planning & Zoning
In 2018, the Board of Selectmen and the Conservation Commission continued to oversee land planning and land management initiatives at the 62-acre Case Estates property, which the Town purchased from Harvard University in 2016. Michael Harrity, former Board of Selectman, was appointed by the Selectmen to continue to serve as spokesperson and coordinator for Case Estates-related projects.

**Land Management**

In 2017, invasive species were cut back, brush cleared, and trees planted consistent with a Master Plan completed by Thomas Wirth Associates. The drainage swale created in 2017 inside the stone wall on Ash Street appears to have solved the problem of flooding on Ash Street after a heavy or winter rain.

In 2018, the Conservation Commission oversaw field mowing in order to both maintain the open fields and keep the invasive species from growing back. To that end, consultants with Mass Audubon’s Ecological Extension Services were engaged to develop a comprehensive Ecological Management Plan for the Case Estates. The Plan will provide ecological management recommendations for this property over the next seven years. These recommendations will address the following goals:

- Improving and maintaining existing meadows and field edges, including stone walls, for both ecological (pollinator habitat, grassland birds) and scenic landscape value
- Managing invasive or undesirable plant species in a manner that balances ecological priorities and feasibility, thereby providing the best and most sustainable ecological outcome given finite fiscal resources
- Caring for the Case Estate’s unique specimen trees and fostering their long-term health and beauty
- Developing a short-term plan that fosters passive recreational uses, ecological needs, and aesthetic qualities while allowing for long-term future uses that may also include agriculture or development
- Other topics that arise through the public outreach and ecological management planning process

The Ecological Management Plan is expected to be completed in fall 2019.

**Hillcrest Corridor**

**Legacy Trail, Ash Street Sidewalk, and Connector Trails**

Working with the Traffic and Sidewalk Committee, a contract was issued to Howard Stein Hudson to design and develop construction documents for a pedestrian path network that connects the Case
Campus with the Weston Reservoir across the Case Estates. The network includes four pathway components:

1) A sidewalk along Ash Street from the Case Estates property to the reservoir, connecting to an existing sidewalk there
2) A pathway on the east portion of the Case Estates along the stone wall on Ash Street and then connecting northwest across the property to Wellesley Street
3) A pathway from Wellesley Street to the Legacy Trail; and
4) The Legacy Trail, which was conceived in the Thomas Wirth Master Plan, running from the Community Center to the Sunset Hill overlook and connecting to the Town’s existing trail network in three places

It is hoped that the Legacy Trail can be constructed in 2019 using the remaining Community Preservation Act appropriation from the unanimous 2006 Special Town Meeting approval. The other sections of this network will require additional funding from the Community Preservation Act or other sources; the intention is to seek this funding at the 2019 Annual Town Meeting.

Lot Delineation
Additional surveying work was conducted to formalize the municipal land and Conservation Land parcels at the Case Estates. This effort included configuring two legal lots that include the three existing buildings on the property. The Town continues to work on placing a Conservation Restriction on a portion of these lots in order to maintain the views across the open fields known as the Hillcrest Corridor. The borders and restrictions have been established and a formal review process with the Planning Board and Zoning Board of Appeals will be completed in 2019 before the new lots can be formally created and registered.

The Town Meeting-approved conditions of the purchase of the Case Estates anticipated the resale of the three existing buildings, but this is a challenging task. The Historical Commission continues to consider how the historic characteristics of these significant buildings can be preserved with allowable private reuse. With the legal lots for these buildings expected to be established in 2019, the task of determining preservation restrictions and appropriate reuse becomes more pressing so the properties can be offered for sale.

**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 17th disbursement from the state’s matching Community Preservation Trust Fund. There are 172 communities participating and which received a first-round match of 19 percent. Weston is among 76 communities with the maximum 3 percent surcharge and these communities received additional funding in the second and third round distributions. Weston’s total state match was $431,879, representing approximately 21 percent of the local surcharge. From the program’s inception through the end of fiscal year 2018, the Town collected nearly $13.2 million in CPA revenue from the state and over $26.6 million in CPA revenue locally and earned over $2.9 million in investment income on these receipts.
This year Governor Baker and the Massachusetts General Court approved a transfer of $10 million from the state budget surplus to the state fund allowing for a significantly higher match that would otherwise have been possible. During the previous two years, though similar transfers had been approved, there was no year-end budget surplus from which to draw. 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 CPA community. In October, Governor Baker expressed his support for increasing the Registry of Deeds filing fees, which are the primary source of revenue for the state fund.

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 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 Annual Town Meeting and the November Special Town Meeting, the Community Preservation Committee presented its recommendations for fiscal year 2019 as follows:

<table>
<thead>
<tr>
<th>Administrative Allowance</th>
<th>Operating Expenses</th>
<th>120,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational Land</td>
<td>Case Park (rehabilitation)</td>
<td>45,117</td>
</tr>
<tr>
<td></td>
<td>Ash Street Sidewalk (creation)</td>
<td>75,000</td>
</tr>
<tr>
<td></td>
<td>Merriam Street Sidewalk (creation)</td>
<td>700,000</td>
</tr>
<tr>
<td></td>
<td>Rail Trail (creation)</td>
<td>437,000</td>
</tr>
<tr>
<td>Open Space</td>
<td>Debt Service on Case Estates (acquisition approved by 2006 Special Town Meeting)</td>
<td>364,856</td>
</tr>
<tr>
<td>Historic Resources</td>
<td>Josiah Smith Tavern – Arch. &amp; Eng. (rehabilitation/restoration)</td>
<td>200,000</td>
</tr>
<tr>
<td></td>
<td>Debt Service on Old Library – Construction (rehabilitation/restoration approved by 2017 Special Town Meeting)</td>
<td>95,767</td>
</tr>
<tr>
<td></td>
<td>71 Lexington St. Historic Preservation Restriction (preservation)</td>
<td>81,000</td>
</tr>
<tr>
<td></td>
<td>120 Summer St. Historic Preservation Restriction (preservation)</td>
<td>251,000</td>
</tr>
<tr>
<td>Community Housing</td>
<td>Staff Support and Regional Housing Services Office (support)</td>
<td>28,000</td>
</tr>
<tr>
<td></td>
<td>Debt Service on Brook School Apts. (creation approved by 2004 Annual Town Meeting)</td>
<td>5,825</td>
</tr>
</tbody>
</table>

All recommended appropriations were approved.

A strike by National Grid workers and issues with the Cherry Brook culvert design led to delays in construction of the Merriam Street sidewalk, which is now scheduled for 2019. The design of the Ash Street sidewalk project progressed through 2018; a construction funding request is expected to be considered at 2019 Annual Town Meeting.

In the fall, the Massachusetts Department of Conservation and Recreation completed paving a significant part of the three-mile portion of the Mass. Central Rail Trail running through Weston. Work on trail amenities including screening and trailhead parking, for which a total of $510,000 in CPA funds and $150,000 in state government grants has been appropriated, is continuing.
Construction for the reuse of the Old Library as the Weston Art and Innovation Center (AIC), for which CPA funds were approved by 2017 Special Town Meeting, progressed through 2018. As a branch of the Weston Public Library and planned new home of Weston Media Center, the AIC will provide small event space and hands-on arts and technology learning opportunities.

Architectural and engineering work on the Josiah Smith Tavern, funded through CPA appropriations by Annual Town Meeting in 2017 and 2018, also progressed through 2018. A request for construction funds to create a “vanilla box” space for a restaurant in the barn, connector and tap room; to provide subsidized rental space to local nonprofit organizations; and to make the second floor ballroom of the Tavern available for community and tenant use is expected to be considered by the fall 2019 Special Town Meeting.

Since the purchase of Case Estates with a combination of CPA and general funds in 2016, the Town has cleared much of the underbrush and invasive plants in order to restore many of the property’s fields and meadows. It also completed survey work needed to establish the Hillcrest Corridor as two legal lots, a necessary precursor to the development of a perpetual conservation restriction to be held by Weston Forest and Trail Association, and developed schematic plans for a walkway network that will cross Case Estates and connect it to the Weston Reservoir on Ash Street.

The renovation of 66-68 Warren Avenue, for which CPA funds were appropriated by 2017 Special Town Meeting, was completed in 2018. In July, Weston renewed its contract with the Regional Housing Services Office, which is staffed by the Sudbury Housing Trust and includes the neighboring communities of Acton, Bedford, Concord, Lexington, Sudbury, Wayland, and Burlington. This regional office provides a variety of housing services including lottery, monitoring, administration of the subsidized housing inventory, and consultation regarding specific projects in a more cost-efficient manner than the Town could otherwise provide. Additionally, the office provides staff support to the Affordable Housing Trust.

2018 Members of the Community Preservation Committee

<table>
<thead>
<tr>
<th>Name</th>
<th>Appointed By</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephen W. Ober, Chair</td>
<td>Appointed by the Moderator</td>
<td>2021</td>
</tr>
<tr>
<td>Nathalie Thompson</td>
<td>Appointed by the Moderator</td>
<td>2021</td>
</tr>
<tr>
<td>Susan Zacharias</td>
<td>Appointed by the Planning Board</td>
<td>2021</td>
</tr>
<tr>
<td>Nina Danforth</td>
<td>Appointed by the Moderator</td>
<td>2020</td>
</tr>
<tr>
<td>J. Barry Tubman</td>
<td>Appointed by the Moderator</td>
<td>2020</td>
</tr>
<tr>
<td>Kenneth Newberg</td>
<td>Appointed by the Affordable Housing Trust</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>Steven Wagner</td>
<td>Appointed by the Historical Commission</td>
<td>2019</td>
</tr>
<tr>
<td>Laurie Bent</td>
<td>Appointed by the Conservation Commission</td>
<td>2019</td>
</tr>
</tbody>
</table>

The table on the following page details CPA fund revenues and appropriations through fiscal 2018.
<table>
<thead>
<tr>
<th>CPA FUND REVENUE AND APPROPRIATIONS</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Preservation Act - Revenue</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prior Year Balance</td>
<td>8,042,374</td>
<td>9,453,628</td>
<td>6,102,236</td>
<td>7,969,785</td>
<td>8,963,289</td>
</tr>
<tr>
<td>Property surcharge</td>
<td>1,872,045</td>
<td>1,893,033</td>
<td>1,962,920</td>
<td>2,039,437</td>
<td>2,082,927</td>
</tr>
<tr>
<td>State match</td>
<td>999,622</td>
<td>635,954</td>
<td>601,956</td>
<td>434,742</td>
<td>375,780</td>
</tr>
<tr>
<td>Investment income</td>
<td>63,366</td>
<td>107,754</td>
<td>90,587</td>
<td>59,557</td>
<td>140,562</td>
</tr>
<tr>
<td>Donations/other</td>
<td>63</td>
<td>2,301</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Revenues</td>
<td>10,977,469</td>
<td>12,092,671</td>
<td>8,757,699</td>
<td>10,503,521</td>
<td>11,562,358</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Use of CPA Funds</strong></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Open Space Allocation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>99</td>
<td>299</td>
<td>74</td>
<td>74</td>
<td>39,839</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>455,000</td>
<td>444,000</td>
<td>432,000</td>
<td>422,000</td>
<td>334,000</td>
</tr>
<tr>
<td>Open Space subtotal</td>
<td>455,099</td>
<td>444,299</td>
<td>432,749</td>
<td>422,074</td>
<td>373,839</td>
</tr>
<tr>
<td><strong>Less: Appropriations for</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt service -- Sunday Woods</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field restoration</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dupont/Nicholas land</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation - Multipurpose Field</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rec. - Pres. of Fields/Ten. Courts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Case Estates Consultants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt Service -- Case Estates</td>
<td>(454,800)</td>
<td>(443,550)</td>
<td>(432,675)</td>
<td>(382,235)</td>
<td>(373,711)</td>
</tr>
<tr>
<td>Balance at end of fiscal year</td>
<td>299</td>
<td>749</td>
<td>74</td>
<td>39,839</td>
<td>127</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Historic Preservation Allocation</strong></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>18,649</td>
<td>175,649</td>
<td>165,649</td>
<td>442,160</td>
<td>96,160</td>
</tr>
<tr>
<td>Appropriation not used</td>
<td></td>
<td></td>
<td></td>
<td>269,511</td>
<td></td>
</tr>
<tr>
<td>New allocation</td>
<td>262,000</td>
<td>290,000</td>
<td>262,000</td>
<td>261,000</td>
<td>271,000</td>
</tr>
<tr>
<td>Historic Preservation subtotal</td>
<td>300,649</td>
<td>465,649</td>
<td>697,160</td>
<td>703,160</td>
<td>367,160</td>
</tr>
<tr>
<td><strong>Less: Appropriations for</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>787 Boston Post Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mill Dam, 39 Crescent St.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>809-811 Boston Post Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Melone Homestead</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fiske Law Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Whitney Tavern, 171 North Ave.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central &amp; Farmers’ Cemeteries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>412 Highland Street</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>823 Boston Post Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>116-118 Conant Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feas. Study - JST &amp; Old Library</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Evaluation of Old Lib. - Archives</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Old Library - Ext. Pres./Rehab.</td>
<td>(300,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JST &amp; Old Library Final Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Historic Artifact Pres./Restoration</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmers’ and Central Cemetery</td>
<td>(125,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20 Young Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>55 Coburn Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Case House</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Old Library - WAIC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JST Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(367,000)</td>
</tr>
<tr>
<td>Balance at end of fiscal year</td>
<td>175,649</td>
<td>165,649</td>
<td>442,160</td>
<td>96,160</td>
<td>160</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Community Housing Allocation</strong></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>67,906</td>
<td>68,193</td>
<td>19</td>
<td>10,655</td>
<td>33,987</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>260,000</td>
<td>290,000</td>
<td>262,000</td>
<td>261,000</td>
<td>271,000</td>
</tr>
<tr>
<td>Community Housing subtotal</td>
<td>327,906</td>
<td>358,193</td>
<td>262,019</td>
<td>271,655</td>
<td>304,987</td>
</tr>
</tbody>
</table>
### CPA FUND REVENUE AND APPROPRIATIONS

