In addition to the purchase of the Case Estates, 30-acres of which will be controlled and managed by the Conservation Commission, 64 acres known as Cat Rock Park, 25 acres known as Burt Field, and 5 acres of land tucked within the Nolte Forest received Town Meeting approval to be transferred from Recreation to the care and control of the Conservation Commission, and further for the Board of Selectmen to petition the General Court for special legislation pursuant to Article 97 of the Massachusetts Constitution where the lands would have permanent conservation protection. The General Court approved the special legislation for Cat Rock Park and the acreage in Nolte Forest over the summer. Prior to the Town Meeting votes, the Recreation and Conservation commissions worked out a Memorandum of Understanding so active recreational activities could still be held on the properties.
REPORT OF THE CASE CAMPUS MASTER PLAN COMMITTEE

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

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

The following report highlights the activities of the Committee and project during 2016:

Package 4
During 2016, the Committee worked on the design development of Package 4. Multiple stakeholders advised the Committee to help address the landscaping and trees, scenic roadway, lighting, parking and historical aspects of the portion of the Case Campus bordering School Street. Participants included abutters, a subcommittee of the Planning Board, the Tree Advisory Group, and other residents with talents in these aspects of design. The Committee worked diligently to build consensus among those groups, as well as the Planning Board, Recreation Commission, Council on Aging, School Committee, Conservation Commission, and many individual residents in Town. All of these efforts culminated in a completed design that was put out for contractor bidding in March 2016.

Major aspects of this design included:

• reconfigured parking and traffic circulation between the Community Center and the Case House, with associated sidewalks;
• night-sky compliant lighting;
• reconfigured vehicle entrance to the library parking lot;
• pedestrian walking trails, park benches and sidewalks, including the Weston 300 Legacy Trail;
• connections to the Case Estates trail system;
• landscaping and tree planting;
• replacement of the Case Estate’s grass parking lot with porous paving;
• replacement of the Case Estate’s plastic sub-surface reinforcement structure parking stalls with porous paving;
• creating an overlook terrace on the roof of the existing shed overlooking the ball fields
• creating an overlook viewing area with erosion-control riprap boulder retaining wall; and
• widening of the Council on Aging turning radius

With the final bids in hand the project was brought before the voters of Annual Town Meeting. There was a lot of support for the project from the residents; however, a two-thirds majority was required and the article failed. Some of the feedback from residents was concern over the amount of landscaping and long-term maintenance. After Town Meeting, the Selectmen and School Committee voted to disband the Case Campus Master Plan Committee and to pursue different aspects of the project, piecemeal.
Town officials decided to focus the project on roadway, parking and pedestrian improvements, which received the most support. This will be brought back for approval at the 2017 Annual Town Meeting.

2016 Case Campus Master Plan Committee Members
Edward Heller, Chair, School Committee  
Donna VanderClock, Town Manager
Gerard McCarty, Facilities Director  
Michael Harrity, Board of Selectmen
Dr. John Brackett, Interim Superintendent of Schools

Appointed to Serve at the Pleasure of the Board of Selectmen and School Committee
Neighbor/Abutter  
Residents at Large
James Mannix  
Clint Schuckel
Denise Mosher  
Tom Selldorff

Designated by Respective Organizations
Roy Chatalbash, Planning Board  
Barbara Landry, Tree Advisory Group
Tom Cullen, Public Works Director  
Elly Pendergast, Recreation Commission
Vacancy, Traffic and Sidewalk Committee  
Alicia Primer, Historical Commission
Christopher Fitzgerald, Recreation Director  
Henry S. Reeder, Case Estates Review Committee
Vida Goldstein, Council on Aging  
Doris Sullivan, Library Trustees
Barbara Keller, Land's Sake

Designated by the School Department
Jennifer Faber, Woodland School Principal  
Dr. Christine Price, Country School Principal
Matthew Lucey, Field School Principal  
Vacancy, School Committee
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 the Town receives pursuant to Article 31 of the Town By-laws and the Massachusetts Community Preservation Act, 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 15th disbursement from the state's matching Community Preservation Trust Fund. All 157 participating communities received a first round match of 20.6 percent. The 68 communities that have a maximum 3 percent surcharge, including Weston, received additional funding in the second and third round of distributions. Weston’s total state match was $434,742, representing approximately 22 percent of the local surcharge and the lowest match in program history. In the prior three years, transfers were made from the state budget surplus to the state fund allowing for a significantly higher match than would otherwise have been possible.

This year, despite approval from the Governor and the Massachusetts General Court for a similar transfer of up to $10 million to the state fund, there was no year-end budget surplus from which to make the transfer. In November, 11 communities, including Boston and Springfield, adopted the Act, which will put further downward pressure on state fund distributions. However, Community Preservation Act (CPA) advocates are optimistic that a long term solution to declining state fund revenue can be found since 126 of the 160 state representatives and 39 of the 40 state senators now have constituents in a CPA community. From the program’s inception through the end of fiscal year 2016, the Town collected over $12.3 million in CPA revenue from the state and nearly $22.5 million in CPA revenue locally, and earned over $2.7 million in investment income on these receipts.

Pursuant to CPA legislation, a community must spend, or set aside for future spending, a minimum of 10 percent of annual CPA receipts on open space, including recreational purposes; historic resources; and community housing. The remaining 70 percent of funds, the so-called “unreserved funds,” may be allocated to any one or a combination of the three main uses at the discretion of the Community Preservation Committee and subject to the approval of Town Meeting. Up to 5 percent of the annual CPA funds may be spent on the operation and administration costs of the Committee.
At the 2016 Annual Town Meeting and the November Special Town Meeting, the Committee presented its recommendations for fiscal 2017 as follows:

<table>
<thead>
<tr>
<th>Administrative Allowance</th>
<th>Operating Expenses</th>
<th>$118,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recreational Land</strong></td>
<td>Merriam Street Walkway Final Design (creation)</td>
<td>$30,000</td>
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<tr>
<td></td>
<td>Merriam Street Walkway (additional) Final Design (creation)</td>
<td>$25,000</td>
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<tr>
<td></td>
<td>Ash Street Walkway Conceptual Design (creation)</td>
<td>$30,000</td>
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<tr>
<td></td>
<td>Brown/Winter Streets Walkway (additional) Construction (creation)</td>
<td>$250,000</td>
</tr>
<tr>
<td></td>
<td>Case Campus Walkway Construction (Creation)</td>
<td>$98,875</td>
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<tr>
<td><strong>Open Space</strong></td>
<td>Kingsbury Cove on the Charles River – Invasive Species Removal (preservation)</td>
<td>$10,000</td>
</tr>
<tr>
<td></td>
<td>Debt Service on Case Estates (acquisition)</td>
<td>$421,800</td>
</tr>
<tr>
<td><strong>Historic Resources</strong></td>
<td>Old Library – Weston Art &amp; Innovation Center Design (rehabilitation/restoration)</td>
<td>$364,000</td>
</tr>
<tr>
<td></td>
<td>55 Coburn Road (preservation)</td>
<td>$216,000</td>
</tr>
<tr>
<td></td>
<td>Case House Design (rehabilitation/restoration)</td>
<td>$27,000</td>
</tr>
<tr>
<td><strong>Community Housing</strong></td>
<td>Staff Support and Regional Housing Services Office (support)</td>
<td>$16,163</td>
</tr>
<tr>
<td></td>
<td>Debt Service on Brook School Apartments (creation)</td>
<td>$221,505</td>
</tr>
</tbody>
</table>

Funding for Case Campus walkway construction was defeated at Annual Town Meeting. All other recommended appropriations were approved. Case Estates bonds were refunded in October 2016 resulting in a fiscal 2017 savings of $39,565.

Recently approved CPA funded projects are in various stages. Construction of the playground at Lamson Park, for which CPA funding was approved by Annual Town Meeting in 2014, began in the fall of 2016 but was halted to remove contaminants discovered on site. The playground is expected to be completed in 2017. Also in 2016: the rehabilitation and expansion of the baseball field on Gail Road, to include an 8 vs. 8 soccer field, was substantially completed; construction of the Brown and Winter street sidewalks was completed; and the rehabilitation and expansion of the Weston Community Gardens was completed.

In the summer, CPA funds were used for the second year to clear the majority of the Eurasian water chestnut from Weston’s Kingsbury Cove of the Charles River. As part of a larger, multi-year effort, including funding from the state, other municipalities, and private organizations, this project is directed towards ridding the Charles River Lakes District of this invasive species. Removal efforts will continue in the summer of 2017.

In June, nearly a decade after voters at Special Town Meeting appropriated a total of $22.5 million in CPA and general funds to purchase the Case Estates, the Town acquired the 62.5 acre property from Harvard University for $13.74 million. The reduction in purchase price is attributable to use limitations placed on portions of the property as a result of environmental contamination. With the exception of three areas where existing vegetation has been preserved, the 30-acre Hillcrest Corridor, purchased with CPA funds, is unrestricted open space; the 15-acre Pine Woods, purchased with general funds, is limited to passive recreational uses; and the remaining acreage has been cleaned to residential standards.
The first phase of conservation work on the Farmers’ Burial Ground and Central Cemetery began in 2016, and an architectural firm was chosen for the design and engineering of the Weston Art and Innovation Center planned for the Old Library. A request for construction funds for the center is anticipated in 2017.

The Weston Affordable Housing Foundation Inc.’s renovation of the duplex at 126-128 Viles Street into two community housing units was completed in September, and the property is fully occupied. In the spring, the Town’s Affordable Housing Trust, under the direction of the Permanent Building Committee, completed the renovation work on two of the three municipally-owned buildings on Warren Avenue. The single family house, formerly known as the Water Superintendent’s house, and the former Water Department comprise the completed project. These buildings hold five units and were occupied over the summer. The renovation of two additional units in the third building is on hold until a contractor dispute is settled.

Also in 2016, in an effort to develop greater capacity and accountability and to improve coordination of housing activities, including the oversight of the approved Housing Production Plan, the Housing Partnership and the Affordable Housing Trust developed a new charge, which was presented to the Board of Selectmen for approval. Late in the year, the Selectmen dissolved the Partnership and reappointed the Trust under the new charge.