**Through Fiscal Year 2018**

<table>
<thead>
<tr>
<th>Appropriations for</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
</tr>
</thead>
<tbody>
<tr>
<td>809-811 Boston Post Road</td>
<td>(259,713)</td>
<td>(248,189)</td>
<td>(235,017)</td>
<td>(221,505)</td>
<td>(6,040)</td>
</tr>
<tr>
<td>15 Jones Road</td>
<td>(14,985)</td>
<td>(16,347)</td>
<td>(16,165)</td>
<td>(19,230)</td>
<td></td>
</tr>
<tr>
<td>Housing Staff Assistance</td>
<td>(95,000)</td>
<td></td>
<td></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></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>(279,000)</td>
</tr>
<tr>
<td><strong>Balance at end of fiscal year</strong></td>
<td>68,193</td>
<td>19</td>
<td>10,655</td>
<td>33,987</td>
<td>717</td>
</tr>
</tbody>
</table>

### Administrative Funds

<table>
<thead>
<tr>
<th>Appropriations for</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allocated</td>
<td>122,000</td>
<td>115,000</td>
<td>117,000</td>
<td>118,000</td>
<td>120,000</td>
</tr>
<tr>
<td>Returned to unallocated Funds</td>
<td>82,165</td>
<td>43,039</td>
<td>51,056</td>
<td>61,025</td>
<td>63,321</td>
</tr>
</tbody>
</table>

### Unallocated Funds

<table>
<thead>
<tr>
<th>Appropriations for</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>7,955,719</td>
<td>9,209,487</td>
<td>5,935,819</td>
<td>7,516,895</td>
<td>8,793,303</td>
</tr>
<tr>
<td>New Unallocated Funds</td>
<td>1,816,095</td>
<td>1,500,043</td>
<td>1,582,463</td>
<td>1,471,736</td>
<td>1,603,069</td>
</tr>
<tr>
<td>Appropriation not used</td>
<td>988</td>
<td>92,558</td>
<td>88,649</td>
<td>151,246</td>
<td></td>
</tr>
<tr>
<td>Unexpended Administrative Funds</td>
<td>82,165</td>
<td>43,039</td>
<td>51,056</td>
<td>61,025</td>
<td>63,321</td>
</tr>
<tr>
<td><strong>Unallocated subtotal</strong></td>
<td>9,854,967</td>
<td>10,752,569</td>
<td>7,661,895</td>
<td>9,138,303</td>
<td>10,610,939</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Appropriations for</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunday Woods</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fiske Law Office</td>
<td></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>
<td></td>
</tr>
<tr>
<td>Open Space - Case Estates</td>
<td></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>
<td></td>
</tr>
<tr>
<td>15 Jones Rd.</td>
<td></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>
<td></td>
</tr>
<tr>
<td>699 Boston Post Rd.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hemlock Treatment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation - Design &amp; Const. Fees</td>
<td>(200,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hobbs Hagar House-88 North Ave.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field Restoration</td>
<td>(200,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hobbs Pond Dam</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Archives</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preserv./Rest.of Historic Artifacts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brook School Envelope (10% Hist.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brook School Envelope (90% Hous.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Staff Assistance</td>
<td>(15,480)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warren Ave. Design &amp; Construction</td>
<td>(180,000)</td>
<td>(2,593,500)</td>
<td>(428,600)</td>
<td>(205,000)</td>
<td>(263,000)</td>
</tr>
<tr>
<td>JST Design</td>
<td></td>
<td></td>
<td></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>(30,000)</td>
<td>(25,000)</td>
</tr>
<tr>
<td>Ash St. Design</td>
<td>(225,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Merriam St. Additional Design</td>
<td>(340,000)</td>
<td>(30,000)</td>
<td>(15,000)</td>
<td>(45,000)</td>
<td>(25,000)</td>
</tr>
<tr>
<td>Lamson Park</td>
<td>(1,188,100)</td>
<td>(5,000)</td>
<td>(10,000)</td>
<td>(10,000)</td>
<td>(1,188,100)</td>
</tr>
<tr>
<td>Case Campus Walkways</td>
<td></td>
<td>(217,150)</td>
<td>(217,150)</td>
<td>(50,000)</td>
<td>(50,000)</td>
</tr>
<tr>
<td>Warren Ave. Walkways</td>
<td></td>
<td>(340,000)</td>
<td>(340,000)</td>
<td>(30,000)</td>
<td>(30,000)</td>
</tr>
<tr>
<td>Charles River Water Chestnut Removal</td>
<td>(5,000)</td>
<td>(10,000)</td>
<td>(10,000)</td>
<td>(10,000)</td>
<td>(10,000)</td>
</tr>
<tr>
<td>126-128 Viles St.</td>
<td>(1,188,100)</td>
<td>(5,000)</td>
<td>(10,000)</td>
<td>(10,000)</td>
<td>(1,188,100)</td>
</tr>
<tr>
<td>Dickson Riding Ring</td>
<td>(25,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Gardens</td>
<td>(25,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Center Improvements</td>
<td>(45,000)</td>
<td>(45,000)</td>
<td>(45,000)</td>
<td>(45,000)</td>
<td>(45,000)</td>
</tr>
<tr>
<td>EHC Housing Feasibility/Design (14 Units)</td>
<td>(671,000)</td>
<td>(671,000)</td>
<td>(671,000)</td>
<td>(671,000)</td>
<td>(671,000)</td>
</tr>
<tr>
<td>Warren Ave. - Design</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rail Trail</td>
<td>(73,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Balance at end of fiscal year</strong></td>
<td>9,209,487</td>
<td>5,935,819</td>
<td>7,516,895</td>
<td>8,793,303</td>
<td>8,877,804</td>
</tr>
</tbody>
</table>

| Total all balances at end of fiscal year | 9,453,628 | 6,102,236 | 7,969,785 | 8,963,289 | 8,878,808 |

49
The Conservation Commission is responsible for the protection and management of Weston’s conservation land and the administration of the Massachusetts Wetlands Protection Act.

**Conservation Department Staff and Volunteers**

The Commission is served by the Town’s Conservation Administrator, whose role includes reviewing applications for work near wetlands, drafting permits and issuing Orders of Conditions, and monitoring construction activities to ensure compliance with the Wetlands Protection Act. In addition, the Conservation Administrator provides residents with education and outreach information on the wetland permitting process, administers a number of land management contracts, and conducts baseline documentation and inventories of conservation land. The Department also has a part-time Stewardship Program Coordinator who is responsible for overseeing land management projects, monitoring properties for encroachments, providing mapping and public outreach services, reviewing tree removal requests, and collaborating with Weston Forest and Trail Association.

The Commission relies heavily on dedicated volunteers and other partners to assist with numerous land management and stewardship projects including monitoring bluebird nests, deer management, supervising the Community Gardens, and organizing horse events at the Dickson Riding Ring. The Commission is indebted to Weston Forest and Trail Association for its dedication and support in maintaining Weston’s trail system. The Commission also benefits greatly from Land’s Sake’s continued involvement in maintaining a number of conservation land parcels in active agriculture and applauds its mission to connect people to the land to build community and inspire lifelong stewardship.

**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 can be difficult to identify, so all landowners are encouraged to contact the Conservation Office at 781-786-5068 to discuss any proposed work.

During 2018, the Commission held 21 public meetings and issued the following orders and determinations: 33 Orders of Conditions; 1 Amended Order of Conditions; 4 Orders of Resource Area Delineation; 22 Determinations of Applicability; 4 Emergency Certificates; 9 Notices of Wetland Violation; 3 Enforcement Orders; and 31 Full and 3 Partial Certificates of Compliance. The Conservation Office administratively approved 17 Tree Removal Requests and 22 minor plan changes.
Major Wetland Permitting Projects

EverSource Access Road/ DCR Rail Trail (DEP 337-1280)
In June 2017, the Commission issued an Order of Conditions to EverSource, Inc. and the Department of Conservational and Recreation for the construction of a combined utility maintenance road and rail trail along an existing electric utility line right-of-way. Work commenced late in 2017 and continued throughout 2018. Weekly meetings throughout the summer and fall were held among various Town departments and the contractors to ensure compliance with the construction permits. By early summer, paving began, followed by fence installation and shoulder stabilization. Seeding and final stabilization are anticipated to be complete by summer 2019. The Commission worked closely with the rail trail Advisory Committee and the Department of Public Works to monitor the progress of the rail trail.

Merriam Street Sidewalk; S. Fogg, Weston DPW (DEP# 337-1294)
In February, the Commission issued an Order of Conditions for the construction of a sidewalk on Merriam Street. The proposed sidewalk will be connected to the terminus of an existing bituminous concrete sidewalk to the north of Sunset Road and extend along the western side of Merriam Street to the intersection of Bemis Street. The sidewalk will follow the topographic contours of the land and will generally run adjacent to the existing road layout with a bituminous concrete berm at the existing roadway interface. There are two locations along Merriam Street where the sidewalk is proposed in proximity to wetland resource areas. The first area is just north of Fox Chase Lane, where two areas of Bordering Vegetated Wetlands associated with an intermittent stream are connected via an 18-inch round concrete culvert below the roadway. The second location is Cherry Brook, which flows beneath Merriam Street through an approximately 3.5-foot by 3-foot stone box culvert. The sidewalk will transition from asphalt pavement to a raised wooden boardwalk structure to allow for pedestrian passage over Cherry Brook. The raised boardwalk will be supported by 10-inch wooden piles to minimize impacts to resource areas. As part of the project, the Town proposes to install two stormwater management and collection systems to help remove total suspended solids from the stormwater entering Cherry Brook.

New Academic Building - Rivers School (DEP# 337-1318)
In February, the Commission issued an Order of Conditions for the construction of a new upper school academic building, improvements to parking, renovations of the quad, improvements to landscaping and installation of a constructed stormwater wetland. Proposed site work was limited to previously developed areas of the school complex. The proposed building footprint is approximately 16,880 square feet and will accommodate parking for 43 cars. Portions of the proposed work are located within the 200-
foot Riverfront Area. The approved project proposes to remove impervious surface within the riverfront area. Work commenced in the summer.

**Conant Road Underpass (DEP# 337-1330)**

In October, the Commission approved the construction of a 10-foot high by 16-foot wide precast concrete box culvert that will reopen the Conant Road underpass and unimpeded the Mass. Central Rail Trail in Weston. Approximately 155 linear feet of Conant Road will be reconstructed to allow for the installation of the culvert. The proposed work will occur entirely in areas previously disturbed through either the construction of the railway or of Conant Road. Consistent with the rail trail segments that the project will be connecting, stormwater will be maintained as a country drainage system with no curbing along the path. Stormwater will be allowed to sheet flow onto the adjacent stone shoulder and vegetated areas for treatment and infiltration. Work is expected to commence in the spring of 2019.