2016 Community Preservation Committee Members

Appointed by various, as noted

<table>
<thead>
<tr>
<th>Name</th>
<th>Appointed by</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephen W. Ober, Chair</td>
<td>Appointed by the Moderator</td>
<td>2018</td>
</tr>
<tr>
<td>Nathalie Thompson</td>
<td>Appointed by the Moderator</td>
<td>2018</td>
</tr>
<tr>
<td>Susan Zacharias</td>
<td>Appointed by the Planning Board</td>
<td>2018</td>
</tr>
<tr>
<td>Nina Danforth</td>
<td>Appointed by the Moderator</td>
<td>2017</td>
</tr>
<tr>
<td>J. Barry Tubman</td>
<td>Appointed by the Moderator</td>
<td>2017</td>
</tr>
<tr>
<td>Kenneth Newberg</td>
<td>Appointed by the Affordable Housing Trust</td>
<td>2019</td>
</tr>
<tr>
<td>Christopher E. 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>

Supervisor of Parks and Cemeteries William O’Neil assists Conservator Martin Johnson of Monument Conservation Collaborative as they carefully reset a stone marker at Farmers’ Burial Ground. This monument was broken in two and has been made whole prior to installation.

The table on the following page details CPA fund revenues and appropriations through fiscal 2016.
### CPA Fund Revenue and Appropriations Through Fiscal Year 2016

#### Community Preservation Act - Revenue

<table>
<thead>
<tr>
<th></th>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prior Year Balance</td>
<td>8,782,334</td>
<td>8,977,003</td>
<td>8,042,374</td>
<td>9,453,628</td>
<td>6,102,236</td>
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<tr>
<td>Property surcharge</td>
<td>1,731,731</td>
<td>1,774,072</td>
<td>1,872,045</td>
<td>1,893,033</td>
<td>1,962,920</td>
</tr>
<tr>
<td>State match</td>
<td>468,394</td>
<td>502,911</td>
<td>999,622</td>
<td>635,954</td>
<td>601,956</td>
</tr>
<tr>
<td>Investment income</td>
<td>71,584</td>
<td>56,699</td>
<td>63,366</td>
<td>107,754</td>
<td>90,587</td>
</tr>
<tr>
<td>Donations/other</td>
<td>63</td>
<td>2,301</td>
<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>11,054,043</td>
<td>11,310,685</td>
<td>10,977,469</td>
<td>12,092,671</td>
<td>8,757,699</td>
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</table>

#### Use of CPA Funds

##### Open Space Allocation

<table>
<thead>
<tr>
<th></th>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>824</td>
<td>83,149</td>
<td>99</td>
<td>299</td>
<td>749</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>580,000</td>
<td>383,000</td>
<td>455,000</td>
<td>444,000</td>
<td>432,000</td>
</tr>
<tr>
<td><strong>Open Space subtotal</strong></td>
<td>580,824</td>
<td>466,149</td>
<td>455,099</td>
<td>444,299</td>
<td>432,749</td>
</tr>
<tr>
<td>Less: Appropriations for</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debt service -- Sunday Woods</td>
<td>(20,000)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Field restoration</td>
<td>(477,675)</td>
<td>(466,050)</td>
<td>(454,800)</td>
<td>(443,550)</td>
<td>(432,675)</td>
</tr>
<tr>
<td><strong>Balance at end of fiscal year</strong></td>
<td>83,149</td>
<td>99</td>
<td>299</td>
<td>749</td>
<td>74</td>
</tr>
</tbody>
</table>

##### Historic Preservation Allocation

<table>
<thead>
<tr>
<th></th>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>513,228</td>
<td>1,228</td>
<td>18,649</td>
<td>175,649</td>
<td>165,649</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>338,000</td>
<td>228,000</td>
<td>282,000</td>
<td>290,000</td>
<td>262,000</td>
</tr>
<tr>
<td><strong>Historic Preservation subtotal</strong></td>
<td>851,228</td>
<td>229,228</td>
<td>300,649</td>
<td>465,649</td>
<td>697,160</td>
</tr>
<tr>
<td>Less: Appropriations for</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>787 Boston Post Rd.</td>
<td>(850,000)</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>(300,000)</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>
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<tr>
<td>116-118 Conant Rd.</td>
<td></td>
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<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>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Old Library - Ext. Pres./Rehab.</td>
<td>(255,000)</td>
<td></td>
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<tr>
<td>JST &amp; Old Library Final Design</td>
<td></td>
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<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><strong>Balance at end of fiscal year</strong></td>
<td>1,228</td>
<td>18,649</td>
<td>175,649</td>
<td>165,649</td>
<td>442,160</td>
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##### Community Housing Allocation

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<tr>
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<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>320</td>
<td>1,117</td>
<td>67,906</td>
<td>68,193</td>
<td>19</td>
</tr>
<tr>
<td>Appropriation not used</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>New allocation</td>
<td>397,000</td>
<td>268,000</td>
<td>260,000</td>
<td>290,000</td>
<td>262,000</td>
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<tr>
<td><strong>Community Housing subtotal</strong></td>
<td>397,320</td>
<td>336,564</td>
<td>327,906</td>
<td>358,193</td>
<td>262,019</td>
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### CPA Fund Revenue and Appropriations Through Fiscal Year 2016

#### Less: Appropriations for

<table>
<thead>
<tr>
<th>Description</th>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
</tr>
</thead>
<tbody>
<tr>
<td>809-811 Boston Post Road</td>
<td>(280,183)</td>
<td>(268,658)</td>
<td>(259,713)</td>
<td>(248,189)</td>
<td>(235,017)</td>
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<tr>
<td>Debt Service - Brook School Apts.</td>
<td>0</td>
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<td></td>
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<tr>
<td>15 Jones Road</td>
<td>(16,020)</td>
<td></td>
<td></td>
<td>(14,985)</td>
<td>(16,347)</td>
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<tr>
<td>Housing Staff Assistance</td>
<td></td>
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</tr>
<tr>
<td>16 Love Lane</td>
<td>(100,000)</td>
<td></td>
<td></td>
<td>(95,000)</td>
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<tr>
<td>Affordable Housing Consultant</td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td><strong>Balance at end of fiscal year</strong></td>
<td>1,117</td>
<td>67,906</td>
<td>68,193</td>
<td>19</td>
<td>10,655</td>
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#### Administrative Funds

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<thead>
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<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
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</thead>
<tbody>
<tr>
<td>Allocated</td>
<td>104,000</td>
<td>104,000</td>
<td>122,000</td>
<td>115,000</td>
<td>117,000</td>
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<tr>
<td>Spent</td>
<td>(79,363)</td>
<td>(75,069)</td>
<td>(39,835)</td>
<td>(71,961)</td>
<td>(65,944)</td>
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<tr>
<td>Returned to unallocated Funds</td>
<td>24,637</td>
<td>28,931</td>
<td>82,165</td>
<td>43,039</td>
<td>51,056</td>
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#### Unallocated Funds

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<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance - beginning of fiscal year</td>
<td>8,267,962</td>
<td>8,891,508</td>
<td>7,955,719</td>
<td>9,209,487</td>
<td>5,935,819</td>
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<tr>
<td>New Unallocated Funds</td>
<td>852,709</td>
<td>1,350,683</td>
<td>1,816,095</td>
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#### Less: Appropriations for

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#### Total all balances at end of fiscal year

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The Conservation Commission is responsible for the protection and management of Weston’s conservation land and the administration of the Massachusetts Wetlands Protection Act. The Commission is comprised of seven residents who each serve three-year terms and who are appointed by the Board of Selectmen. Staff assistance is provided by the Town’s Conservation Administrator who is responsible for 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 Conservation Department also has a Stewardship Program Coordinator, who spent the majority of the year preparing Weston’s 2017 Open Space and Recreation Plan. Please see the Open Space and Recreation Committee section to learn more about those activities. A temporary employee was brought on in June to help conduct baseline and annual monitoring of the Commission’s conservation restrictions, and to assist with land encroachments and other Department tasks.

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

During 2016, the Commission held 22 public meetings during which it reviewed 30 Notices of Intent and 13 Requests for Determinations of Applicability. In addition, the Commission issued: 30 Orders of Conditions; two Amended Orders of Conditions; two Orders of Resource Area Delineation; one Emergency Certificate; six Notices of Wetland Violation; and 25 Full and five Partial Certificates of Compliance.

Major Wetland Permitting Projects in 2016
Wet Meadow Restoration – Coburn Meadows (DEP File #337-1250)
The Commission is in the process of restoring a former wetland meadow at Coburn Meadows (details below) and hired Wilkinson Ecological Design, native ecological restoration experts, to assist with the required wetland permitting. The environmental technicians drafted a long-term management plan and identified the goals of the program, which included increasing ecological integrity by reducing the threat of invasive plants, increasing wet meadow and early successional plants for wildlife habitat, increasing diversity of herbaceous wet meadow species, and recovering valuable historic scenic views of the grassland, wet meadow, and cattail marsh. The project
entailed removing trees and brush from approximately three acres of wetland along the western edge of the field edge. This project was treated as a limited project subject to 310 CMR 10.53 (4) for “improving the natural capacity of a resource area by thinning and planting of vegetation to improve habitat value.”

New Turf Field - Rivers School, Nonesuch Road (DEP File #337-1268)
The Rivers School received an Order of Conditions for the construction of an infilled synthetic turf athletic field and for a new, 575 square foot building with a new team locker and changing room, and a bathroom. The project included the construction of new drainage and utilities to support the proposed field and associated amenities. The stormwater system design complies with the Massachusetts Department of Environmental Protection Agency’s 2008 Stormwater Management Standards for new development. In addition to the above-mentioned project, the school proposed replacement of an existing dilapidated pedestrian bridge crossing Bogle Brook. The applicant plans to raise the bridge approximately 12 inches to bring more of the structure outside the 100-year flood zone.

Maintenance Building - Weston Golf Club, 275 Meadowbrook Road (DEP File #337-1276)
Weston Golf Club received an Order of Conditions for the construction of a maintenance building and parking lot. The club plans to develop an area of its property that is currently being used as a materials-handling yard and depository for leaf and lawn litter. The area is currently bound by a 10 to 15-foot-high berm. The proposed site improvements included site work necessary to develop a 15,000 square foot facilities building, parking for employees, a septic system, and the construction of a materials bins located against the berm. The proposed stormwater system will collect roof and pavement runoff and discharge it through a sediment fore bay and retention basin prior to discharging it to the wetlands at the south of the property.

Culvert Replacement - MBTA Mile Post 14.90 (DEP File# 337-1194)
Keolis Commuter Services LLC, received an Order of Conditions to replace an existing substandard culvert beneath the active railroad right-of-way at railroad milepost 14.90, west of Merriam Street. The existing culvert consisted of an approximate 30-inch wide by 12-inch deep granite box culvert and associated granite block headwall. The culvert was replaced with a 36-inch reinforced concrete pipe, supported by a concrete headwall with wing walls where each end of the culvert daylights.

I-90 Toll Plaza #14 Removal - MA Dept. of Transportation; (DEP File# 337-1264)
The Massachusetts Department of Transportation received an Order of Conditions to construct a new ramp along I-90 and to demolish existing Toll Plaza #14. The majority of the work falls within Resource Areas and Buffer Zones. The project includes the following activities:
- demolition of all Plaza 14 toll booths
- conversion of a significant area of existing pavement to a pervious vegetated surface
- rehabilitation and improvements to existing drainage systems, which are inadequate
• full-depth pavement construction and milling and overlay within the existing roadway
• construction of a new I-90 exit ramp, a portion of which will alter a wetland; and
• construction of a wetland replication area

**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 90 miles of trails, fire roads, and hilltop outlooks. A comprehensive trail map showing all town trails can be purchased from the Conservation Department at Town Hall for $10.00. The history and ecology of the conservation areas are described by Professor Elmer E. Jones in his book “Walks on Weston Conservation Land.” The book is also available for purchase at the Conservation Office for $15.00.

**Case Forty-Acre Field, Green Power Farm, and Community Garden**
The lands containing Forty Acre Field, Green Power Farm, and Community Gardens are all municipally-owned and the Commission oversees their management. Land’s Sake Inc., a nonprofit, community-service organization, manages the Community Farming and Education Program on the Town property through a contract agreement. Services provided by Land’s Sake include operating an organic farm and farm stand, providing produce for the Hunger Relief project, and providing education and employment for young people in Weston. The Commission supported Land’s Sake’s involvement with environmental education projects, which were conducted in partnership with the School Department. Many resident children and teenagers participated in the Green Power Farm Summer Camp, which is run at the Forty-Acre Field. These young people received a practical introduction to organic farming and gardening. In addition, the Commission oversees Weston’s Community Garden, located on Merriam Street. Residents may rent a plot by contacting Freddie Wiss. For more information about the Community Garden, see “Open Space Improvements,” below.

**Hunger Relief Project**
The Hunger Relief Project continues to be a vital part of the Town’s activities. This project is administered and funded by the Conservation Commission and managed by Land’s Sake. This year, 29,796 pounds of fresh produce and 10 season-long community-supported agricultural shares were donated at no cost to the Boston Area Gleaners, Community Servings in Boston, Rosie’s Place, Weston Council on Aging, Lovin’ Spoonfuls in Boston, Bristol Lodge in Waltham, and St. Julia’s Parish in Weston.

**Forest Management**
A forest management plan has been implemented, which allows for selective cutting of firewood in Town forests. Subject to a program of selective cutting and careful management, the Town’s forests illustrate the sustainability of harvesting firewood from suburban forests while retaining diverse wildlife habitat. In 2016, Land’s Sake, through a contract with the Commission, continued to selectively harvest trees on five acres within the Sears Land. Ten cords of firewood were delivered to 20 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**
The Commission contracted with Land’s Sake to continue its decades-long tradition of involving the community in the process of tapping trees, collecting sap, and boiling and bottling syrup. Educational lessons of the maple sugaring process were taught to students from Weston and surrounding communities, and the annual Sugaring Off Festival was held in March to celebrate the season. Land’s Sake installed 250 taps in 140 trees throughout Weston. In February 2016, 21 middle school students helped Land’s Sake staff collect sap and a total of 18 gallons of maple syrup was produced in 2016.

In 2016, the Commission conducted extensive improvement to the Bill McElwain Sugar House and shed, which were constructed in the 1960s behind the Middle School. Major renovations and improvements were necessary in order to continue the maple sugar program and the 2015 Special Town Meeting allocated $32,000 to rehabilitate the two buildings. The work, now completed, involved:

- repairing the roof
- purchasing a new arch and firebox, the equipment necessary to boil down the sap to make sugar
- installing a new concrete floor in sugar house
- installing a new fire protection drywall near firebox, and
- replacing the storage shed

Bill McElwain’s widow, BZ Noble, was present at the dedication of the renovated McElwain Sugar House.

**Deer Impact on Conservation Land**
The Commission completed the fifth 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 program commences annually in October, per state law, and 34 hunters harvested 32 deer on nine Conservation land parcels: Blaney Aquifer, Coburn Meadows, Dickson Fields, Doublet Hill, Highland Forest, Ogilvie Town Forest, Jericho Town Forest, Sears Land, and select parcels within the College Conservation area. Because of the continued success of the program, the Commission recommended to the Selectmen to add the College Conservation area to the program, as well as to begin discussions with the Massachusetts Water Resource Authority to open the Norumbega Reservoir.

**Conservation Land Encroachment Policy**
In November, the Commission approved a new Conservation Land Encroachment Policy. It is a part of the Conservation Commission’s mission and legal obligation to protect the land it holds in trust for the citizens of Weston from intrusions and alterations such as the extension of lawns, the erection of structures, and the dumping of yard waste and other debris. All parcels held for conservation purposes are protected under Article 97 of the Massachusetts Constitution. Many parcels were donated to the Commission for conservation purposes, and the Commission is required to uphold the donor’s intention. It is, therefore, the Commission’s responsibility to delineate, mark, and manage these parcels. In cases of confirmed encroachment, the Commission will require removal of any indication of private intrusion. The encroached-upon area shall revert to the Commission’s control to be maintained or naturalized as the Commission deems appropriate. Monitoring and enforcement of property boundaries will allow the Commission to restore these public lands to their natural condition. Enforcement of this policy and restoration of land to the Commission’s control will provide wildlife...
habitat, stormwater control, and other natural resource values to the environment. Further, clearly defined boundaries will facilitate public access to land that is held in trust for public use.

Land Protection
Nolte Forest Parcels
In May, Town Meeting voted to transfer two small parcels, totaling five acres, of recreation land off Highland Street to the care and control of the Conservation Commission. The two parcels are located within a protected forested area known as the Nolte Town Forest. The Commission has been maintaining a network of trails throughout this property.

Cat Rock Park
Annual Town Meeting also approved the transfer of a recreation parcel known as Cat Rock Park to the care and control of the Commission. This parcel contains approximately 64 acres of land that abuts Hobbs Pond and 80-Acre field. Cat Rock contains a 1.4-acre ball field and parking lot located at the end of Drabbington Way. The remainder of the Cat Rock property is comprised of forests, wetlands, and meadows with an extensive trail network. With assistance from the Weston Forest and Trail Association, the Commission maintains a network of trails throughout this property and mows the Cat Rock hill once a year for wildlife habitat. With the transfer of the property, the Commission and the Recreation Commission signed a Memorandum of Understanding, which authorizes the Recreation Commission to conduct existing recreational uses and make future recreational improvements.

Case Estates
In June, the Town closed on the purchase of the 62.5-acre Case Estates property, located near the intersection of Ash, Wellesley, and Newton streets. Approximately 30 acres of the property were purchased using Community Preservation Act funds and will be controlled and managed by the Commission. After the land transfer was complete, the Commission and the Board of Selectmen conducted a number of stewardship projects, including:

- restoring the fields after 10 years without maintenance
- removing three dilapidated structures
- removing old irrigation and percolation test piping
- clearing trails, and
- cutting brush from areas of the property that had become overgrown

Mr. Tom Wirth, landscape architect, has been working with the Town to produce a Master Plan. In 2017, the WCC and Board of Selectmen will remove selected unsafe and dying trees, plant trees and shrubs along the roadway and near abutters’ properties, reconstruct the “summer house,” and install an ADA accessible path. The WCC intends to maintain the property as field and woodland habitat with the hope
that some of the property can be used for agricultural and environmental educational purposes in the future.

**Burt Field**
November Special Town Meeting voted to transfer Burt Field, the municipal land off Gail Road, to the care and control of the Commission. The property contains approximately 25 acres of land that abuts land owned by the Weston Forest and Trail Association. A two-acre ball field and parking lot exists at the end of Gail Road. The remainder of the property is comprised of forests, wetlands, and meadows with an extensive trail network. The Commission and the Recreation Commission signed a Memorandum of Understanding that will authorize the Recreation Commission to conduct existing recreational uses and will allow future recreational improvements.

**Conservation Restriction – 215 South Avenue and 7 Weir Street**
In October 2016, the Commission accepted a donation of a conservation restriction on a portion of the properties located at 215 South Avenue and 7 Weir Street. The restriction consists of approximately 17,048 square feet over two parcels. Located within the area are a perennial stream, a bordering vegetated wetlands, a bank, and a bordering land subject to flooding. An Order of Conditions issued on December 23rd required the applicant to receive this state-approved restriction in accordance with the Rivers Protection Act. The restriction provides for the protection of public and private water supply, groundwater supply, wildlife habitat, fisheries and land containing shellfish. The restriction will also control flooding and prevent storm damage and pollution.

**Open Space Improvements**

**Community Garden**
The Community Garden, located off Merriam Street, was created in the 1980s. It currently has 60 plots used predominantly by Weston residents. The plots range in size from 15 x 30 feet to 30 x 30 feet. It came to the attention of the Commission in 2014 that there was a waiting list of families desiring to have a plot. To meet the demand for additional plots, the Commission expanded the Community Garden by adding 11 small and two large plots. Trees have been cut down and removed, and stumps have been grubbed. The new section has been plowed and harrowed. The irrigation system has been expanded and perimeter fences will soon be erected. In addition, the access roads have been improved and many trees have been removed around the perimeter of the Garden to provide more sunlight.

**Hobbs Pond Invasive Aquatic Plant Removal**
Over 268 cubic yards of Eurasian water chestnut was removed from Hobbs Pond in 2016. The plant covered nearly the entire pond surface. During the previous three years, Hobbs Pond was very shallow due to the dam breech and a subsequent reconstruction project. Water chestnut thrives in shallow water and no removal efforts were conducted during the dam construction project. Weston Forest and Trail Association, with financial assistance from a private donor, hired Lycott Environmental Inc. to clear the pond of the invasive species. Lycott used a special weed harvester to remove the majority of the aquatic plant from the pond. Hand removal was conducted in the shallow portions along the pond shoreline. After two to three years of intensive mechanical harvesting, only sporadic hand removal will be necessary to control the infestation.
Invasive Species Removal – Potato Field

In July, Hartney Greymont Inc. donated labor and equipment to clear the invasive brush and vines along the rock wall off Concord Street. This rock wall abuts a conservation land parcel known as the Potato Field. Over the years, the rock wall had become choked with poison ivy and invasive brush to the point where the scenic view of the field had become obscured from the roadway. Thanks to Hartney Greymont’s efforts, passersby can now appreciate our scenic rock wall and field again.

Wet Meadow Restoration – Coburn Meadows

In October, the Commission hired Wilkinson Ecological Design to clear over three acres of a wetland meadow that had become overgrown with trees and shrubs, which were mostly invasive species with some native species. 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 appearance, thereby preserving the historically open aspect of this scenic and well-preserved part of Weston.