**Cherry Brook Watershed Assessment**

This year, the Town published a study entitled “Concord Road Culvert Replacement Hydrologic and Hydraulic Analysis.” The purpose of the study was to assess options for addressing ongoing problems posed by culvert deterioration and under-sizing along the length of Cherry Brook. With a grant from the Division of Ecological Restoration, the Town hired Wright-Pierce to look at six culverts along the stream: Warren Avenue, the rail trail, Concord Road, College Pond, Merriam Street, and Conant Road. The firm came up with seven possible scenarios for changing the sizes on one or more of the culverts. Changes in culvert sizes can lead to flooding downstream and loss of wetlands upstream, so a balance must be struck that minimizes flooding but improves culverts. The rail trail culvert is located on state land, which has stated that it will not fund work on this culvert at this time. The Federal Emergency Management Agency flood zone would be significantly reduced if the rail trail culvert were replaced. The Commission recommended that the Town focus on culvert improvements at Concord Road and Merriam Street as outlined in Scenario 4 of the Wright-Pierce report. As a result of the flow constriction downstream at the rail trail crossing, upsizing the Warren Avenue culvert will likely not provide significant benefit and should be considered independent of the Concord Road/College Pond/Merriam Street chain of crossings. The study is available on the Town’s website.

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

Weston’s Open Space and Recreation Plan was completed in 2017 and identifies open space and recreation goals and objectives for the next seven years. The final project for the Open Space and Recreation Plan Committee was to host a forum with appropriate Town boards and organizations. In October, the Open Space and Recreation Forum was held. The evening provided an opportunity for governmental and nonprofit groups focused on land use issues to network and collaborate on open space, recreation, and land use in Weston. Detailed notes from that meeting are available in the Committee’s final annual report later in this section.

**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 nearly 100 miles of the Town’s trails, fire roads, and hilltop outlooks. A comprehensive trail map showing all of Weston’s trails can be purchased from the Conservation Department at Town Hall for $10. The history and ecology of the conservation areas are described by Professor Elmer E. Jones in his book “Walks on Weston Conservation Land,” which is also available for purchase at the Conservation Office for $15.

**Deer Impact on Conservation Land**

The Conservation Commission completed the seventh year of its Deer Management Program. This multifaceted program includes studying the effects of deer on Weston’s forests, educating residents on Lyme disease and deer tick prevention, and reducing the deer population to ecologically appropriate
levels. The Bow Hunting program commenced in October and 37 hunters harvested 35 deer on 11 conservation land parcels.

Dogs and Open Space
Due to an increasing concern about the adverse impact of dogs on wildlife, conservation land users, and sensitive habitats, a group of MetroWest Conservation Agents, including the Weston’s Conservation Administrator, with the support of the Sudbury Valley Trustees, formed the Dog Task Force. The goal was to develop a unified message about dog use on natural areas and the potential adverse impacts to wildlife, water, and visitor experience. The Commission believes that a uniform message will be a stronger communication tool to foster better dog-walking etiquette.

In the summer, the task force published a brochure that provides easy-to-read material on some of the impacts dogs have on wildlife and natural areas. The group also produced a shared resource library with useful dog-related information for land managers and conservation commissions. The Commission also produced four new moveable trail signs to encourage trail users to pick up their dog waste. These were placed in various locations on trails throughout town. In the fall, the Commission applied for and won a grant through Sudbury Valley Trustees to create a volunteer “Bark Ranger Program.” This program will be launched in early 2019 with assistance from the Animal Control Officer.

Case Estates Planning
The Board of Selectmen and the Conservation Commission continued to oversee land planning and land management initiatives at the 62-acre Case Estates property. Former Selectman Michael Harrity was appointed by the Selectmen to continue to serve as spokesperson and coordinator for Case Estates-related projects. A full report of Case Estates activity can be found earlier in this section.

Case 40-Acre Field, Green Power Farm, and Community Garden (Municipal Land)
By request of the Board of Selectmen, the Commission oversees the management of municipal land at Case Forty Acre Field, Green Power Farm, and Community Gardens. Land’s Sake, Inc. manages the Community Farming and Environmental Education Programs that utilize all three of these properties through two contracts with the Town. Additionally, a long-term lease of 40 years was approved by the Selectmen for Land’s Sake’s farming operations on 40-Acre Field. This will allow the non-profit to better manage its capital and long-range planning. Land’s Sake’s services include operating an organic farm and farm stand, providing produce for the Hunger Relief Program, 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 the Green Power Farm Summer Program operating at the Forty-Acre Field. These young people received a practical introduction to organic farming and gardening. The Commission also oversees Weston’s Community Garden, located on Merriam Street.

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 for the Commission by Land’s Sake. This year, 35,807 pounds of fresh produce and 10 season-long community-supported-agriculture
shares were donated at no cost to Waltham Community Day Center, Boston Area Gleaners, Community Servings in Boston, Rosie’s Place, Weston’s Council on Aging, Lovin’ Spoonfuls in Boston, Bristol Lodge in Waltham, and St. Julia’s Parish in Weston.

Forest Management
The Commission has implemented a forest management plan that allows for selective cutting of firewood in Town forests. Through careful management and selective cutting, the Town’s forests illustrate the long-term sustainability of harvesting firewood from suburban forests while retaining diverse woodland wildlife habitat and passive recreation opportunities. Land’s Sake, through a contract with the Commission, began a new forest-cutting program to selectively harvest trees on eight acres within the Case Estates. This year, 15 cords of firewood were delivered to 30 customers in the greater Weston area. Land’s Sake held four community volunteer site walks and work days to explain its firewood harvesting program.

Maple Syrup Project
Land’s Sake, through a contract with the Commission, continued its tradition of involving the community in the process of tapping maple 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 the annual Sugaring Off Festival in March to celebrate the season. Land’s Sake installed 375 taps in 210 trees throughout town. In February and March, 19 middle school students helped Land’s Sake staff collect sap and 340 children were involved with the boiling and producing maple syrup. A total of 42 gallons of maple syrup was produced in 2018.

Open Space Improvements

New Bench at Cat Rock
In August, Commissioner Rees Tulloss graciously constructed and donated a natural wood bench for the summit of Cat Rock. It was an instant success with many people commenting on its beauty and utility.

Bay Circuit Trail
This year, Weston joined more than 30 towns belonging to the Bay Circuit Alliance. The Alliance, created in 2012, is a partnership that works to complete, manage and encourage the enjoyment of the Bay Circuit Trail that rings Boston from Plum Island to Duxbury. Each community on the circuit agrees to join a part of their trail, or in some cases sidewalk, networks to trails in other participating towns. The Weston portion of the Bay Circuit Trail is a continuation of the trail that was formalized in Lincoln in 2017. Starting in Old Sudbury Road in Lincoln, the trail heads south over a long boardwalk and then crosses into Ogilvie Town Forest in Weston. The 3.3-mile trail section continues to run south through Jericho Town Forest before merging onto the new Mass Central Rail Trail near the Weston/Wayland town line. The Weston “option” will be one of several choices for Bay Circuit Trail hikers on their way through the 230+ mile Bay Circuit Trail. The trail path through Weston was laid out by George Bates before his passing in February. Trail marking were completed by Ms. Kristin Barbieri of the Weston Forest and Trail Association and further maintained by Ms. Lynn Atkins, the forester for the association.
Norumbega Reservoir

MWRA Norumbega Reservoir Formalized Public Access
The Conservation Department formalized the trail use at Norumbega Reservoir this year. Per a Memorandum of Agreement from 1997 between the MWRA and the Town, land around both Weston Reservoir and Norumbega Reservoir was to be opened to public access upon the completion of several major MWRA construction projects underway at the time. A Norumbega Reservoir Proposed Public Access Plan was devised and discussed in 2004. Toward this goal, MWRA removed fencing, allowed the Town to install trails, and made other physical improvements to allow for better public access at Norumbega Reservoir. However, an agreement was never completed to formalize public trail access at Norumbega Reservoir. In early 2018, the Conservation Department requested that MWRA formalize this public access through an amendment to the Section 8M permit, formalized in 2016, for the Weston Aqueduct. The public greatly enjoys access to approximately three miles of trails that travel around Norumbega Reservoir and Schenck’s Pond between Wellesley Street to the west, the Mass Pike to the north, Oak Street to the east, and Glen Road to the south. Trail users currently engage in a variety of passive recreational uses, such as walking, running, birdwatching, snowshoeing, and cross-country skiing. Dogs and bicycles are not permitted on the trails at Norumbega Reservoir. The trails here are a valuable part of Weston’s trails.

Invasive Plant Removal

Invasive Aquatic Plant Removal – Hobbs Pond
Invasive Eurasian water chestnut was removed from Hobbs Pond and Kingsbury Cove this year. Weston Forest and Trail Association, with financial assistant from a private donor, hired Lycott Environmental, Inc. to clear Hobbs Pond of water chestnut. Lycott used a weed harvester machine to remove the majority of the aquatic plants from the pond. Hand removal was conducted in the shallow portions along the pond shoreline.

Invasive Aquatic Plant Removal – Kingsbury Cove
Water chestnut in the Charles River was noticeably less dense and covered a bit less area in 2018 than in 2017. Charles River Watershed Association volunteers continued to aid in the successful removal of this invasive weed by hand-pulling in shallow areas and along shores not reachable by mechanical harvesters. The Commonwealth of Massachusetts, through the Department of Conservation and Recreation, contracted with SOLitude Lake Management to remove the bulk of the infestation by mechanical harvesting. Funding provided by the Commission for the fourth year enabled Charles River Recreation staff to assist the Weston volunteer effort and paid for canoes and equipment for most of the groups.
Approximately 400 volunteers recruited by Charles River Watershed Association hand-pulled over 108 cubic yards of water chestnut from the Lakes District (Weston-Waltham-Newton): 15 cubic yards were removed from Newton, 85 from Waltham, and 7.5 from Weston waters. Only trace amounts remain scattered along the river shoreline. It appears that we are winning the battle against water chestnut. Unfortunately, milfoil and fanwort are rapidly replacing the water chestnut. Either chemical treatment or periodic harvesting/mowing will be required to keep the coves navigable throughout the summer season.

**Invasive Knotweed Removal Efforts**

This summer, the Commission began knotweed removal efforts at the Case Estates and Sunset Corner, off Highland Street. Two prominent clumps of knotweed were sprayed with an herbicide in an attempt to lessen their infestation. The Commission intends to treat these two clumps again in 2019.

**Wet Meadow Restoration – Coburn Meadows**

In September, the Commission conducted the second phase of vegetation clearing at Coburn Meadows. Small- to medium-sized trees that had encroached into the field edge were removed during three days of clearing work. The clearing project is part of the Commission’s plan to restore this wet meadow to provide early succession wetland habitat, which has been declining in eastern Massachusetts. In addition, this project will restore the meadow to its historic extent, thereby preserving the historically open aspect of this scenic and well-preserved part of Weston. This project was funded with Community Preservation Act Funds.

**Education and Outreach**

The Conservation Commission provided residents with a number of education and outreach opportunities in 2018 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.

**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
• Michael Harrity for his ongoing work coordinating projects at the Case Estates
• David Hutcheson for his continued work clearing trails along and near the Mass Central Rail Trail
• Weston Garden Club for their assistance maintaining the Forbes Land
• Kristen Barbieri, Betsy Gescheider, Madeleine Mullen, Michael Pappone, Jenna Vettel, and Land’s Sake for monitoring bluebird boxes throughout town
• Kristen Barbieri, Bay Circuit Trail Volunteer
• Gordon Smith, Volunteer Hunter Coordinator
• Carter Sullivan, Volunteer high school student
• Land’s Sake, Inc.
• The Weston Forest and Trail Association

2018 Members of the Conservation Commission
Appointed by the Board of Selectmen

Laurie A. Bent, Chair 2020
Alison Fronk Barlow 2019
Joseph Berman 2021
Cynthia Chapra 2019
Josh Feinblum 2021
Ellen Freeman Roth 2020
Rees Tulloss 2021

Associate Members
Linda Cabot  Dickson Riding Ring
Jeri Cooper  Friends of Weston Reservoir
Brian Donahue  Deer and Forestry
Freddie Wiss  Community Gardens

REPORT OF THE CRESCENT STREET HISTORIC DISTRICT COMMISSION

The Crescent Street Local Historic District was established under MGL 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 2018, the Commission reviewed proposed alterations of one property in the District. The Commission received a letter from the owner of 34-36 Crescent Street on October 23rd requesting consideration of a proposal to replace deteriorated exterior entry and basement doors visible from the road. In accordance with Commission regulations, a two-member subcommittee visited the property on November 12th to review the appearance and locations of the replacement doors. The subcommittee determined that the new doors are consistent with the character of the neighborhood and the existing building fabric and recommended granting a Certificate of Appropriateness, which was issued on November 15th.