Education and Outreach

The Conservation Commission provided a number of education and outreach opportunities, including the presentation of stormwater management and deer biology lessons at the Weston High School, publishing several articles in the Town Crier, producing a seasonal “Conservation Connections” electronic newsletter, and participating in Weston’s first Citizens’ Academy. The Commission also sent informational letters in March about wetland laws to local pool and landscaping companies.

New Interactive Trail Map for Smartphones

The Conservation Commission and the GIS Department developed a simplified version of the MapsOnline program that can be used on a smartphone to help trail users navigate through Weston’s conservation land. By entering www.mapsonline.net/westonma/trails.html into the smartphone’s web browser, users can utilize the program when they are on the trails to find their location on the displayed map. By pressing the "zoom" and "follow" buttons near the bottom of the screen, the display will show a blue circle marking the user’s location on the map.

Appreciation and Assistance

Many people have donated their time and effort on behalf of the Commission, which is gratefully acknowledged:

- Jason Aylward of the Harvard Forest department of the Faculty of Arts and Sciences of Harvard University for his work on setting up long-term vegetation monitoring plots at the deer exclosures
- Brandeis University students for installing deer exclosures and browse monitoring transects
- Weston Boy Scout Michael McLoughlin, for installing new steps to the College Pond skating area for his Eagle Scout project
- Linda Cabot, Dickson Riding Rings Volunteer Coordinator
- Brian Donahue, associate commission member, for his ongoing stewardship work with forest and deer management
- David Hutcheson and Peter Taylor for their continued work maintaining the informal rail trail bisecting the town
• Maddie Piccione and Alex Saylor who conducted service learning projects as part of their high school U.S. Government Class
• Alex Segal for his volunteer assistance to the Conservation Department
• Gordon Smith, Volunteer Hunter Coordinator
• Freddie Wiss, Community Garden Steward
• Land’s Sake Inc.; and
• Weston Forest and Trail Association

2016 Conservation Commission Members

Appointed by the Board of Selectmen

Laurie Bent, Chair 2017  Cynthia Chapra  2019
Alison Fronk Barlow  2019  Roberta Pearle Lamb  2017
George Bates  2018  Rees Tulloss  2018
Joseph Berman  2018

REPORT OF THE CRESCENT STREET HISTORIC DISTRICT COMMISSION

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

In March, the Commission reviewed the proposed modification of one property in the District. Under administrative procedures adopted in 2011, two Commission members considered an application to undertake exterior modifications of the barn located at 21 Crescent Street. These modifications included replacing asphalt roofing shingles with cedar shingles; replacing shingle siding with cedar shingles that reproduced the size, weather exposure, and color of the existing; and installing copper gutters and downspouts to reproduce the character of the original components that had previously been removed. The Commission members determined that the roofing and siding replacement constituted ordinary maintenance not subject to Commission review and accordingly granted a Certificate of Non-Applicability. The members determined the gutter and downspout installation to be consistent with the character of the district and granted a Certificate of Appropriateness for this work.

2016 Crescent Street Historic District Commission Members

Appointed by the Board of Selectmen

Alfred Aydelott, Chair  2018
Catherine Adams Fiske  2019
Patricia Mansfield  2017
Anna Melone Pollock  2017
Alicia Primer  2018
REPORT OF THE HISTORICAL COMMISSION

The Weston Historical Commission is appointed by the Board of Selectmen to preserve Weston’s architectural, cultural, and landscape history; to identify and document town buildings, domestic architecture, and other local features of historical significance; and to educate the public about the value of their preservation. The seven-member Commission, along with associate members, formally meets every three to four weeks at Town Hall, but members are also engaged in other aspects of the Commission’s work throughout the year. In August of this year, the Town engaged a part-time staff assistant to help the Commission. The following is a summary of the Commission’s activities for 2016.

2016 Demolition Delay Activity
The Demolition Delay By-law requires the Commission to review every demolition application for buildings constructed by 1945 to determine whether the proposed demolition, either partial or total, would adversely affect a historically or architecturally significant structure. If the building is deemed significant and the proposed demolition is detrimental, the Commission may impose a twelve-month delay on demolition permitting to try to find a way to save the structure. A delay may be lifted if and when the proposed demolition is no longer detrimental. If a structure constructed by 1945 is demolished without proper authorization, the building inspector is authorized to impose a two-year building moratorium on the site.

In 2016, the Commission received 13 percent more applications than in 2015. Of the 52 applications received, 75 percent were sent to an initial determination meeting and 18 percent of those went on to the public hearing process. Fewer than 6 percent of this year’s applications had a 12-month demolition delay imposed. 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 Commission’s web page on the town’s website.

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Historic Markers
The Commission authorized two new historic markers in 2016, for the houses at 50 Pigeon Hill Road and 38 Webster Road.

50 Pigeon Hill Road is the 1891 Samuel Mead House. Samuel Mead was a prominent local architect who built this asymmetric shingle style house for his own family. He designed many fine private houses in Weston, along with the yellow barn on the Case Estates and Building A at the Brook School.

38 Webster Road was built in 1913 for Homer and Mary Lockwood. It is a lovely stucco colonial revival house with a distinctive decorative arched hood over the front door.

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

Weston’s Community Preservation Act Funds for Historic Preservation

Architectural and Engineering Services for the Old Library
Town Meeting approved $364,000 for full architectural and engineering services for the renovation and re-use of the Old Library as an Art and Innovation Center for Weston. The proponents of the project say their proposal brings to life an important and prominent historic building that has been unoccupied for over 20 years, and turns it into an active, vibrant and welcoming center for the arts, technology and digital media for the residents of Weston. This vision preserves the architectural integrity of the interior and exterior of the building and will preserve the investment of the Community Preservation Act funds already spent on restoration of the exterior.
Preservation Restriction on 55 Coburn Road

Special Town Meeting approved $216,000 to fund a Preservation Restriction on the W.H. Coburn House at 55 Coburn Road. Included in the request is $6,000 for the drafting of the Preservation Restriction. The Historical Commission proposed this project. The house dates from 1896 and was designed by Samuel Mead. The primary views of the site are from Church Street, beyond a low stone wall, across an open field lined by trees, as well as from Coburn Road. The original west-facing front and south-facing side facades are relatively intact. Most of the north-facing facade is untouched, except for a discrete 20th century addition. With the exception of the addition, the house has not been significantly altered on the exterior or interior. The three facades visible from the street are to be preserved. The property is being subdivided and a Preservation Restriction on the house will ensure a long stretch of historic viewscape of “well-preserved residential and agricultural buildings and open fields that represent a remarkably intact assemblage of 19th century rural historic landscape.”

Historic Restoration Renovation Design Fees for Case House

Special Town Meeting approved $27,000 to fund a supplement to the architectural and engineering services, specifically related to historical restoration or preservation of the Case House. The Historical Commission is the proponent for this project. As the School Department undertakes the renovation of the Case House, this work will fund any additional services required to incorporate the preservation or restoration of agreed to historic components. The shingle style, James B. Case House, “Rocklawn,” is one of Weston’s most significant buildings. Located at 89 Wellesley Street, it was built in 1889 and was designed by Ernest Boyden. It is located in the Case’s Corner Historic District.

Historical Commission Representation on the Josiah Smith Tavern / Old Library Working Group

The Historical Commission has two members on the Working Group. Ms. Marisa Morra represents the Historical Commission and Mr. Steven Wagner represents the Community Preservation Committee. The unanimous recommendation of the Working Group for the reuse of the Old Library is the Weston Art and Innovation Center, which is sponsored jointly by the Weston Public Library and the Weston Media Center. The first phase of this proposal request for Community Preservation Act funds was overwhelmingly approved at the 2016 Annual Town Meeting. In the fall, the firm of LLB Architects was chosen by the Permanent Building Committee and the Center’s members to develop design and engineering documents for the adaptive reuse of the iconic building in Weston’s Town Center. The full
Weston Art and Innovation Center project will be brought to Town Meeting in November of 2017 for construction funds.

The unanimous recommendation for the reuse of the Josiah Smith Tavern was the proposal submitted by the Friends of the Josiah Smith Tavern. It outlines a moderate-sized restaurant of approximately 100 seats in the barn and connector, with the house portion of the building set aside for local not-for-profit space to be let at a greatly reduced-from-market rate, and community/tenant rental use of the ballroom for up to 49 people, The Working Group put out a request for proposals in August and in September members again recommended the Friends proposal to the Board of Selectmen, who unanimously agreed. The Friends of the Josiah Smith Tavern is made up of local residents, and is a not for profit. Phase one of the proposal is a request for Community Preservation Act funds, which will come before 2017 Annual Town Meeting.

Lamson Park
The site of Lamson Park is the open space adjacent to Town Hall that was dedicated to Colonel Samuel Lamson and the mustering of Weston's Revolutionary War Minutemen. It was approved by 2014 Annual Town Meeting to relocate the Tavernside playground from across the Green to this site for a new playground. Construction began late in the year.

The new playground has been in discussion for several years and this one has been a subject at three separate Town Meetings. A Citizens’ Petition, which proposed to relocate the playground to the newly acquired Case Estates, failed to pass at the petitioned Special Town Meeting held in February of 2016. This prompted the collaboration of the Planning Board, Historical Commission and Recreation Commission to devise a compromise plan that would respect the historical and viewscape aspects of the site while offering children a challenging and safe play space.

During excavation at the start of construction, several archeological artifacts were unearthed, including metal farming implements and various household items. Unfortunately, soil contaminants indicative of coal ash were also discovered and additional testing halted construction. The Commission looks forward to the completion of an attractive playground that will enhance the historical Town Hall and scenic Town Green.

Case Estate
After much travail, the Town finally acquired from Harvard University the remaining 62.5 acres of land and several structures, which made up the old Case Estate. Other parts of the old estate included the 43 acres of the former James Case land, which the Town purchased from Harvard University in 1946 and included the Case House and land that holds the Community Center, Field School and Country School. An additional 31.5 acres was taken by eminent domain in 1957 in order to build the Woodland School. The 40-Acre Field, which is leased to Land’s Sake Farm, was also a part of Case Estate and was purchased from Harvard in 1985.

The Commission feels that the Case Campus is built out to capacity and the remaining land should stay open and undeveloped. The remaining Case land and historical buildings should be preserved and appropriate uses found for them. The Commission will pay close attention to plans for the estate, as they are developed going forward. The land offers bucolic and historical viewscape from several Town roads. Remnants of the gardens and tree plantings from the decades that Harvard and the Arnold Arboretum owned and used the old farm remain, as well as major elements of the Case family gardens, within which

Artifacts found during construction at Lamson Park include a green glass bottle and dented enameled pail
the Case House was set, that should be well maintained. These include spectacular stone walls and a famous rhododendron garden. But most of all, the Commission cares about honoring the buildings and landscaping from when the estate included the Hillcrest Farm and farming school run by Marion Case between 1909 – 1942.