2018 Members of the Crescent Street Historic District Commission
Appointed by the Board of Selectmen

Alfred Aydelott, Chair 2021
Catherine Adams Fiske 2019
David Fixler 2020
Anna Melone Pollock 2020
Alicia Primer 2021
REPORT OF THE HISTORICAL COMMISSION

The 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 2018.

Demolition Delay Activity
The Commission administers Weston’s Demolition Delay By-law, which requires the Commission to review every demolition application for buildings constructed before 1945 and that 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 deemed detrimental, the Commission may impose a 12-month delay on demolition permitting in order to find a way to save the structure. A delay may be lifted if and when the proposed demolition is not deemed detrimental. If a structure constructed before 1945 is demolished without proper authorization, the building inspector is authorized to impose a two-year building moratorium on the site.

In 2018, the Commission received 27 percent fewer applications than in 2017. Of the 27 applications received, 81 percent were sent to an initial determination meeting and 50 percent of those went on to the public hearing process. The Commission imposed a 12-month demolition delay on one application, representing less than 4 percent of all applications received; this involved a total demolition application for a significant house.

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 town’s website.

<table>
<thead>
<tr>
<th>Total applications</th>
<th>Applications allowed w/o initial hearing</th>
<th>Applications sent to initial determination hearing</th>
<th>Applications sent to public hearing</th>
<th>Applications with a 6-month demolition delay imposed</th>
<th>Applications with a 12-month demolition delay imposed</th>
<th>Two-year building moratoriums imposed by building inspector</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>27</td>
<td>5</td>
<td>22</td>
<td>11</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>2017</td>
<td>37</td>
<td>14</td>
<td>23</td>
<td>9</td>
<td>-</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>
Preferably Preserved Houses – With 12 Month Demolition Delay Imposed

Demolition delay expires October 29, 2019
The Historical Commission classified one significant house, which has been proposed for total demolition, as “preferably preserved” during the year. Imposing a 12-month delay of demolition is a tool the Commission can employ to discourage such demolition, as the hope is 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.

William Campbell House - 311 Glen Road (WSN.502)
Built ca. 1924 - Unknown architect/builder
Located in Glen Road Historic District and Glen Road Historic Area

Significant House Demolished
The 12-month demolition delay imposed in 2017 on this eclectic style stone mansion expired in March 2018. Built of large fieldstone boulders with a red Spanish tiled roof for the president of a piano manufacturing company, it had many rich details, warm colors and varied textures. Sadly, it was razed shortly after the delay expired.

George F. Blake House - 18 Skating Pond Road (WSN.80)
(formerly 270 Boston Post Road)
Built 1910-1911 - Hubert G. Ripley, architect
Located in Boston Post Road Historic District and Listed in National Register of Historic Places
**Historic Markers**
The Commission authorized five new historic markers in 2018 for the houses at 55 Coburn Road, 87 Brook Road, 44 Chestnut Street, 19 Gypsy Trail, 143 Meadowbrook Road.

**55 Coburn Road**
The William Hebert Coburn House is a colonial revival style home built in 1896 by local architect Samuel W. Mead. It is set well back from Church Street across an open field on the south edge of what had been the family farmstead. The house has a wide piazza above a stone foundation. The extended Coburn family was early settlers in Weston, farming property along Church Street. The Town purchased a preservation deed restriction on the house in 2017.

**87 Brook Road**
This home at 87 Brook Road was constructed in approximately 1893 as workers’ housing for the Hastings Organ factory. It is located in the Kendall Green Historic District. When Francis Hastings moved the Hook & Hastings Company factory to Weston, he found it desirable to provide housing for his employees either for rent or purchase.

**44 Chestnut Street**
This house is an eclectic Victorian style house originally built about 1895 as a tenant house for the Barker Farm. It is located in the Chestnut Street Historic Area, on one of Weston’s earliest streets.
19 Gypsy Trail
Known as the Webster/Goodale House, no. 19 is located in the Webster Hill Historic Area on one of the topographical high points in Weston. It was originally built about 1898 as a rustic summer cabin/hunting lodge by Frank Weber. It was purchased about 1913 by Margaret and Francis Goodale who enlarged and remodeled it into a colonial revival style year-round residence.

143 Meadowbrook Road
This house was built for Rita and Harold Allen in 1928 by local architect Harold Graves. It is a craftsman style home reminiscent of a traditional Alpine chalet with extended roof overhangs, decorative wood shingling, wood trim, and shutters. Graves was the architect for many buildings in Weston.

The cost of historic 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 section of the Town website, as well as at Town Hall.

Weston Cultural Inventory Project
The Historical Commission has continued working with architectural historian and consultant Pamela Fox to complete Form B documentation of all buildings listed on the Weston Cultural Resources Inventory. This is the town’s list of pre-1945 buildings subject to the Demolition Delay By-law and is an on-going project. The documentation will be included in the Massachusetts Cultural Resource Information System (MACRIS), which is a searchable database.

Collections Assessment and Planning Project
When the Josiah Smith Tavern was transferred to the Town of Weston from the Society for the Preservation of New England Antiquities, now Historic New England, in 1983, many objects belonging to the Jones sisters, the last occupants of the home, also became town property. Other objects came into the Town’s possession through the Weston Historical Committee (1931-1968), a Town committee that
collected items of historical interest. For years, these items have all been stored in the Josiah Smith Tavern.

In the fall of 2018, the Historical Commission received funds from the Community Preservation Act to assess the more than 100 objects for which the Commission has responsibility. The intent of this project is to help the Town strategize how this property could be disposed of and best used, preserved, or developed.

The greatest value of any of these objects is in educating people about our shared heritage and as such, the objects should be dispersed into collections that can make them publicly accessible for interpreting history and can sustain and preserve them for the future. For the Weston-related objects, the Weston Historical Society is one such collection.

Project Goals
- Assess the condition and interpretive value of historic objects owned by the Town of Weston;
- Research comparable objects in collections and/or at auction as a guide to potential uses and values;
- Recommend how to responsibly and openly reassign ownership or otherwise dispose of objects outside the Town’s goals for preservation and/or use to ensure ongoing stewardship.

Project Description
The Collections Assessment and Planning Project provides an assessment of historic objects stored at the Josiah Smith Tavern and makes recommendations for future care and use. The resulting report may be used as a basis for seeking funding for future preservation projects. The project:
- Determines the total number, type, and size of artifacts belonging to the town
- Consolidates information from previous inventories, tags, notations, and archival material to establish a history of ownership
- Evaluates individual artifacts for historical and cultural significance, locally and broadly
- Examines individual artifacts’ condition and quality of material, craftsmanship, and style
- Determines potential opportunities for use and valuation
- Recommends retention or disposal, with notes suggesting uses for objects if retained and/or potential methods of disposal

A final report with summary information, recommendations, and a complete object inventory was delivered in late December 2018. The Commission has not yet chosen any actions.

Preservation Restriction Activity
In 2018, the Commission pursued Preservation Restrictions on the houses at 120 Summer Street and 71 Lexington Street. Community Preservation Act (CPA) funding for both restrictions was approved by Special Town Meeting in November.

These houses are Weston’s most rare building type; survivors of what is called the First Period of American architecture. This style is more accurately termed post-Medieval because the earliest colonists used Medieval English building styles and techniques, adapted to use the wood and stone plentiful in New England. Both were built when the area was still known as the Western Farmlands of Watertown,
before the founding of the town of Weston. There is only one other Weston house known to survive from the 1600s.

The Lilac House – 120 Summer Street

The Lilac House at 120 Summer Street from the street (as seen today and in a rendering)

The Lilac House was long rumored to date from the 17th century. The Commission procured CPA funding to hire a noted architectural historian, who was able to verify the oral tradition by the discovery of First Period materials and methods. The house likely started as a simple one-story farmer’s shelter, built soon after Edward Garfield of Watertown bought the land to farm in 1687. It was soon expanded and a second floor and other rooms added. The house is named after a row of lilacs planted along Summer Street in 1840 and still remain.

Many Medieval building methods were used and remain visible inside the house, as do ancient fireplaces and woodwork. On the exterior, the 17th-century massing remains intact, as do window and door openings and the roof pitch. The Historical Commission is drafting a Preservation Restriction that would protect the house from demolition or unsympathetic renovation, and give the Commission design review over future changes to the newer portion of the house.

The Warren House – 71 Lexington Street

This house was built by John Warren, who was born in England circa 1585 and sailed to Boston with John Winthrop. He was farming in Watertown by 1631 and soon moved west for more land, buying 162 acres in what is now Weston. Historians think the house was built by the time of the 1682 marriage of his son, Ensign John Warren. What is now Lexington Street ran behind the house until the road was straightened by the Town in 1744.

The current homeowner, who with her late husband, has owned the house since 1971, and is only the third family to have owned the house in more than 300 years. The house is in remarkably intact antique condition. There are many fine fireplaces, wide board floors, and an interesting original stairway. There are several wood-paneled walls that have never been painted.
The Warren House at 71 Lexington Street (an early picture and a current view)

The Commission plans a Preservation Restriction to protect many of these important interior features from removal or alteration, as well as maintaining forever the three façades visible from Lexington Street. Commissioners are grateful for the strong support given to both Preservation Restrictions by the Community Preservation Committee and by almost unanimous Town Meeting approval.

The Commission wishes also to thank the preservation-minded homeowners who initiated the Preservation Restriction process.

Melone Homestead and the Fiske Law Office
The Historical Commission continues to investigate adding protective Preservation Restrictions to two Town-owned properties: the circa 1805 Fiske Law Office and the 19th century Melone Homestead. Both are important to Weston’s history and these projects are on-going.

Old Library Rehabilitation / Reuse
Construction for the Old Library Rehabilitation project officially broke ground in March 2018. The Weston Art and Innovation Center (AIC) in the Old Library will be finished and ready for use the spring of 2019. The AIC has been formed as a part of the Weston Public Library and extends the library’s services and capabilities to support Weston citizens in this age of innovation and entrepreneurship.

This has been an adaptive reuse design, rehabilitation, and restoration project. It converts the circa 1900 library into a “maker space” with studio and shop space as well as the adaptation of the reading room, entrance hall, and former circulation desk niche into public gathering, display, and meeting spaces. The lower level will also contain the new headquarters and studios for the Weston Media Center. New mechanical systems, including sprinklers and an elevator, are being installed throughout the building, which is being brought up to meet modern code, comfort, and accessibility standards.

The Historical Commission has had oversight to help ensure that changes and additions made are compatible with good preservation practice, even as the building is modernized. In 2013, funds were appropriated by Town Meeting and a temporary member of the Commission was appointed to the Permanent Building Committee during exterior rehabilitation and preservation. That work was well executed, and the Old Library was stabilized and preserved pending the commencement of the current project. Now the attention is on the interior and the surrounding grounds.

The Historical Commission commends the efforts of the Weston Art and Innovation Center Advisory Board member John Thompson and the Permanent Building Committee Chair, Jim Polando, in their support to protect the fabric of this beautiful building. The Commission was involved in consultation on
interior fixtures and finishes, including which rooms should be most closely preserved in their original form and what changes are acceptable to adapt the building to its new use. Questions of restoration and alteration of the woodwork in the Reading Room area, of light fixtures, and paint colors have all been brought before the Commission as well as the subtle re-configuration of the main entrance to meet accessibility requirements.

The project ensures that the Old Library will have new life going forward while retaining much of its period detailing and original character.

The Josiah Smith Tavern Adaptive Reuse Project
An additional funding request for Design and Engineering Fees for the adaptive reuse of the Josiah Smith Tavern was approved by Annual Town Meeting. An appropriation of $200,000 was made for architectural design and engineering services to bring the building up to current building code and accessibility standards. 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 contracted to do this work. The Design Development Phase is now being completed. This phase describes architectural elements, all building systems, and site/civil work. Detailed cost estimates will be provided from this phase to guide the production of the final construction bid documents.

Restoration of the Historic Case House for the School Department Administrative Offices
The Case House is one of Weston’s most significant works of architecture and the Historical Commission has advocated through the years that any work on the house should honor and preserve this legacy.

Design funds for the adaptive re-use of the building were approved by the 2016 Annual Town Meeting. Then, later that year, Special Town Meeting approved an additional $27,000 in Community Preservation Act funds to specifically address areas of the historic fabric meriting conservation and restoration treatments beyond what would normally be required to meet program requirements.