Over the years that it took to come to an agreement with Harvard, the land and buildings were left unattended and have deteriorated. Since the sale, the Conservation Commission has cleared the site of invasive and weedy growth, which opened up the viewscape to a semblance of its former appearance. The structures, on the other hand, present a variety of concerns. Three have been lost to time and subsequent demolition: the piggery; the apple cellar; and the Summer House. These structures had deteriorated to the point of being unsafe, and in the opinion of the Board of Selectmen, the Conservation Commission, and the Historical Commission they could not be reasonably saved. The piggery was a roof over an open pen, which was damaged by a fallen tree and overwhelmed by vegetation. The apple cellar consisted of a vented roof over a stone foundation and sunken floor. The Summer House had a stone fireplace and a sloped roof, and was a gathering spot for tea or for watching the sun set. All that remains are foundations and remnants of a fireplace and chimney.

Some preliminary landscape design work for the estate by Mr. Tom Wirth is in process and includes a trail connection from Case Campus to accommodate the Legacy Trail, which has been gifted through several donations as a part of Weston’s tercentennial celebration. This accessible path is designed to tie the campus and the estate together. It will terminate where the Summer House once stood and there are plans to provide a resting spot from which to enjoy the vista.

There are three other, more or less intact buildings: the Case Barn, c. 1927; the School House, c. 1910; and the Rand House, c. 1790. At this point no plan has been identified for reusing these buildings, as they cannot be occupied and remain in Town hands unless a sewage treatment plant is built for the whole Case land. The Commonwealth’s statutory limit for use density has been reached for what is allowed with a standard in-ground septic system. To allow a septic system just for the three buildings, ownership would have to pass to an entity separate from the Town. Until the questions of ownership and use have been settled, the only thing the Commission can do is focus on their preservation.

The barn and the School House are in stable condition, but the Rand House needs considerable exterior stabilization and restoration, even prior to the settlement of its ownership issues. In 2016 the Commission inspected the Rand House and prepared a report on its condition with recommendations for its exterior restoration. The Permanent Building Committee made its assessment, as well, and replaced the roof in
December in order to prevent water infiltration and further damage. As we have done with the Josiah Smith Tavern and Old Library, we look forward to working with the Town to see that the work is done promptly and with quality. Within the next year or two, the Commission plans to bring similar attention to the Barn and the Schoolhouse.

**Town Center Planning Committee**

The Town Center Planning Committee initially worked with civil engineering firm Nitsch Engineering to develop early designs for possible improvements to Weston’s Town Center. The Historical Commission saw the need to focus a preservation lens on this planning and requested that an urban design firm with such experience be chosen as leader of the design team. The Commission agreed that 30 percent of the funding for the schematic phase of the design project should come from the Historic Preservation allotment of the Community Preservation Act funds, which was approved at the 2015 Special Town Meeting.

A project team consisting of the urban design firm Utile, civil engineers Nitsch Engineering, and landscape architect Richard Burck Associates was formed and they met with the Town Center Planning Committee to review baseline conditions and set goals for the project. The last time Weston residents invested in a major safety and beautification project for the Town Center was 1912 when Landscape Architect Arthur Shurtleff was hired to design the beautiful and historically significant Town Green. Catalyzed by the emerging “menace of the motorcar” and stormwater issues in the low-lying area behind the old town hall, Mr. Shurtleff’s elegant solution was as much a place-making project as a technical response.

The fall Special Town Meeting approved the design concept for the Town Center Improvement Project. More details on the work and the design can be found in the Town Center Planning Committee’s report.

**Cemetery Conservation Project**

Until recently, there was a massive leaning white pine growing in the center of Farmers’ Burial Ground, established in 1703 and located on the corner of Boston Post Road and Colpitts Road. While picturesque, the tree had begun to imperil the cemetery. Its roots had grown thick enough to start displacing markers and it had recently lost a huge limb that narrowly missed several stones when it fell. A fierce wind could easily have uprooted it. William O’Neil, supervisor of the Parks and Cemeteries division of the Public Works Department, arranged to have it, and several dying trees at the edge, successfully removed with an incredibly large crane in August. The stump will be left to decay naturally, as removing it could further disturb the surrounding markers.

In 2016, the Restoration of Historic Town Cemeteries, Phase 1 project began. Phase 1, which received $125,000 in Community Preservation Act funding at
the 2013 Annual Town Meeting, focused on the aforementioned location, Farmers’ Burial Ground. Stone conservator, Ivan Myjer of Building and Monument Conservation, developed the specifications and contract documents for the needed work and is overseeing the project. During the summer, the contract for this phase was awarded to a well-qualified firm: Monument Conservation Collaborative of Norfolk, Connecticut, which began conservation work in conjunction with Ta Mara Conde of New Salem, Massachusetts.

The conservators reassessed, catalogued, photographed and flagged the headstones and footstones in Farmers’ Burial Ground. During early autumn, they began the process of carefully repairing, cleaning and restoring markers. Many, especially those that need repairs only during warm weather, will await further work in the spring.

The Commission plans to request additional Community Preservation Act funds to finance the remaining phases of the project, which will include similar conservation work in Central Cemetery. When completed, the historic cemeteries will not look new. They will retain their present aesthetic charm, but will be conserved using the American Institute of Conservation and the Secretary of Interior established standards, as well as made safely accessible for future generations to appreciate.

Town Hall Photo Project
The Town Hall Photo Project is a joint collaboration between the Weston Historical Commission and the Weston Historical Society. It is a permanent installation of Archival Photos from the Weston Historical Society’s collection in the 1917 historic Town Hall. In 2016, seven more photos were donated by individuals and local clubs. The Commission would like to thank them all for their generosity: the Alfond Family; Mr. Al Aydelott and Ms. Adrienne Giske (2); the Varneau Family; the Weston Garden Club; and the Weston Friendly Society (2).

The Weston Friendly Society for the Performing Arts, which is the second oldest theater group in the United States and has been performing in the Sears Auditorium in Town Hall for decades, donated funds for two historical photographs of its company’s productions: “The Red Mill” (1920) and “All Kidding Aside” (1956).

Eversource Access Road and Weston Station
In 2016, the Board of Selectmen appointed a group of interested citizens to the Rail Trail Advisory Committee after the utility company, Eversource, announced plans to construct an access road along its right-of-way on the former Central Massachusetts Railroad corridor through Weston. This access road will enable utility vehicles to service the high voltage towers that border the tracks. The old ties and rails, which are still in place, are now in such poor condition that they are no longer safe for the heavy utility trucks. Late in the year, Eversource filed a Notice of Intent with the Town to remove the existing ties and rails and to install a 16 foot-wide gravel maintenance road, ready to be topped with asphalt. The project begins at the Wayland line at the west end of Weston for three miles east to the trestle bridge that crosses the Fitchburg Railroad line near the Waltham border. This area contains a trove of historical assets, which the Historical Commission has prioritized as needing to be saved.

On the eastern end, the Central Massachusetts Railroad Bridge is an iron trestle bridge built in 1896 over the Fitchburg Railroad tracks. The bridge is one of the few through trusses built in the MBTA system, and is one of only three lattice trusses known in Massachusetts. The bridge is eligible for National
Register status, and although the access road will stop just west of it, the Commission sees preserving this structure as a very high priority.

One of the few standing telltales in the Commonwealth is located on the east side of this bridge. A telltale is an assembly of steel rails with hanging steel straps that serve as a warning to anyone riding on the train roof, which early brakemen had to do to control train speed. The Commission wants to ensure that this artifact remains protected.

The c. 1881 Weston Station at 55 Church Street is a 1 ½ story stick style depot with wide eaves, large truss brackets and notable wood detailing. The building has been leased to a private owner, and it has fallen into disrepair. The Commission has requested that Eversource keep the remains of the passenger platform and the rail road track in situ in front of the building for about 130 feet so there will be railroad context once the building can be restored. The station meets the criteria for individual listing in the National Register of Historic Places.

The Church Street bridge and the Concord Road bridge both date from 1911. Both are arch barrel concrete and steel structures. The Church Street bridge has an intact stairway leading to the Weston Station. It has been deemed eligible for the National Register as a contributing element in a potential historic district. The Commission asked that both bridges and the stairway be carefully protected during the Eversource access road construction.

Weston has four cattle passes along this rail line, which allowed livestock to safely cross under the tracks at locations where a farm was split by the right of way. Two of these cattle passes date from 1891. They are iron stringer passes, with stone foundations and open-to-the-sky girders. The two newer passes, from 1921, have concrete sides and tops. These passes have historical and cultural significance for the Town. The Commission has asked that the Eversource road go around them, that they not be filled in or be otherwise destroyed, and that the rails be left in place over them so that they can be understood in their intended context.
The oldest cattle passes in Weston date from 1891. These have open iron stringer construction.

Finally, there are a number of smaller historical assets that tell the story of the Mass Central Railroad. The Commission has requested that they be preserved by Eversource now, so that in the future their account can be interpreted. These include rail rests, mile markers, and section markers.

The Eversource Notice of Intent, filed with the Conservation Commission on November 16, 2016, shows the route of the access road far enough away from the Weston Station to accommodate keeping the passenger platform and the rail road track in situ as the Historical Commission requested. It also shows one of the 1891 cattle passes left untouched and the access road moved so as to avoid it.

In Appreciation
The Commission is very grateful to:

- Ann Swaine for her patience, good humor and consistency supporting the Commission’s day to day operations at Town Hall, until the day she retired at the end of May 2016
- Kathleen Kelly Broomer, our new part-time staff assistant, for her knowledgeable guidance, clarity and diligence. As the Historical Commission’s first contact with the public, Kathy is a model of steady and thorough professionalism
- John Field, 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 that overlap
- Pamela Fox for her support of the Historic Markers program and for her sharing her deep knowledge of the Town’s history
- William (Bill) O’Neil, Parks and Cemeteries Supervisor, for his long-time and passionate assistance with our cemetery restoration project
- Paul Penfield, Jr. from the Rail Trail Advisory Committee for his energetic help searching for and cataloguing historical assets on the Mass Central Rail Right-of-Way and for his enthusiastic leadership in preserving these assets

2016 Historical Commission Members
Appointed by the Board of Selectmen
Alicia Primer, Co-chair 2019  Steven Wagner  2017
Phyllis Halpern, Co-chair 2019  Associate Members:
Alfred Aydelott 2018  Adrienne Giske
Alan Fobes 2018  Emily Fishkin
Marisa Morra 2017  Gloria Cole  ex officio
Henry Stone 2019  Judy Markland  ex officio
REPORT OF THE DEPARTMENT OF INSPECTIONAL SERVICES

In the calendar year 2016, 641 building permits, 611 electrical permits, 574 plumbing and gas permits, 80 sheet metal permits and 49 Chapter 106 occupancy permits (common area inspections) were issued, which is a decrease of about 10 percent from 2015. The total estimated cost of the projects was approximately $87.14 million. The drop in permit activity is largely attributed to the mild winter and lack of storm damage to roofs during the calendar year 2015.