The Case House mansion, located on the Case Campus on the corner Wellesley and Newton streets, is a grand Victorian House built in 1889 as a summer residence for the Case family. Approximately 50 years ago the Weston School Department moved in for its administration offices. The use of the house for business purposes has not always been a best use match over the years, as there have been some awkward and unsympathetic construction, additions, and removals of period architectural designs, including the loss of the original porte-cochere, a quarter oak paneled wall and pocket door, and a portion of a fireplace mantle. However, much of the splendor of the house has been preserved and can be restored. This includes the spectacular, carved three-story quartered oak flying staircase, the twelve unique fireplaces and, on the second level, an eight-sided sitting room trimmed out entirely of flamed mahogany. School staff who occupied the building for 50 years were excellent stewards of this exceptional building.
The plan is for current use to continue, but as a public building, particularly one dealing with the sensitivities of public education, and as such the mansion has to be brought up to modern building code and accessibility requirements. To design this complicated program, the Town is fortunate to have secured the architecture firm McGinley Kalsow & Associates, Inc. specialists in the preservation and adaptive reuse of historic buildings. The team has worked successfully with the Historical Commission, as well as with the School Administration to weave modern technology and building systems into a sensitively restored and updated 19th-century mansion.

Project details include:

- The flat roof addition is required programmatically but has been carefully integrated into the overall composition by screening with plantings. In addition, the missing porte-cochere will be reconstructed as an accessible entrance, which will also help screen the original addition.
- On the interior, the partitions, doors, and finishes of the grand entrance hall will be restored, and the adjoining formal rooms will either be fully restored, such as the dining room, or carefully reworked to bring back as much of the original look and feel as current use can allow, such as in the parlor and library.
- The formal rooms of the upper floors with fireplaces will be sensitively restored and only altered minimally to meet the needs of the Administration.
- The eight-sided mahogany sitting room will be fully restored and refinished.
- The required elevator and enclosed fire stair will be integrated into the less formal parts of the house, allowing the grand main staircase and main halls to be preserved as they were built. These same back-house areas will also be reworked to provide the functions needed by the Administration.
- The whole exterior of the mansion will be fully restored in original materials, with very few changes to the original design.

Town Center Improvement Project

The Town Center Planning Committee has been working this year with both an engineering consultant and landscape architect to take earlier concept drawings and to produce design and construction documents for the reconstruction of the streets and public areas in the center of town. The proposed design strives to calm and better control vehicular traffic, to improve pedestrian access and safety, and to provide public amenities that will make the center of town a more pleasant and vibrant commercial area. This work has involved coordination with other ongoing Town projects including the Josiah Smith Tavern adaptive reuse, and the Art and Innovation Center at the Old Library.

It had been planned to bring contractors’ bid pricing to the November Special Town Meeting for approval of construction funding; however, only one qualified bid was received and voters decided to pass over the construction authorization in favor of obtaining additional bids.
**Additional Architectural and Engineering Services for the Josiah Smith Tavern**

Town Meeting approved $200,000 for additional architectural and engineering services for the rehabilitation and re-use of the Josiah Smith Tavern, including the barn, connector, surrounding space, etc. Unforeseen conditions required some additional testing and design in order to produce a complete design. The Friends of the Josiah Smith Tavern, the proponents of the project, intend to lease a 105-seat restaurant in the barn, connector, and original tap room. And further, to 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 tavern.

**Preservation Restriction for 71 Lexington Street**

Special Town Meeting approved $81,000 to authorize the Board of Selectmen to acquire for historic resources purposes a Preservation Restriction on 71 Lexington Street. The house was built by John Warren in approximately 1652. The style of the house is Post Medieval and it is in remarkably intact condition. The Preservation Restriction will protect some interior features of the house as well as the three visible facades on Lexington Street.

**Preservation Restriction for 120 Summer Street**

Special Town Meeting approved $251,000 to authorize the Board of Selectmen to acquire for historic resources purposes a Preservation Restriction on 120 Summer Street, known as Lilac House. The house is one of the earliest structures in Weston and was constructed in the 17th century. It was built by Edward Garfield and most likely started as a simple one-story farmer’s shelter. The Preservation Restriction will prevent the demolition of the house and well as unsympathetic renovation.

**In Appreciation**

The Historical Commission extends its appreciation 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 her committee and the Commission overlap
• Pamela Fox for her support of the Historic Markers program, for her enduring work on our Cultural Inventory Project, for recommending a consultant to help with the Collections Assessment Project, 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 protecting and championing all historic assets on the Mass Central Rail Right-of-Way
• Ivan Myjer, for his knowledgeable and professional guidance on our cemetery restoration projects
• John Thompson from Weston Art and Innovation Center for his unflagging communication and responsiveness regarding the Old Library Adaptive Reuse Project
• Danielle Black from the School Committee for her support of historic preservation and restoration goals for the Case House Restoration/Renovation project
• James Polando from the Permanent Building Committee for his leadership on all Town projects involving the Historical Commission
• John C. Bowman III, Certified Appraiser, for his expertise developing Appraisal Reports showing the value of proposed preservation restrictions for the Commission
• Eric Dray, Historic Preservation Planner and Consultant, for stellar work preparing Preservation Deed Restrictions for the Commission
• Rebecca Migdal, Museum Consultant, for evaluating the Town’s historic collection of artifacts with diligence, enthusiasm, and integrity
• Sara B. Chase, Preservation Consultant, for her excellent forensic analysis of one of Weston’s First Period houses

2018 Historical Commission Members
Appointed by the Board of Selectmen
Alan Fobes, Co-chair 2021 Henry Stone 2019
Phyllis Halpern, Co-chair 2019 Steven Wagner 2020
Alfred Aydelott 2021 Associate Members:
Alicia Primer 2019 Adrienne Giske 2019
Kathryn Scadden 2020

REPORT OF THE DEPARTMENT OF INSPECTIONAL SERVICES

The Inspectional Services Department is responsible for ensuring that buildings are constructed safely and used properly by enforcing the state building code, the Town’s by-laws, and other applicable rules and regulations. The Department issues permits to allow for the construction, reconstruction, alteration, repair, and demolition of buildings and structures, as well as the installation of equipment and the location, use, and occupancy of all buildings, structures, and land.

The Department consists of the Land Use Coordinator/Inspector of Buildings/Zoning Enforcement Officer, the Permit Administrator, the Town Planner who is assisted by a part-time Assistant Town Planner, the Conservation Administrator who is assisted by a part-time Land Stewardship Coordinator, a staff assistant, a part-time assistant for the Zoning Board of Appeals, and part-time staff serving as the Electrical Inspector, Plumbing and Gas Inspector, Sealer of Weights and Measures, and Building
Inspector. In addition to the Zoning Board of Appeals, staff also provides assistance to the Planning Board, Conservation Commission, and Historical Commission.

During the year, 680 building permits, 609 electrical permits, 591 plumbing and gas permits, 99 sheet metal permits, and 97 Chapter 106 occupancy permits (common area inspections) were issued. The total estimated value of these projects was approximately $89.14 million.

The Department works closely with the Board of Health, Fire Department, Stormwater Engineer, Conservation Administrator, and other town agencies to make sure that construction work is carried out in compliance with all appropriate codes, rules and regulations. Staff performs investigations and responds to complaints to ensure that activities, including those other than construction, are not in violation of the town’s by-laws.

Currently, we use the 9th Edition of the State Building Code. This edition actually references many national and international sets of regulations that have been tailored to conditions unique to Massachusetts. The first uniform, state-wide building code, the 1st Edition of the State Building Code, was adopted at the start of 1975. Prior to that, like almost every other city and town in the Commonwealth, Weston developed its own set of building codes.

We work hard to deliver excellent service and are always happy to discuss ways to improve that service. This year, our Permit Administrator instituted a convenient process for new house projects or building projects that involve major additions or renovation where all pertinent departments meet with the project contractor to discuss the project in full and to obtain the appropriate paperwork. These meetings occur for one hour on Tuesdays or Thursdays and were established to prevent the contractor from having to make the visits to the separate pertinent departments, such as Fire, Public Works, and Health. This way all information is available and communicated at once. The Inspectonal Services Department also outlined the building permit process on the Town’s website after learning that “Building Department” was the second-most searched term on the website.

The following chart shows the year-over-year statistics for the last three years.

---

The Land Use Department said farewell to Red Hauptman this year after 16 years of service as the Town’s Plumbing and Gas Inspector. We wish him well in retirement. Pictured here, from left Town Planner Imaikalani Aiu, Office Assistant Katie Salgado, Zoning Board of Appeals Assistant Noreen Stockman, Red Hauptman, Zoning Enforcement Officer/Land Use Coordinator John Field, and Permit Administrator Margy Cohen.
### Report of Inspectional Services
#### Calendar Year 2018 and Three Year Summary Report

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permits</strong></td>
<td><strong>Estimated</strong></td>
<td><strong>Estimated</strong></td>
<td><strong>Estimated</strong></td>
</tr>
<tr>
<td><strong>Issued</strong></td>
<td><strong>Value</strong></td>
<td><strong>Value</strong></td>
<td><strong>Value</strong></td>
</tr>
<tr>
<td><strong>(Number)</strong></td>
<td><strong>(Dollars)</strong></td>
<td><strong>(Dollars)</strong></td>
<td><strong>(Dollars)</strong></td>
</tr>
<tr>
<td><strong>Fees</strong></td>
<td><strong>(Dollars)</strong></td>
<td><strong>(Dollars)</strong></td>
<td><strong>(Dollars)</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>2018 (Number)</th>
<th>2018 (Dollars)</th>
<th>2017 (Number)</th>
<th>2017 (Dollars)</th>
<th>2016 (Number)</th>
<th>2016 (Dollars)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residence</td>
<td>19</td>
<td>$22,879,907</td>
<td>$227,994</td>
<td>23</td>
<td>$27,050,721</td>
<td>$266,872</td>
</tr>
<tr>
<td>New Building-Commercial/Municipal</td>
<td>3</td>
<td>13,894,992</td>
<td>138,549</td>
<td>0</td>
<td>26</td>
<td>32,471,232</td>
</tr>
<tr>
<td>Amended Building Permits - Res/Comm.</td>
<td>45/2</td>
<td>9,479,404</td>
<td>90,716</td>
<td>27/2</td>
<td>26,656,395</td>
<td>29,103</td>
</tr>
<tr>
<td>Remodel/Additions Residential</td>
<td>159</td>
<td>23,175,945</td>
<td>236,105</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>5,579,237</td>
<td>5,443</td>
<td>11</td>
<td>1,770,748</td>
<td>17,901</td>
</tr>
<tr>
<td>Demolition (includes garages &amp; homes)</td>
<td>18/1</td>
<td>354,915/8,500</td>
<td>4,131/85</td>
<td>29</td>
<td>395,350</td>
<td>4,961</td>
</tr>
<tr>
<td>Other Construction Residential</td>
<td>231</td>
<td>9,464,976</td>
<td>85,462</td>
<td>192</td>
<td>4,414,757</td>
<td>47,813</td>
</tr>
<tr>
<td>Other Construction Commercial/Municipal</td>
<td>38</td>
<td>1,257,539</td>
<td>10,817</td>
<td>37</td>
<td>1,646,697</td>
<td>8,669</td>
</tr>
<tr>
<td>Sheet Metal - Residential/Commercial</td>
<td>96/3</td>
<td>2,081,276/21,331</td>
<td>51,500/515</td>
<td>73/4</td>
<td>166,815/785,645</td>
<td>17,299/7,434</td>
</tr>
<tr>
<td>Mechanical - Residential/Commercial</td>
<td>52/2</td>
<td>708,185/234,500</td>
<td>6,267/2,450</td>
<td>25</td>
<td>402,785</td>
<td>2,706</td>
</tr>
<tr>
<td><strong>Total Building Construction</strong></td>
<td>680</td>
<td>$89,140,707</td>
<td>$860,034</td>
<td>600</td>
<td>$88,982,199</td>
<td>$630,660</td>
</tr>
<tr>
<td>Certificate Occupancy/Periodic Inspections</td>
<td>51/97</td>
<td>47/71</td>
<td>53/49</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas Permits</td>
<td>325</td>
<td>$22,610</td>
<td>248</td>
<td>248</td>
<td>17,040</td>
<td>298</td>
</tr>
<tr>
<td>Plumbing Permits</td>
<td>266</td>
<td>34,310</td>
<td>262</td>
<td>262</td>
<td>29,420</td>
<td>276</td>
</tr>
<tr>
<td>Wiring Permits*</td>
<td>609</td>
<td>105,072</td>
<td>555</td>
<td>555</td>
<td>57,630</td>
<td>611</td>
</tr>
<tr>
<td><strong>Total Plumbing, Gas and Electric</strong></td>
<td>1,200</td>
<td>$161,992</td>
<td>1,065</td>
<td>$104,090</td>
<td>1,185</td>
<td>$151,159</td>
</tr>
<tr>
<td>*Alarm Security Fee</td>
<td>47</td>
<td>$10,245</td>
<td>49</td>
<td>$6,090</td>
<td>63</td>
<td>$6,300</td>
</tr>
<tr>
<td>Weights and Measurers</td>
<td>10</td>
<td>$2,285</td>
<td>12</td>
<td>$2,300</td>
<td>12</td>
<td>$2,045</td>
</tr>
<tr>
<td>Zoning Board of Appeals Applications</td>
<td>32</td>
<td>$6,625</td>
<td>22</td>
<td>$4,600</td>
<td>26</td>
<td>$12,000</td>
</tr>
</tbody>
</table>
REPORT OF THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
ADVISORY BOARD

As one of the 175 cities and towns represented on the MBTA Advisory Board, Weston participates in the development process for the MBTA operating budget and its annual capital investment program. The MBTA is one of the entities within the Massachusetts Department of Transportation as the umbrella transportation agency for the state. The MBTA Advisory Board retains a limited advisory role but no longer approves the operating budget or supplemental budget requests. In its advisory capacity the Board continues to evaluate and comment on major proposed capital projects, system expansion proposals, and the fare increase proposals, which are the subject of many public hearings attended by senior MBTA managers and the public. Section 207 of Chapter 46 of the Acts of 2015 created a Fiscal and Management Control Board for the purpose of overseeing and improving the finances, management, and operations of the MBTA.

Weston’s elected representative continues to work with the MBTA to improve service reliability and on-time performance on the Worcester and Fitchburg commuter rail lines. The combined challenges of an aging infrastructure and high demand for reliable service remain applicable system-wide. The Weston Council on Aging periodically receives information on Weston residents’ usage of the paratransit service, The Ride, which continues to meet critical transportation needs for seniors and other qualifying Town residents. Weston’s usage of The Ride has continued to increase and it remains an important and valued source of service for those who are unable to access the public transit system. Members of the Weston Council on Aging and Town management met with the Fiscal and Management Control Board and MBTA staff to ensure that the Ride service to Weston residents continues.

The members of the Advisory Board try to identify opportunities for improved service, productivity, and cost-effectiveness. The Advisory Board remains concerned about the MBTA’s fiscal and operational challenges and works with the Fiscal and Management Control Board in support of its efforts to improve performance and reliability.

Further detailed information is available on the Advisory Board website at www.mbtaadvisoryboard.org

2018 Weston Representative for the MBTA Advisory Board
Appointment by the Board of Selectmen
Geraldine R. Scoll
REPORT OF THE OPEN SPACE AND RECREATION PLAN COMMITTEE

The Open Space and Recreation Plan Committee was convened in 2015 and was 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. In February 2017, the Committee submitted its draft Plan to the state for review. The Plan was officially approved in June 2017 and the Committee’s official responsibilities concluded with the exception of the request by the Board of Selectmen for the Committee to host an Open Spaces and Recreation Forum, which was one of the objectives of the Plan.

On October 25th, the Committee held the forum in the Weston Public Library. The goal of the event was to provide a setting for networking and sharing ideas about conservation, recreation, and land use in Weston. Representatives from 14 groups, boards, or organizations presented five-minute introductions highlighting their mission, upcoming goals and projects, and opportunities for collaboration. Notes from the meeting are provided below. With the hosting of this Forum, the Open Space and Recreation Plan Committee was officially disbanded.

Meeting Notes
Weston Media Center recorded the event.

Mr. Joel Angiolillo, the co-chair of the Open Space and Recreation Plan Committee, opened the meeting. He explained that one of the goals of the 2017 Open Space and Recreation Plan was to improve coordination among committees, groups, and organizations working on open space and recreation-related initiatives and that this forum is a step in that direction. He emphasized that the evening is an opportunity to ask for help in reaching common objectives and identifying places where collaboration can occur. Reports were as follows.

Conservation Commission, presented by Laurie Bent, Chair

Mission
To protect and manage Weston’s 2,000 acres of conservation land and 90 miles of trails, to add to that when possible, and to administer the Wetlands Protection Act. Trail management occurs with the help of Weston Forest and Trail Association, through the work of the association’s trails manager.

Upcoming Projects and Initiatives
- The Commission is working to bring to Town Meeting a request to purchase the 2-parcel Wellington Farms property, which totals approximately 13 acres. Soil contamination is currently being remediated by the landowner and the Commission is working to get to a Purchase and Sale Agreement ready for the 2019 Annual Town Meeting
- The Commission is working towards completing a Case Estates Ecological Management Plan, which will provide guidance for the maintenance and stewardship of the property over the next 5-7 years

Opportunity for Collaboration
The Conservation Commission would like to coordinate better with the Planning Board to have trail easements and trail connections consistently worked into development and redevelopment projects, in
order to grow and improve Weston’s trail network. The Commission is also seeking support at Town Meeting for the protection of the Wellington Farms property.

Recreation Commission, presented by Eric Rosenthal, Chair

Mission
To provide public recreation programming and facilities to the town and its residents and to manage Weston’s recreational facilities, such as the Memorial Pool and parks.

Upcoming Projects and Initiatives
- The Commission is working to absorb the Weston Skating Club at Rivers School and begin administering this program
- To continue its work with the Rail Trail Advisory Committee regarding recreational initiatives as they relate to the Mass Central Rail Trail
- To manage the growth of programming and its anticipated effects with increasingly limited space in the Community Center
- To address declining out-of-town membership to the Memorial Pool and the budgetary challenges that pose

Opportunity for Collaboration
The Recreation Commission looks forward to collaborating with the Council on Aging in providing more programs for its visitors and to collaborate with the new friend’s group for the rail trail that develops. The Recreation Commission will also be working with the School Committee and the Recreation Master Plan Steering Committee as it prepares to undertake a new master planning process for all town-wide recreational facilities.

Weston Forest and Trail Association, presented by Meg Kelly and Joel Angiolillo

Mission
Weston Forest and Trail Association (WFTA) has been in existence since 1955 and merged with the Weston Land Trust in 2012. The mission is two-fold: to assist with trails management and get people out on Weston’s 90-plus miles of trails, including keeping the trail map updated and to conduct open space protection activities.

Upcoming Projects and Initiatives
- WFTA sadly lost its Treasurer of decades, George Bates, this year. He left behind an endowment that allows the association to maintain trails and undertake other important projects. To honor him, the endowment will be renamed in his memory. This year’s WFTA annual meeting in May will focus on celebrating George Bates’ legacy
- To develop a network of safe, marked pedestrian loops throughout town, utilizing trails, sidewalks, and low-traffic streets, called Weston Walks. This will be modeled after a program in Lexington called ACROSS Lexington. Weston Walks will build off of the trail network already in place, provide connectivity on sidewalks or other safe walking areas where trails do not currently exist, and incorporate and possibly expand on some of the long-haul trail routes already existing in town, such as the Weston Aqueduct Trail and the Bay Circuit Trail
Opportunity for Collaboration
In order to develop the Weston Walks network, WFTA will need to collaborate with the Conservation Commission, the Traffic and Sidewalk Committee, the Public Works Department, the Recreation Commission, and other entities whose land and facilities the network would cross.

Recreation Master Plan Steering Committee, presented by Kristin Barbieri

Mission
The Recreation Master Plan Steering Committee was originally established to examine what recreational fields exist in town, what condition they are in, and what improvements need to be made and the cost in order to bring them to full use in the next 10 years. That master plan was completed and programs have been put in place to maintain those fields. Now the Committee is preparing for an updated master plan for all recreational facilities in town.

Upcoming Projects and Initiatives
- To launch the Recreation Master Plan for all indoor and outdoor recreational facilities in Weston

Opportunity for Collaboration
The Master Plan process will involve collaboration with the Recreation Commission, Traffic and Sidewalk Committee, School Committee, and others.

Planning Board, presented by Imaikalani Aiu, Town Planner

Mission
To review project development per the Town of Weston Zoning By-laws, including flexible subdivisions and houses along Scenic Roads.

Upcoming Projects and Initiatives
- To provide technical advisory and outreach for two 40B projects currently proposed in Weston, at 751 Boston Post Road and at the Boston Properties site, both of which have wetlands and trails on the properties
- To develop a water conservation policy for Weston, which has the highest water use of any of the MWRA communities, due to lawn irrigation

Opportunity for Collaboration
Enhancing and preserving trails on the 40B projects coming before the town; working trail and open space preservation into flexible subdivisions; and figuring out how to better conserve water in Weston.

Traffic and Sidewalk Committee, presented by Jay Doyle, co-Chair

Mission
The Committee is charged to review all matters having to do with mobility, whether on roadways or walkways or throughout town. The Traffic and Sidewalk Committee does not implement projects but rather provides recommendations and planning advice to the Board of Selectmen, which takes action on these projects.

Upcoming Projects and Initiatives
- To advance design on improvements to the Route 20/School Street/Wellesley Street

74
intersections, and to get this into the state’s Transportation Improvement Program for funding

- To advance the Route 30 Improvement Project from the Natick town line to Newton. This project is not to widen Route 30 but to provide better multi-modal access for bicycles and pedestrians
- To address complaints from neighborhoods regarding impacts of cut-through traffic
- To move several sidewalk projects through the pipeline, including Ash Street (with connections to the Weston Reservoir and Case Estates), Merriam Street, and Warren Avenue

**Opportunity for Collaboration**
The Traffic and Sidewalk Committee works closely with the Police Department, the Town Engineer, and the Conservation Commission when sidewalks or walkways are near wetlands or on conservation land. It also works with the Planning Board when sidewalks or walkways are along Scenic Roads and historic stone walls.

**Affordable Housing Trust, presented by Ken Newberg**

**Mission**
To preserve and administer the affordable housing currently in its portfolio and to create new units. The Trust’s policy is to pursue small, neighborhood-scale affordable housing units, not large-scale 40Bs, but it is charged with managing the Town’s Housing Production Plan.

**Upcoming Projects and Initiatives**
- To explore a new small-scale (2-6 unit) affordable housing development on Wellesley Street
- To begin working with a realtor to help find properties that might be sold for below-market value to be developed into small-scale affordable housing units

**Opportunity for Collaboration**
The Affordable Housing Trust would like to collaborate with others in the community to identify potential properties for future small-scale affordable housing units. This land could be purchased in collaboration with conservation, recreation, and open space interests so that a small portion of the property gets used for affordable housing and the surrounding land is protected as open space or used for recreation purposes.

**Historical Commission, presented by Phyllis Halpern, co-Chair**

**Mission**
The Historical Commission serves as the Town’s official body for administering the National Historic Preservation Act of 1966. It is tasked with maintaining and creating an inventory of historic assets; protecting these assets from neglect, deterioration, demolition, and unsympathetic development; and providing education opportunities for understanding the history of Weston. The Commission promotes the idea that “the greenest building is one that is already built,” and that existing buildings should be maintained and repurposed rather than erecting new structures, in order to preserve energy and resources.
Upcoming Projects and Initiatives and Opportunity for Collaboration

- To work with the Permanent Building Committee and Weston Art and Innovation Center to restore and reuse the Old Library
- To work with the Permanent Building Committee and the Town Center Planning Committee to restore the Josiah Smith Tavern and put it into use as a restaurant and non-profit workspace
- To work with the School Committee to renovate and restore the Case House
- To develop preservation restrictions on the three existing structures at the Case Estates
- To continue the restoration of gravestones at the two cemeteries along Boston Post Road, using Community Preservation Committee funding
- To work with the Rail Trail Advisory Committee, neighboring towns, and the future rail trail friends group to provide interpretive material for the historic artifacts located along the Mass Central Rail Trail, which were preserved during construction at the Commission’s request
- To put preservation restrictions on two of Weston’s oldest structures, the John Warren Homestead at 71 Lexington Street and the Lilac House at 120 Summer Street, with funding from the Community Preservation Act fund request by Annual Town Meeting

Sustainable Weston Action Group, presented by Liz Steel

Mission
The Sustainable Weston Action Group was formed this year by residents concerned about the impacts of climate change on Weston. Members recognize that Weston has a number of sustainability initiatives on the municipal level and strives to complement these efforts by focusing their initiatives beyond the municipal level. The Group aims to amplify the discussion around sustainability issues and inspire effective action, focusing on awareness and education, leading community-based activities, and encouraging and supportive collaborative projects.