The Inspectonal Services Department is responsible for enforcement of the various building, electrical, plumbing and mechanical codes for residential and commercial construction and local enforcement of Zoning Regulations. The Department is staffed with one full-time Land Use Coordinator/Inspector of Buildings/Zoning Enforcement Officer, one full-time Permit Administrator, one full-time staff assistant, one part-time Zoning Board of Appeals assistant, one full-time Conservation Administrator, and one part-time Land Stewardship Coordinator. Additional staff includes part-time inspectors for building, electric, plumbing and gas, and weights and measures. Late in the year, a part-time staff assistant to the Historical Commission was added, who also serves as the Assistant Town Planner.

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

The building codes are an ever evolving set of rules. Starting July 1, 2017, the Commonwealth will begin a six-month concurrency period, where both the existing 8th Edition of the Building Code and the new, 9th Edition Building Code, will be in force. Starting January 1, 2018, the 9th Edition will be in force. New codes increase occupant safety and building energy efficiency, but also take into account new systems and materials.

The following chart outlines 2016 activities with a three-year summary for comparison.
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Weights and Measurers (W&M): 4 Inspections at $0
Zoning Board of Appeals (ZBA): 26 Applications at $12,000 (incl. 40B applications)
W&M: 4 Inspections at $2,045
ZBA: 21 Applications at $5,100
W&M: 8 Inspections at $2,355
ZBA: 25 Applications at $5,850
REPORT OF THE JOSIAH SMITH TAVERN AND OLD LIBRARY WORKING GROUP

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

The Working Group was formed by the Selectmen and convened in December 2013. It is charged with facilitating and coordinating Town efforts to redevelop the properties. Membership consists of up to five at-large members, selected to represent a range of views, a representative from the Board of Selectmen, Planning Board, Historical Commission, Community Preservation Committee, Traffic and Sidewalk Committee, the Town Manager (non-voting), and a liaison from the Finance Committee.

Since its founding, the Working Group has met over 60 times, including 18 times during the calendar year 2016. Recommendations for the reuse of the buildings were made to the Board of Selectmen in December 2015. The recommendation is summarized as follows:

- The Old Library – space for the Weston Art and Innovation Center for its programming in art, culture, creativity and technology. As an extension of the Weston Public Library, it will be a learning center with a creative maker space in the upper "stacks" area, open flexible programming, learning, and special historic rental space in the landmark old Reading Room. The Weston Media Center will be in the lower level and will add to the variety of offerings, including a recording studio that will be available to Weston residents.
- The Josiah Smith Tavern Complex – a 105-seat, “farm-to-table” restaurant in the Barn and Connector, with subsidized rental space in the Tavern for town-oriented non-profits including the Weston Historical Society, Weston Forest and Trail Association, and the Women’s Community League. The second-floor ballroom will be available for tenant and community use.

Both properties would remain under town ownership, and Community Preservation Act funds would be utilized for the restoration of the buildings.

Significant progress toward the reuse of these two buildings was made during 2016. With respect to the Old Library, the Weston Art and Innovation Center received overwhelming support at Annual Town Meeting for design fees, indicating strong support for the intended reuse. This project is well underway, with a request for construction funds expected to come before the Town by the 2017 Special Town Meeting in fall. Since this will be an extension of Weston’s Public Library, the Board of Library Trustees established the Weston Art and Innovation Advisory Board whose vision is to offer a vibrant and active learning center that teaches skills needed for the future, as well as a place to share knowledge and skills from the past. The advisory board established a website and electronic newsletter and held many
workshops over the year to demonstrate what it will bring once it is housed in its new facility. Further information can be found in the Public Library report, as well as on the Art and Innovation website at www.westonaic.org.

With respect to the Josiah Smith Tavern complex, the Working Group issued a required Request for Proposal over the summer of 2016 and in September recommended to the Board of Selectmen to designate the Friends of The Josiah Smith Tavern as the designated proponent and long-term master leaseholder, coordinator and manager for the property to execute on the recommended reuse. All rent not required for maintenance and reserves will be passed on to the Town and the property will generate real estate tax revenues paid directly to the Town. The design and engineering fund request is expected to come before the 2017 Annual Town Meeting, which are required to bring the building to standards compliant with health and safety codes. In addition to the generated real estate taxes and shared community space, this project differs from the 2006 proposal in that it is a smaller restaurant requiring less parking, and leaves the open space next to the church intact.

The Working Group would like to thank the sponsors who have worked hard to bring these two important buildings back into the fabric of Weston, and all those who have participated in this process so far. We are confident that that these buildings will once again contribute to the vitality of our town.

2016 Josiah Smith Tavern and Old Library Working Group  
*Appointed by the Board of Selectmen*

- Tom Palmer, Co-chair  
- Jay Valenta, Co-chair  
- Dianne Butt  
- John Sallay
- Christopher Houston, Representing the Board of Selectmen
- John McDonald, Representing the Finance Committee *resigned March 2016*

Anthony Flynn, Representing the Planning Board  
Marisa Morra, Representing the Historical Commission  
Clint Schuckel, Representing the Traffic and Sidewalk Committee  
Steve Wagner, Representing the Community Preservation Committee
The Open Space and Recreation Plan Committee is responsible for updating the Weston’s 1996 Open Space and Recreation Plan to the standards required by the Commonwealth’s Executive Office of Energy and Environmental Affairs. The Board of Selectmen formed the Committee in the spring of 2015 and the Community Preservation Committee’s Administrative Fund provided $25,000 over three fiscal years (2015 - 2017) to complete the project.

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

In January 2016, the Committee closed its public survey (which had been released in November 2015) and analyzed the input that residents contributed about their open space and recreational values and goals. Approximately 10 percent of Weston households responded to the survey. The Committee also hosted two public forums in January and February as well as met with a number of related committees, boards, and departments to solicit input for the updated plan.

The Committee briefly stopped work between May and September due to staff maternity leave, but quickly picked it back up and completed work on the draft in December. The highlights include:

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

The updated plan is guided by five overarching goals:

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

In December, the Committee prepared to release the draft plan for public review, with a release date of January 13, 2017. The Committee intends to present the draft to the public and various boards and committees to gather feedback during a public review period that will run through February 3, 2017. A final draft will be submitted by the end of February 2017 for state review.

In addition to the membership listed below, the committee was assisted by Jill Phelps Kern as the GIS Mapping Specialist, Ann Capra of Conservation Works, LLC as the public outreach consultant, and Kara Campbell who assisted with the ADA Self-Evaluation component of the plan. The Committee would like
to extend its sincerest appreciation to Mr. Frank Nagle, who volunteered his time and loaned a wheelchair to help complete this portion.

2016 Members of the Open Space and Recreation Plan
At-large membership appointed by the Board of Selectmen
Joel Angiolillo, Co-chair
Kristin Barbieri, Co-chair
Pamela Fox
Michael Pappone

Appointed by Representing Committee
Cynthia Chapra (with George Bates, alt.) of the Conservation Commission
Victoria Whalen of the Recreation Commission
Al Anza (with Anne Wiedie, alt.) of the Agricultural Commission
Meg Kelly and George Bates of the Weston Forest and Trail Association
Anne Benning of the Rail Trail Advisory Committee

Ex officio
Conservation Administrator Michele Grzenda
Open Space Project Coordinator Emily Schadler
Recreation Director Chris Fitzgerald
Recreation Assistant Director Sharon Locke

REPORT OF THE PLANNING BOARD

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

In 2016, the Board held 30 formal meetings, numerous public hearings, and 23 site walks. More specifically, the Board:

- Reviewed and approved six Site Plan Approval applications for new or replacement residential construction. Of these:
  - Four were reviewed due to being larger than the Residential Gross Floor Area (RGFA) threshold for review - 25 Doublet Hill Road, 6 October Lane, 7 Cutter’s Bluff, and 405 North Avenue
  - Three were reviewed due to having frontage on a Scenic Road - 6 October Lane, 660 Wellesley Street and 44 Oak Street
  - Two were reviewed as they were part of a Flexible Subdivision - 7 Cutters Bluff and 405 North Avenue
- Reviewed and approved 18 amendments to previously issued approvals under the RGFA and/or Scenic Road provisions of the By-law
- Reviewed and approved two additions to houses that were constructed after 1997 and triggered the RGFA threshold
• Reviewed, held public hearings and site visits on an application by Eversource to remove 215 trees from the scenic way. The Board approved the removal of 76 trees, and denied removal of 22 trees. The remaining trees will be reviewed in 2017
• Reviewed and approved two Limited Site Plan Review applications for educational or religious uses
• Reviewed and granted Site Plan/Special Permit Approval for nine day camps
• Reviewed and granted Site Plan/Special Permit Approval for the expansion of two and the renewal of two existing telecommunications facilities
• Reviewed and approved one Flexible Subdivision Development, granted an extension of the Special Permit to one Flexible Subdivision Development, and granted a rescission to one Flexible Subdivision
• Participated in town committees, including the Housing Production Plan Steering Committee, Case Campus Master Plan Committee, Town Center Planning Committee, and Community Preservation Committee
• Reviewed and made comment on four Chapter 40B Comprehensive Permit Applications
• Approved the Housing Production Plan
• Began review and re-write of the Planning Board Rules and Regulations

Site Plan Approval for Residential Construction
The Board reviewed and approved six 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 was part of an approved Flexible Subdivision, or a combination of these factors. In each case, the Board placed conditions on the Site Plan Approval, which included the elimination of excessive exterior lighting, maintenance of existing vegetation, addition of new vegetative buffers, reduction in the amount of impervious surface, and management of stormwater. Additionally, the Board granted amendments to 18 properties that previously were issued a Special Permit or Site Plan Approval. Based on referral from the Building Inspector, the Board also reviewed two proposed additions to houses that were constructed after the passage of the 1997 RGFA by-law. In these cases, the additions triggered Site Plan Approval because the expanded area exceeded the RGFA threshold.

Flexible Subdivision Special Permits
The Planning Board reviewed and approved one application for Special Permit for Flexible Subdivision at 55 Coburn Road. The Planning Board approved the subdivision for three lots with a preservation restriction on the scenic meadow and on the historic home. Funds were approved at the Fall Special Town Meeting to purchase a permanent preservation restriction on the west (front), south, and north (part) elevations of the house. The applicant was subdividing a family property and quite willing and earnest in his desire to preserve those features of the property that were important to him and the Town. The Board also granted the rescission of the Flexible Subdivision at 1 and 5 Concord Road. With that action the property returns to two lots and the development restrictions of the subdivision are lifted. The Planning Board will seek other venues to preserve the scenic portions of 5 Concord Road, which form the backdrop of the Town Center.