Upcoming Projects and Initiatives
- On track to having the Sustainability Committee appointed by the Board of Selectmen to help bring collaboration and coordination among all the various committees and groups working on sustainability issues
- Members hosted the first ever Spring Clean-Up this year, and it was very well received
- To launch a Fix the Gas Leaks campaign to better understand the numerous gas leaks in Weston and put pressure on National Grid to get these fixed

Opportunity for Collaboration
Group members look forward to working with the new Sustainability Committee, when appointed, and with many groups and committees throughout town on various sustainability concerns.

Tree Advisory Group, presented by Nina Danforth, Chair

Mission
The Tree Advisory Group focuses on the three Ps: planning, planting, and protection. It has been planting up to 12 trees/year since 2004 as it manages the annual Arbor Day plantings and the Tree City USA designation.
Upcoming Projects and Initiatives
- To plan for, plant, and protect trees in Weston, with preference to protect old trees whenever possible

Opportunity for Collaboration
The Tree Advisory Group looks forward to working with other groups who have tree plantings in their charge to help plan for the best location for the trees to thrive in for many years. The Group works with the Traffic and Sidewalk Committee to protect trees during sidewalk project planning.

Rail Trail Advisory Committee, presented by Paul Penfield

Mission
The Rail Trail Advisory Committee was charged with helping to bring the Mass Central Rail Trail into Weston and to make it an asset for Weston, given that the state owns the trail and that Weston did not pay for it or have much decision-making power in its construction.

Upcoming Projects and Initiatives
- To design and construct trailheads at Church Street and Conant Road, with handicapped-accessible parking
- To work with the Recreation Commission to install benches, rest sites, rain shelters, and other amenities to make the trail more user-friendly
- To determine how to best provide gathering space along the trail for recreational groups
- To install plantings along the path to maintain the rural character of the Weston
- To design signage for the trail
- To complete the trail all the way to Waltham, including the Conant Road underpass and the final stretch to Waltham
- To direct people to interesting off-trail destinations
- To work with the Historical Commission to provide education about the items of historical interest along the trail

Opportunity for Collaboration
The Committee will be working with the Recreation Commission and the Historical Commission on amenities and education along the rail trail. Once construction of the trail is completed, it is anticipated that the Committee will be dissolved. This will allow for a new, yet-to-be-named rail trail friends group to be established and take on some of these roles.

Unnamed Rail Trail Friends Group, presented by Paul Penfield

Mission and Opportunity for Collaboration
A “friends” group, when formed, will be a non-profit organization that will help support the rail trail. Projects the group might take on include maintaining the trail, conducting public relations activities, printing maps, hosting events, erecting and maintaining signage, designing and installing amenities, and coordinating with state agencies that have decision-making power over the rail trail. The group could also work with various Town committees that are working on rail trail-related projects.
Weston Community Gardens, presented by Freddie Wiss, Coordinator

Mission
The Community Gardens is a part of the Conservation Commission, operating on Town-owned land. The Gardens provide an in-town location for residents to have organic gardens. Currently, there are 65 gardeners utilizing this asset.

Upcoming Projects and Initiatives
- To provide a place for people to meet and share their common interest in growing healthy food for families and friends
- To foster a diverse community of all ages and cultures, with a mutual experience and direct connection with the land and respect for each other
- To enrich the lives around them with sustainable agriculture

Opportunity for Collaboration
The gardeners work with the Parks and Cemeteries Division and the Water Division of the Public Works Department to maintain the water lines at the gardens. The gardens are governed by policies upheld by the Conservation Commission.

Update on the Case Estates, presented by Michele Grzenda, Conservation Administrator

Mission
The Town of Weston purchased the Case Estates in 2016, after 10 years of negotiations brought on by lead-arsenic contamination that was found in the soil. The Case Estates includes nine lots, some under the care of the Conservation Commission and some general municipal purposes.

Upcoming Projects and Initiatives
- To continue maintenance work on the property and to draft an Ecological Management Plan that guides land management projects for the next five to seven years
- To determine what happens to the three buildings standing on the Case Estates along Wellesley Street
- To install a walkway system across the Case Estates, including the Legacy Trail that will travel from the Community Center over to the Summer House site, with connector trails heading to and across Wellesley Street and to Ash Street. This network will connect to a new sidewalk on Ash Street that will travel to the Weston Reservoir

Opportunity for Collaboration
There are many opportunities for collaboration at the Case Estates. The Conservation Commission and Traffic and Sidewalk Committee are collaborating on the design and installation of the Legacy Trail and its connecting pathways and sidewalks. The Planning Board, Board of Selectmen, and the former Tercentennial Planning Committee (Weston300) also have overlap with this project. The collaboration will continue to occur between the Board of Selectmen and the Conservation Commission due to the split ownership of the property.
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 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 2018, the Board held 27 public meetings, numerous public hearings, and site walks. More specifically, the Board:

• Reviewed and approved nine Site Plan Approval applications for new or replacement residential construction. Of these:
  o Four were demolition and new construction reviewed solely due to being larger than the Residential Gross Floor Area (RGFA) threshold for review - 104 Meadowbrook Road, 75 Scotch Pine Road, 18 Skating Pond Road, 45 Willard Road
  o One was reviewed solely due to having frontage on a Scenic Road - 10 Sudbury Road
  o Two were reviewed due to having frontage on a Scenic Road and being larger than the RGFA threshold - 123 Newton Street and 8 Lawrence Road
  o Two were reviewed as they were part of a Flexible Subdivision (5 and 7 Stoneridge Lane).

• Reviewed and approved three additions to houses that were constructed after 1997 and triggered the RGFA threshold - 11 Bradford Road, 15 Laurel Road, and 56 Westland Road

• Reviewed and approved 16 amendments to previously issued approvals under the RGFA and/or Scenic Road provisions of the By-law

• Continued work on meeting the Town’s obligations under MGL 40B to have 10 percent of the housing stock be affordable and counted on the Subsidized Housing Inventory (SHI). This included:
  o Starting negotiations with a developer for a multi-family project at 751-761 Boston Post Road
  o Holding public and neighborhood meetings on the 751-761 project
  o Delivering a final development report to on the Boston Properties project to the Board of Selectmen
  o Negotiating with Boston Properties to reduce the original project scope
  o Engaging the planning firm Utile to conduct site design analysis with regard to the visibility of the revised project

• Reviewed and granted Site Plan/Special Permit Approval for two day camps and one modification under the terms of the Special Permit

• Reviewed one proposed Flexible Subdivision and amended the conditions of one

• Reviewed four applications for Limited Site Plan Approval:
  o two at the Rivers School for construction of a new Arts and Science Building
  o one at Meadowbrook School for additions to the athletic fields
  o one at Regis College for additional athletic facilities

• Reviewed seven applications for tree removal or stone wall removal/reconstruction in a scenic road right of way. Four were approved, one was continued and two were denied

• Participated in other Town committees as representatives:
  o Town Center Planning Committee
  o Sustainability Committee
  o Community Preservation Committee
• Engaged in a traffic and transportation study, which included over 20 interviews with federal and state agencies, other towns, regional planning agencies, and Weston residents. Opportunities for improving traffic will be further pursued in 2019.

Site Plan Approval for Residential Construction
As listed above, the Board reviewed and approved nine 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 16 properties that previously were issued a Special Permit or Site Plan Approval. Based on a referral from the Building Inspector, the Board also reviewed three 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 one application for a new two-lot Flexible Subdivision at 98 Love Lane. Consideration of the subdivision involved preservation of the existing Federalist house, preservation of buffer areas to a conservation trail abutting the rear of the property, and preservation of the scenic character of Love Lane. The Board was close to its decision at the end of 2018.

The Board also reviewed and approved an amendment to the existing Flexible Subdivision at Sunday Woods Road. The applicant at 3 Sunday Woods proposed additional access points to the private way. This amendment involved consideration of visibility and efficient vehicle access as well as appropriate screening to the approach of the house from the subdivision road.

Scenic Road Review under the General Town By-laws
The Board continued review of the proposed sidewalks along Merriam Street. Following a site walk with members of the Traffic and Sidewalk Committee, the Town Engineer, Planning Board member, and staff, the path was agreed to be realigned and the total number of trees proposed to be removed reduced from a high of 114 to 21. With the reduced tree removal, the Board approved the proposal.

The Board reviewed and approved the removal of seven trees at the spurs of Concord Road where it intersects with the Mass Central Rail Trail to accommodate for rail trail parking. The Board also approved the removal of one tree from the scenic road right of way of 123 Newton Street where the trunk of the tree had been damaged and pruning for overhead utilities had left it misshapen, and approved one application at 433 Concord Road to modify stone walls within the Scenic Road right of way.

The Board denied the removal of two trees; one fronting 179 Church Street was impeding clear sidewalk access and one fronting 687 Wellesley impeded visual access. In both cases, the Board made site visits to the trees and found they were healthy and the issues they presented were not significant enough to warrant removal.

Affordable Housing
The Planning Board presented their final report on the proposed 40B development and office expansion at 133 Boston Post Road to the Board of Selectmen in March. While significant concessions had been made between the developer, Boston Properties and the abutting neighborhoods, there still remained disagreement regarding the size and scope of the project.

In September a conceptual development proposal was made to the Board of Selectmen for a 160-180 unit multi-family 40B at 751-761 Boston Post Road. Following this meeting, Planning Board members and a
Selectman attended neighborhood meetings with the developer to understand any abutter issues with the project and discuss design strategies that would best address these issues. The property was still under negotiation at the close of 2018.

With a second potential 40B, the Town reengaged Boston Properties about a smaller residential component of approximately 120 units. Boston Properties was agreeable to this concept and the Town engaged the planning firm Utile to conduct a site planning study to assess the visual impacts of the proposed office and residential buildings.

Regional Activity
The Town Planner has been active with the MetroWest Regional Collaborative sub-region of the Metropolitan Area Planning Council and following state-level long-range plans including the MBTA’s Focus 40, the Massachusetts Planning Organization’s Destination 2040 and the Metropolitan Area Planning Council’s MetroCommon 2050.

Zoning By-law Amendments
At the Annual Town Meeting in May, Article 20 proposed to repeal Site Plan Approval. The Planning Board vigorously opposed this article as it would remove the opportunity for abutters to have input into development that would affect the scenic character of Weston. The Board supported its argument with a detailed accounting of the projects that had been permitted with Site Plan Approval and those that were exempt. The Article was defeated by nearly a two-to-one margin.

Project Review
The Board provided an informal review of the plans for the Town Center Improvement Project in anticipation of a vote by November Special Town Meeting and continues to oversee a contract with Richard Burck Associates to coordinate the landscape and street frontage of the Josiah Smith Tavern, Weston Art and Innovation Center, and the Town Center.

Long Range Plans
In response to growing traffic congestion and in anticipation of near term 40B development, the Planning Board began a study to investigate what solutions could be implemented by Weston within a reasonable scale and time frame. The initial research included:

- interviews with the Metropolitan Area Planning Council and the Massachusetts Planning Organization to understand regional transportation issues and initiatives
- the towns of Lexington and Westboro, both of whom have successful shuttle systems
- attending the Massachusetts Department of Transportation’s Moving Together conference to keep abreast of current state initiatives and best practices
- review of the Focus 40, Future of Transportation and Destination 2040 plans and planning materials, findings, and next steps, which will be reviewed in 2019

The Town was awarded a Technical Assistance Grant from the Metropolitan Area Planning Council to analyze historical water usage data as the first step in developing a town-wide water conservation policy. Work on the analysis will begin in 2019.

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 also archived on the Town website with live links to the approved documents. To date, 249 Certificates of Action and associated documents have been uploaded and are accessible to the public.

The Town Planner web page was updated to associate necessary permits with a proposed activity and includes design guidelines, sample materials for submissions, and fillable pdf application forms.
Mr. Dana Orkin began working for the Town on a part-time basis as Assistant Town Planner in November. He is concurrently pursuing a Master’s Degree in Urban Planning and Community Development from the University of Massachusetts.

The Town Planner, Planning Board consultants, and Town Hall staff met informally approximately twice a month with applicants to answer questions about the Town’s 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 is a member of the Stormwater Permitting Authority, which is comprised of the Director of Public Health, the Conservation Commission Administrator, and the Town Engineer. The Authority oversees the Stormwater By-law that was approved by the 2011 Annual Town Meeting.

**2018 Planning Board Members**

_Elected by the Voters_

<table>
<thead>
<tr>
<th>Name</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alfred L. Aydelott, Chair</td>
<td>2019</td>
</tr>
<tr>
<td>Leslie Glynn</td>
<td>2023</td>
</tr>
<tr>
<td>Anthony Flynn</td>
<td>2020</td>
</tr>
<tr>
<td>Susan Zacharias</td>
<td>2021</td>
</tr>
<tr>
<td>Stephen R. Oppenheimer</td>
<td>2022</td>
</tr>
</tbody>
</table>

---

**REPORT OF THE TRAIL ADVISORY COMMITTEE**

Much work was completed on the Mass Central Rail Trail this year. The Department of Conservation and Recreation’s (DCR) contractors pulled all the rails and ties, graded the approximately 3.1 miles of trail, paved a large portion of the trail, and built close to a mile of cedar rail fence. The project is anticipated to be complete in 2019.

In collaboration with the neighbors, the Committee worked with Nitsch Engineering to develop the engineering designs for parking and trailheads at Concord Road and at Church Street. Approvals for the designs were secured from the Planning Board, Conservation Commission, and the Tree Advisory Group. Currently, Committee members are applying for the needed permits and easements from the state, EverSource, and the MBTA, which holds the rights to the existing right of way. Request for Proposals for the construction will be issued early in 2019 with anticipated construction to be coordinated with the remaining work by DCR’s contractor in the spring.

DCR has also been working with the town and neighbors to design, re-construct, and fund a tunnel that will re-open the Conant Road underpass. This will create one continuous trail from the old trestle bridge near the Waltham town line all the way to the Town Center Plaza in Wayland. Both DCR and the Rail
Trail Advisory Committee agreed that one long trail was much more appealing than two shorter trails. Construction of the tunnel should also begin this spring as soon as weather permits.

This year the Committee, working with a landscape designer, developed a process for identifying where landscape visual screening is most needed in order to visually shield abutters from the trail, as well as to preserve a rural feel for users on the trail by screening them from residences where possible. The committee was awarded a $57,000 matching grant from DCR, which will allow us to plant $114,000 of native trees and shrubs at strategic locations along the trail. The work on the plantings will also begin in the spring.

Committee members are also working with the Weston 300 non-profit group that organized and raised money for Weston’s 300th anniversary. Money was raised for the celebration through donations for benches, pavers and other amenities for the Legacy Trail along the Case Campus. Because of the evolving nature of the Legacy Trail, particularly in moving the trail to the Case Estates, the group offered some of this money to pay for benches at five locations on the trail with suitable engravings to honor the donors. The Committee is currently working with neighbors and DCR to determine the style and most appropriate placements for these benches.

Funding for the construction of the Mass Central Rail Trail has been provided by EverSource, for the removal of the rails and ties and the creation of a gravel access road, and by DCR, for the paving of the access road, cedar rail safety fencing, signage, and the tunnel under Conant Road. The Rail Trail Advisory Committee estimates the cost of the utility company’s and the state’s investments to be in excess of $3 million dollars. The Committee has received two Community Preservation Act fund appropriations, one for $73,000 for conceptual design and the other for $437,000 for design and construction of the two trailheads and implementation of the screening. In addition to the $57,000 matching grant we received from DCR for landscape, we also applied for and received a $100,000 grant from DCR for trailhead construction and amenities. Our town’s representative in the state legislature, Alice Peisch, was also able to secure another $50,000 for Weston’s section of the rail trail as a line item in the state’s fiscal year 2019 budget. Given this additional funding, our hope is to be able to return some of the Community Preservation Act fund monies to the town.

There will be a formal opening ceremony for the Mass Central Rail Trail - Wayside in the summer of 2019 after the construction is complete on the Conant Road underpass and on both trailheads at Church Street and Concord Road.

2018 Members of the Rail Trail Advisory Committee

Appointed by the Board of Selectmen

Mark Horowitz, Chair
Eli Mather, At-large
Gail Palmer, At-large
Paul Penfield, At-large
Christopher Stix, At-large
Anne Benning, Open Space and Recreation Plan Committee

Appointed by Representing Committee

Meg Kelly, Weston Forest and Trail Association
Michael McCarthy, Traffic and Sidewalk Committee
Eric Rosenthal, Recreation Commission

Associate Members

Phyllis Halpern, Historical Commission
Ellen Roth Freeman, Conservation Commission
REPORT OF STORMWATER PERMITTING AUTHORITY

Weston’s 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 454 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. The hydrologic conditions for pre- and post-construction conditions for a project are analyzed, and the analyses must show that there will be no increase in stormwater runoff to any abutters or to the roads before a Stormwater Management Permit is approved. Once construction projects start, they are monitored for any increase in stormwater runoff and erosion and sedimentation impacts to abutters or to a road as a result of the new construction. Inspections are conducted during construction by the Stormwater Engineer.

This year, 68 Stormwater Management Permit Applications were submitted and reviewed. Of those, 66 applications were approved and two applications are still pending. The submitted applications were for 42 Minor Permits and 26 were for Major Permits. The majority of the applications for a Stormwater Management Permit are for residential development projects, such as upgrading a septic system or the construction of a new house; however, other non-residential projects can require a permit, such as roadway projects and commercial projects. Stormwater Management Permits are not required for projects that are seeking Site Plan Approval through the Planning Board. 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 2018, staff gave stormwater presentations to Weston High School’s environmental classes. Students were also given a tour of the Public Works facilities to observe the stormwater management features and other green applications. The presentations and the tours introduced the students to some of the major issues surrounding stormwater runoff in the environment; typical Public Works functions and equipment used to maintain the town’s drainage systems, and; some of the Leadership Energy and Environmental Design features of the facility.

The updated Environmental Protection Agency’s Massachusetts Small Municipal Separate Storm Sewer Systems Permit (MS4 Permit) went into effect in 2018 under which the Town of Weston is covered. The Town submitted the required Notice of Intent (NOI) in 2018 for the MS4 Permit. The Town also prepares and submits its annual report “NPDES Phase II Small MS4 General Permit Annual Report” to the Environmental Protection Agency each year as required under the MS4 Permit. This report summarizes how the Town of Weston maintains compliance with the agencies requirements regarding stormwater runoff, stormwater quality-pollution, and erosion and sedimentation. These annual reports, and the Town of Weston Stormwater and Erosion Control By-law and Regulations, as well as additional stormwater-related information are available at the Town Hall, the Department of Public Works, and the Town’s website.

2018 Members of the Stormwater Permitting Authority
Michele Grzenda, Chair – Conservation Administrator
Imaikalani P. Aiu – Town Planner
Mario Alagna – at-large, resident
Stephen Fogg, PE – Town Engineer

Wendy Diotalevi – Public Health Director
Richard Sweeney, Jr., PE – Stormwater Engineer/Assistant Town Engineer
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 the Weston Town Center. The initial catalyst for the creation of this Committee was the development of possible synergies with National Grid’s gas line replacement within Boston Post Road.

The project limits include the east-west limits of Boston Post Road extending from parking lot side of First Parish to Linwood Avenue. The project limits also extend 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 the project. The following is an image from the November Special Town Meeting that indicates the proposed design and the general limits of the project area.

Project Goals
The Committee has continued to pursue the mission that was the guiding vision of the Board of Selectmen from the project’s 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 the design team have continued to promote a design that is sensitive to the state goals, as well as addressing the scale and function of important design elements, such as street lighting, sidewalk interconnectivity, the inclusion of plantings, street furniture and the like. The accessibility, quantity, location of parking to advance the continued success of our local businesses is also a critical goal.

Progress
This was a year of refinement and production. After receiving engineering funds in 2017 for all aspects of the project, including burying the utilities, the Committee continued its production and outreach as it headed towards issuing the Request for Proposals in early fall. These efforts culminated in our presentation to the November Special Town Meeting. The presentation focused on the achievement by

85
the Committee in meeting the Selectmen’s originally stated goals and including the respectful extension of Arthur Shurcliff’s original design of the Town Green and environs. Additional detail was provided on three additional opportunities for open space on the Master Plan by creating Knox Park, the Town Square, and the Terraces.

The presentation included historical images of Weston Center, before and after images depicted in architectural renderings, and before and after photographs that were altered to show various views of how the Town Center would look without overhead utilities lines and poles. References to the successful burying of utilities in other local communities were also presented.

The presentation at Town Meeting was preceded by continued interface with other Town Boards and Committees and an informational public meeting hosted by the League of Women Voters.

When the Request for Proposal deadline had arrived, only one bid was received. The Board of Selectmen and members of the Committee met just prior to the November Special Town Meeting to discuss bringing the two articles forward or to move to pass over. The Selectmen were split in their decision, but the majority voted to present the project to the voters with the intention of issuing another Request for Proposal. Special Town Meeting voters were in favor of rebidding the project and holding another Special Town Meeting early in 2019.

The design team, led by Nitsch Engineering with the support of the planning firm Utile and the landscape design firm 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. It is the Committee’s intent to present the Board of Selectmen with “real” costs based on bona-fide public bidding from several competing companies. If authorized by the Board of Selectmen, the Committee will present the project costs to the Town at a Special Town Meeting scheduled for March of 2019.
IT’S TIME TO BURY THE UTILITIES!

Before  After

2018 Members of the Town Center Planning Committee
Appointed by the Board of Selectmen  Appointed by Representing Authority
Stephen J. Larocque, Chair  Harvey Boshart, Board of Selectmen
Michael Harrity  Jay Doyle, Traffic and Sidewalk Committee
Keith Johnson  Alan Fobes, Historical Commission
Neil Levitt  Steve Oppenheimer, Planning Board
Lisa Schwallie  Thomas Cullen, Public Works Director, ex-officio
Kevin Sullivan  Capt. Thomas Kelly, Police Department, ex-officio
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-law has been amended periodically to promote the health, safety, convenience, morals, and welfare of the citizens of the Town. The By-law specifies certain building requirements, and it is the role of the Board of Appeals to determine whether relief from these requirements 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

In Weston, 3.59 percent of the housing stock is deemed affordable. Per Chapter 40B of the Massachusetts General Laws, all municipalities having less than 10 percent of its housing stock designated as affordable are subject to a streamlined process for overriding local zoning legislation, including by-laws regarding density and setbacks. The state’s interest in promoting affordable housing generally outweighs local concerns when the community’s affordable housing is less than the required 10 percent. Under the Chapter 40B process, 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 statuses of the Chapter 40B petitions recently heard by the Board of Appeals 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 is still under appeal by abutting neighbors.

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 1.46 acres of vacant land on a major town roadway and in close proximity to two rail stations. Two buildings are proposed to be sited on North Avenue, and three additional buildings in the rear of the lot; associated parking would be accessed via a central driveway. This decision is still under appeal by abutting neighbors.

104 Boston Post Road
In October 2017, the Board denied the Comprehensive Permit for 104 Boston Post Road requested by 104 Stony Brook LLC to build 150 rental units in a single multi-story building on 2.1 acres. The Board found
that the proposal would violate multiple local requirements and regulations pertaining to stormwater runoff and septic, which 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 is still under appeal in the Housing Appeals Court.

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, c/o Boston Properties for the property at 133 Boston Post Road, seeking a 1) Comprehensive Permit under M.G.L. Ch. 40B for 345 rental housing units 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. The Planning Board continues to work with the community and developer on various details of the proposal. The hearing for this case has been continued to February 11, 2019.

Regular Business
The Board held 16 meetings, to hear and decide 43 cases, of which:

- 10 cases involved Variance requests
- 30 cases involved Special Permits
- 3 cases involved appeals of the Building Inspector’s actions
- 5 cases involved new, replacement or substantially demolished dwellings
- 1 case involved an accessory apartment transfer
- 1 case involved a Comprehensive Permit (3 hearing dates)

2018 Members of the Board of Appeals
Appointed by the Board of Selectmen

<table>
<thead>
<tr>
<th>Members</th>
<th>Associate Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jane Fisher Carlson</td>
<td>Sujit Sitole</td>
</tr>
<tr>
<td>Alan D. Rose, Jr.</td>
<td>Natalie B. Sawyer</td>
</tr>
<tr>
<td>Winifred I. Li, Chair</td>
<td>Stephen Larocque</td>
</tr>
</tbody>
</table>
Sadie, a resident service dog, is demonstrating her best behavior on the Mass Central Rail Trail. Since the trail belongs to the state, users must abide by state park rules and that means all dogs need to be leashed. Sadie’s mom also demonstrates good human behavior and picks up Sadie’s waste and removes it from the trail.