Non-Residential Site Plan Approval and Special Permits
The Planning Board conducted Limited Site Plan Review of a hydroponic garden trailer and a new athletic field at The Rivers School, located at 333 Winter Street. The athletic field also required a Special Permit for earth movement associated with the project. The Board reviewed and approved the blasting plan for Meadowbrook School, located at 10 Farm Road, as a condition of Limited Site Plan Approval. The Board issued Special Permits for nine day camps, six of which were on the Regis College campus and one Site Plan Approval for a new business, “Barre and Anchor” at 391 Boston Post Road.
Scenic Road Review under the General Town By-laws
The Board reviewed a request from Eversource to remove 215 trees from the Scenic Roads as defined by Article XXIII of the Town By-laws. Working with the Tree Advisory Group and a contract arborist from Bartlett Tree Service, the Board reviewed the trees in sets; first those thought to be dead or in serious decline, followed by those thought to represent a serious hazard. Tony Flynn of the Planning Board, Nina Danforth of the Tree Advisory Group, the Town Planner, the contract arborist, and two representatives from Eversource made field inspections of 111 trees over the course of seven site visits. It was decided to approve 76 trees for removal and to deny 22. The remaining trees were either found to have been removed from prior work or not within the Planning Board’s jurisdiction. As part of the removal, Eversource has agreed to plant 20 trees at Scenic Roadway locations to be selected by the Town. The remaining trees will be reviewed in the coming year. The intensive field work with Eversource led to improved working relations and greatly improved the working knowledge of Board members and staff, as well as ways to improve and streamline the permit process.

The Board also approved the “Town of Weston: Guardrail Overview Report,” authored by Nitsch Engineering. The report reviews four guardrail options -- galvanized steel, corten steel, wood, and cable - - and the pros and cons of each with regard to safety and preserving the scenic and rural character of Weston’s Roads. Planning staff and the Department of Public Works are working to implement the report recommendations.

Affordable Housing
The Planning Board approved the Housing Production Plan, which was ultimately accepted by the State Department of Housing and Community Development. Following the plan, the Town Planner has been part of a team of Town Officials and Board members working with Boston Properties to create a housing development upwards of the 246 units the Town needs to meet the M.G.L. Chapter 40B requirement of 10 percent of the housing stock as affordable housing. The proposed development would be sited at 133 Boston Post Road, behind the Biogen Idec and Monster office buildings. In July Boston Properties presented preliminary development concepts to the Planning Board, which included 350-375 units and a second office building for Biogen. In November, the Board heard a presentation for a 154 unit Chapter 40B proposal at 104 Boston Post Road. The Board intends to be actively involved in both projects as they move forward. The Board also provided commentary on two smaller Chapter 40B housing developments at 255 Merriam Street/11 Hallett Hill Road and at 269 North Avenue.

Regional Activity
The Board reviewed and commented on the Draft Environmental Impact Review for Phase II of 1265 Main in Waltham. Working with MDM Transportation Consultants, the Board raised several concerns with the project; the most significant of which were traffic related and stemming from the increased trips and reconfiguration of the routes 20 and 128 interchange and the Route 117 overpass. The Board will comment on the Final Environmental Impact Review and look to see that the study area has been broadened as recommended by MDM and that transit demand management strategies have been fully incorporated into the project.

The Massachusetts State Legislature considered the Zoning Reform Bill in its 2016 session. The Board actively opposed the bill as it mandated additional density throughout the state without consideration of individual town character, transit, or the interaction with M.G.L. Chapter 40B. The bill did not pass the House, but will be considered in the next session. The Planning Board has been actively working with the bill’s sponsors for improvements in the next session.
Zoning By-law Amendments
The Board considered a proposed Zoning By-law change from the Board of Selectmen to regulate short term rentals. Following a short intensive series of hearings leading up to Special Town Meeting, both Boards ultimately decided to withdraw support for the amendment and revisit the issue with sufficient time to craft a more thorough amendment.

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

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

In addition to Planning Board responsibilities, Board members served as liaisons to the following Committees: Community Preservation Committee, Susan Zacharias; Town Center Planning Committee, Stephen Oppenheimer; Case Campus Master Plan Committee, Roy Chatalbash; and Housing Partnership, Anthony Flynn.

Changes to the Board and Staff
The Board hired Imaikalani Aiu as Town Planner in March. He was previously the Assistant Planning Director in Wellesley and recently earned a Master’s Degree in Urban and Environmental Policy and Planning from Tufts University.

Kathleen Broomer was hired on a part time basis as the Assistant Planner and staff to the Historical Commission in August. She has done private consulting on Historic Preservation throughout the Commonwealth.

2016 Planning Board Members
Elected by the Voters
Alfred L. Aydelott, Chair 2019
Roy Chatalbash 2018
Anthony Flynn 2020
Stephen R. Oppenheimer 2017
Susan Zacharias 2021

Town Planner Imaikalani Aiu came to Weston in spring of this year.
REPORT OF THE RAIL TRAIL ADVISORY COMMITTEE

The Rail Trail Advisory Committee was formed in July of 2016 in response to the actions of Eversource to remove the rail tracks and then construct a gravel service road along the old Massachusetts Central Rail Line that runs from Waltham to Wayland. Eversource controls the right of way and has full authorization to construct the road to access and service its existing power lines. In addition, the Massachusetts Department of Conservation and Recreation executed a lease in 2011 with the MBTA for 23 miles of the former railroad corridor from Berlin to Waltham for the purpose of designing and developing a multi-use rail trail partnership with the local municipalities.

The Board of Selectmen formed the Committee to investigate how the Town could influence and enhance the project in the best interest of the community, abutters and residents. The primary goal of the Committee is to create a community rail trail that will appeal to a variety of constituents.

The line runs approximately three miles from the existing train trestle at Waltham to Eversource’s recently developed maintenance road in Wayland. The committee has spent the initial four months gathering information and meeting with many of the interested external parties i.e., Eversource, Massachusetts Department of Conservation and Recreation, Friends of the Wayland Rail Trail Committee, and Boston Properties. Further, the Committee assisted the Historical Commission in identifying, locating, prioritizing, and advocating for the protection of historical assets along the right-of-way during the coming construction.

The Committee plans to hire a consulting firm to estimate the scope and cost to enhance and improve the service road along with the challenges posed by the lack of a Conant Road underpass. The Committee will use those findings to help gather community feedback, which will form the framework to approach the Town with a solution that will address road crossings, parking, access points, safety concerns, landscaping, historic preservation, costs, multiple use requirements, and abutters’ concerns.

2016 Rail Trail Advisory Committee Members
Appointed by the Selectmen
Jack Sands, Chair
Mark Horowitz
Patrick O’Donnell
Paul Penfield
Christopher Stix

Anne Benning, representing the Open Space and Recreation Commission
Meg Kelly, representing the Weston Forest and Trail Association
Roberta Lamb, representing the Conservation Commission
Michael McCarthy, representing the Traffic and Sidewalk Committee
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 representatives continue 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

2016 Weston Representative for the MBTA Advisory Board
Appointed by the Board of Selectmen
Geraldine R. Scoll

REPORT OF THE METROWEST REGIONAL TRANSIT AUTHORITY ADVISORY BOARD

In April 2016, the MetroWest Regional Transit Authority (MWRTA) sent a letter to Wellesley, Weston and Dover customers of the MBTA’s The Ride informing them that on July 1, 2016, the MWRTA will assume direct responsibility for their ADA paratransit service. The letter was sent without prior notification and Town officials were unaware of the plan to transfer The Ride service to the MWRTA. In response, Town Manager Donna VanderClock and Weston Council on Aging Director Eileen Bogle and Board Members met with Weston’s MWRTA Representative Toni Wolf, MWRTA Administrator Ed Carr, MBTA Deputy Administrator Mike Lambert and Massachusetts Department of Transportation Community Relations Director Rick Colon to discuss the impact the proposed change in paratransit service would have on Weston residents.

At this meeting, the MWRTA presented a plan that offered reduced service hours to new paratransit users and an increase in the number of transfers for many riders. The issue of the MWRTA not having a fixed route in Weston and the impact that it has on ADA responsibility was also discussed. After much
research and additional meetings, it was determined by Town officials that the proposed transfer of paratransit service from the MBTA to the MWRTA would not benefit Weston residents and as such it was requested that Weston’s paratransit service not be assumed by the MWRTA on July 1, 2016. The MBTA complied with the request and riders who received the original letter were notified that at this time there will be no changes to The Ride services in Weston.

On July 2, 2016, Toni Wolf resigned as Weston’s MWRTA representative and Betsey Boyd was appointed as Weston’s new representative.

2016 MetroWest Regional Transit Authority Advisory Board Representative
Appointed by the Board of Selectmen
Toni Wolf, resigned
Betsey Brew Boyd, 2017

REPORT OF THE SOLAR PHOTOVOLTAIC PANELS EXPLORATORY COMMITTEE

By March 2016, the solar energy developer Ameresco continued working with the Town’s electricity supplier Eversource to complete the assembly and interconnect of the 10-acre Church Street solar array, which is installed on top of the old landfill next to the Town’s Transfer Station. Starting April 19th, it produced $16,000 of electricity for its first week. For the six months ending November 2nd, it produced $271,000 of electricity. During the 20-year contract, the array is expected to save the Town $7 million. Ameresco, which holds a long-term lease with the Town, provided a web page that displays the energy produced by the array on a daily, monthly, annual, and lifetime measurement. It also displays environmental impact equivalents, such as gallons of gasoline and water, and trees planted. This website is linked to on the Town’s website, under the Solar Array project page, so interested residents can follow progress.

The committee recognized the continuing interest by residents in solar arrays as a way of bringing renewable energy to Weston. It voted in early 2016 to issue a second Request for Proposals for roof-mounted arrays on the Department of Public Works roofs and the new Field Elementary School, along with proposals for parking canopy systems at the High School and bus barn. The request was issued April 13th and two qualified bidders responded. The first one included the Department of Public Works roof and High School carport, but not the Field School roof due to interfering mechanical systems. The second bidder included the Department of Public Works roofs, Field School roof and High School carport. The committee decided to go with the first bidder with a more-complete, more-relevant response. This choice meant that only the Department of Public Works roof array would be built, but further analysis indicated that the economics for the carports and Field School were marginal. By the end of 2016, the contract was signed and purchasing was active. Completion is expected by May 2017. The second array will have 10 percent of the generating capacity of the one at Church Street.
The educational element to the solar array, provided by Ameresco, is a real-time solar production viewing website, so anyone at any time can see how much solar energy is being collected by the array at the transfer station. Historical data by the week, month, year and lifetime is also calculated, as well as the environmental impacts and carbon offset equivalencies, such as gallons of gas or trees planted. The plume on the left demonstrates how clouds and wind affect collection and the plume on the right shows collection on a clear, sunny day. To visit the site, please go to the project page at www.weston.org/Solar.

For further information on Weston’s solar arrays and results of a five-year energy reduction plan, see the Environmental Baseline Committee summary in this report.

2016 Solar Photovoltaic Panels Exploratory Committee Members

*Appointed by the Board of Selectmen*

Arthur M. Coates    Michael Kelly *resigned*
Wendell B. Colson   Donald Stewart
Nina Danforth       Selectman Michael Harrity, Convener
Kevin F. Fitzgerald Danielle Black, School Committee Liaison

**REPORT OF THE STORMWATER PERMITTING AUTHORITY**

The Town of Weston Stormwater and Erosion Control By-law, the Stormwater and Erosion Control Regulations, and the Stormwater Permitting Authority have been in place since 2012, with the By-law amended in 2014. There have been approximately 320 Stormwater Management Permit Applications submitted and Permits issued since 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 due to the runoff, and soil erosion, which are all often related to new development or construction. If a proposed project triggers one of the thresholds in the By-law for a Stormwater...
Management Permit, the construction of the project cannot start until the Permit is approved and issued. Once construction projects start, they are monitored for any increase in stormwater runoff or erosion and sedimentation impacts as a result of the new construction. Construction inspections are part of all construction projects.

During 2016, 72 Stormwater Management Permit Applications were submitted, reviewed and approved. Of these, 39 applications were classified as Minor Permits and 33 were Major Permits. The majority of the applications for a Stormwater Management Permit are for residential development projects, such as upgrading of a septic system or construction of a new house; however, other non-residential projects can require a Permit, such as roadway projects and commercial projects. The Town of Weston has also been the Applicant for a Stormwater Management Permit for three different non-residential projects in 2016, which included the Ash Street soil remediation project, the Lamson Park Playground, and the Church Street-Coburn Meadows tree and brush clearing project.

Projects that are seeking Site Plan Approval through the Planning Board are not required to get a Stormwater Management Permit. These projects are reviewed and approved by the Planning Board with the aid of a consultant.

The Permitting Authority also provides outreach and education on stormwater and erosion control. In June, staff provided a stormwater demonstration for 4th and 5th grade classes at the day-long STEAM Inspirations Fair at the Weston Middle School. In November, staff gave presentations on stormwater to a Weston High School senior environmental class. The students were also given a tour of the Public Works facilities and the outside of the new Weston Police Station to observe the stormwater management features. The presentations and the tours introduced the environmental science classes to some of the major issues surrounding stormwater runoff; typical Department of Public Works functions and equipment; and some of the Leadership Energy and Environmental Design (LEED) features of the Public Works building.

The Town prepares and submits an annual report to the Environmental Protection Agency, which summarizes how the Town of Weston maintains compliance with the agency’s permit requirements regarding stormwater runoff and pollution, and erosion and sedimentation. These annual reports, Weston’s Stormwater and Erosion Control By-law and Regulations, and additional stormwater-related information are available at the Town Hall and the Department of Public Works, as well as on the Town’s website.

It may not always be clear when a Stormwater Management Permit is required, so homeowners are encouraged to check with the Permitting Authority to determine if a permit may be applicable. Contact the Engineering Division of Weston Public Works at 781-786-5117 with any questions or for information.

2016 Stormwater Permitting Authority Members
*Appointed by the Board of Selectmen*
Michele Grzenda, Conservation Administrator
Stephen Fogg, PE, Town Engineer
Wendy Diotalevi, Board of Health Director
Imaikalani P. Ai, Town Planner
Mario Alagna, at-large, 2018
Richard Sweeney, Jr., PE (Ex-officio), Stormwater Engineer/Assistant Town Engineer
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 the committee was the development of possible synergies with National Grid’s gas line replacement scheduled for Boston Post Road.

The project area includes the east-west limits of the town center area of Boston Post Road extending from the parking lot side of First Parish to Linwood Avenue. It also extends north from the watering trough at the intersection of Church Street and Boston Post Road back to the Conant Road intersection, around to Town House Road and back to Boston Post Road west, so that the streetscape around the Town Green becomes an integral part of project limit.

Mission
The Committee’s principal areas of focus are preservation and enhancement of the historical character and streetscape, upgrades to the Town’s utility infrastructure, and consideration of traffic calming improvements to enhance pedestrian and vehicular safety. Consideration will be given to installing street lights that are sensitive to the scale and architecture of Weston Town Center, as well as improvements to sidewalks, the inclusion of plantings, street furniture, and the like. The intent is to create improvements to the Town Center that are historically correct; that are sensitive to the existing street scale; that enhance public safety; that improve the economic viability of local businesses; and to make the Town Center more of a destination for our citizens.

Progress
After receiving the funding from the 2015 Special Town Meeting in order to move forward with the conceptual design, the Town Center Planning Committee continued its due diligence. A team consisting of the urban design firm Utile, civil engineers Nitsch Engineering, and landscape architect Richard Burck Associates was formed. They met with the Committee to review baseline conditions and set goals for the project.

The Committee’s effort was further highlighted by continued interface with various Town committees and boards, namely the Board of Selectmen, the Planning Board, the Historical Commission, and the Finance Committee. Meetings were also held with property owner stakeholders, and our monthly meetings were open to the public to solicit public input. The Committee and project team created a public survey that received over 300 responses and a public charrette followed. With input from the various meetings and stakeholders, the designers continued to develop a proposed scheme. When the design was sufficiently complete, estimates for various portions of the construction cost were developed and the committee decided to divide the proposed construction into three additive packages when presenting the request for design fees at the 2016 fall Special Town Meeting. Prior to Special Town Meeting, a final public information meeting was held at the Community Center to advise the public on our progress.
The three warrant articles presented were:

- Article 1: “Level Service” – to resume the deferred maintenance of the Town Center that is associated with roadway replacement, new sidewalks, resetting of curbs, accessibility compliance, new crosswalks, upgrading stormwater management systems, water line repairs and replacement of street lighting and signage. The work approximates the design services that were necessary to upgrade the Town Center as if the Committee did not exist and was not proposing additional improvements. This design service request of $394,000 was approved.

- Article 2: “Master Plan”- to improve the Town Center over and above the level service work by reconfiguring the location of the curbs and sidewalks to create more continuous and ample sidewalks, safer crosswalks, new open space, and traffic-calming strategies. This package also included design fees for a traffic study, particularly at the Church Street and School Street intersections. The conceptual project was approved for design services of $138,000 for final design and engineering.

- Article 3: “Master Plan with Buried Utilities” - this option was essentially the same as Article 2 but with the above-ground utilities buried underground; however it failed to receive the two-thirds majority vote necessary for approval.

The three design packages that were developed and presented to fall Special Town Meeting. The Master Plan was approved and work is continuing to further develop this concept with stakeholders and the public.

Master Plan “Plus” Concept design looking from Center Street to Town House Road
With approvals for Articles 1 and 2, the Committee is formalizing the proposal and contract with the designer, and will begin the survey work necessary to complete this assignment. Part of this work will be the continued outreach to property owners and businesses to find consensus on the final design. It is the Committee’s hope that we will again appear before the 2017 fall Special Town Meeting to request funds to construct this very important and exciting project.

2016 Town Center Planning Committee Members

Appointed by the Board of Selectmen

Katy Harding, co-chair
At-Large resigned March 2016

Stephen Larocque, co-chair
Business Representative

Jay Doyle
Representing the Traffic and Sidewalk Committee

Alan Fobes
Representing the Historical Commission

Michael Harrity
Representing the Board of Selectmen

Keith Johnson
Representing the Finance Committee

Neil Levitt
Residential Abutter

Steve Oppenheimer
Representing the Planning Board

Lisa Schwallie
Residential Abutter

Kevin Sullivan
At-Large

Tom Cullen
Director of Public Works, ex-officio

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

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

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

Annual Business of the Board of Appeals

During 2016, two significant Chapter 40B matters occupied much of the time of the Board. Per the Massachusetts General Law, all municipalities having less than 10 percent of its housing stock designated as affordable housing are subject to a streamlined process for overriding local zoning legislation (including by-laws regarding density and setbacks). In Weston, 3.59 percent of the housing stock is affordable. A single application for a Comprehensive Permit is filed with the Zoning Board of Appeals in lieu of separate applications to applicable local boards. All Town departments review the application
according to their specific areas of expertise, and provide input to the Board of Appeals. The Board considers all these recommendations, as well as input from any interested parties. Due to the complexity of these proposed developments, multiple sessions are usually required in order to collect all the information needed to reach a decision. While the Board’s decision must be consistent with local needs, the state law generally outweighs local concerns when the community’s affordable housing is less than the required 10 percent. The two Chapter 40B hearings heard by the Board of Appeals follow.

255 Merriam Street and 11 Hallett Hill Road
SEB LLC proposed a 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. Independent experts were engaged by the Board to review and comment on technical issues related to engineering, stormwater management, septic design, traffic, landscaping, and tree protection. Testimony, abutter concerns, a site walk, and deliberation on conditions occurred over the course of 15 public meetings. On December 2nd, the Board voted unanimously to grant the comprehensive permit to the requested development, with conditions.

269 North Avenue
269 North Avenue LLC proposed a development of 16 rental units on the vacant 1.46 acres of land. Two buildings are proposed to be sited on North Avenue. Associated parking and three rear buildings would be accessed via a central driveway. The Board has engaged independent experts to review and comment on technical issues related to engineering, stormwater management, septic design, traffic, and landscaping. The hearing is ongoing.

Regular Business
The Board held 35 meetings, to hear and decide 55 cases, of which:
- 13 cases involved Variance requests
- 17 cases involved Special Permits
- 5 cases involved appeals of the Building Inspector’s action
- 3 cases involved new or replacement dwellings
- 1 case involved an accessory apartment
- 3 cases involved Comprehensive Permits

2016 Board of Appeals Members

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<tr>
<th>Appointed by the Board of Selectmen</th>
<th>Associate Members</th>
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<tr>
<td>Winifred I. Li, Chair 2018</td>
<td>Steven Garfinkel 2019</td>
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<td>Jane Fisher Carlson 2019</td>
<td>Stephen J. Larocque 2018</td>
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<td>Connie K. Gutierrez 2017</td>
<td>Alan D. Rose, Jr. 2017</td>
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