

2016 ANNUAL TOWN MEETING

Commonwealth of Massachusetts
Middlesex, ss.

To any Constable in the Town of Weston, Greetings:

In the name of The Commonwealth you are hereby required to notify and warn the voters of said Town, qualified to vote in elections and Town affairs, to meet in the auditorium of the Town Hall at 11 Town House Road in said Town, on Saturday, the seventh day of May, 2016, at 8:00 o'clock A.M. to act on Article 1 of this warrant for which polls will be open from 8:00 o'clock A.M. until 6:00 o'clock P.M. in said auditorium; and to meet in the auditorium of the High School at 444 Wellesley Street in said Town, and also in the gymnasium of the High School if the number of voters in attendance shall exceed the capacity of the auditorium, on Monday, the ninth day of May, 2016 at 7:00 o'clock P.M. to act upon the remaining articles of this warrant.

ARTICLE 1: TO BRING IN THEIR VOTES FOR THE FOLLOWING TOWN OFFICERS AND QUESTION TO BE VOTED ON ONE BALLOT

	<u>For a term of</u>
A Moderator	One Year
One Selectman	Three Years
One Assessor	Three Years
Two Members of the School Committee	Three Years
Two Members of the Recreation Commission	Three Years
One Member of the Planning Board	Five Years
Two Library Trustees	Three Years
One Member of the Board of Health	Three Years
One Member of the Board of Health	Two Years
One Commissioner of Trust Funds	Three Years
Three Measurers of Lumber	One Year

And to give their vote, Yes or No, on the following questions:

BALLOT QUESTION NO. 1: PROPOSITION 2½ DEBT EXCLUSION

Shall the Town of Weston be allowed to exempt from the provisions of Proposition two and one-half, so called, the amounts required to pay for the bond(s) issued in order to design, engineer, construct and equip the following, including all costs incidental and related thereto: (1) DPW Drainage Improvements; (2) South Side Drainage Project; (3) Middle School Paving; (4) Police Department Fiber Loop; (5) Cook’s Pond Dam and Pump Rehabilitation; (6) Case House Rehabilitation Design Fees; (7) Case Campus Master Plan; and (8) Proctor Field Design Fees?

Yes _____ No _____

SUMMARY

State law provides for an exemption from the limits of Proposition two and one-half of those amounts required to pay for the debt service for bonds approved by the voters. Question 1 would exempt the debt service for the bonds that will be issued for projects to be considered at the May 2016 Annual Town Meeting:

Projects to be considered by May 2016 Annual Town Meeting:

1. DPW Drainage Improvements (Article 14)	300,000
2. South Side Drainage Project (Article 15)	350,000
3. Cook’s Pond Dam and Pump Rehabilitation (Article 16)	170,500
4. Middle School Paving (Article 17)	350,000
5. Police Department Fiber Loop (Article 18)	92,000
6. Case House Rehabilitation Design Fees (Article 19)	270,000
7. Case Campus Master Plan (Article 20)	1,200,000
8. Proctor Field Design Fees (Article 21)	<u>325,000</u>
Total	\$3,057,500

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Separate articles appear in the Annual Town Meeting Warrant to appropriate the funds and authorize borrowing for each purpose. A two-thirds vote of Town Meeting in favor is required for approval. This ballot question is only to exempt the debt service from the limits of Proposition 2½, should these items be approved by Town Meeting.

The debt service for these projects is estimated to be \$38,219 in fiscal year 2017, \$341,373 in fiscal year 2018, then decreasing each year until the bond reaches maturity. This Proposition two and one-half debt exclusion shall be approved if a majority of the persons voting thereon vote "yes."

ANNUAL OPERATING BUDGET

ARTICLE 2: APPROPRIATE THE FISCAL YEAR 2017 OPERATING BUDGET

To raise and appropriate and transfer from available funds such sums of money as may be necessary to defray the costs of government and other Town charges for the fiscal year beginning July 1, 2016; or take any other action relative thereto.

Article 2 Explanation: The recommended fiscal year 2017 operating budget can be found on pages 9-11. It is anticipated that the following available funds will be transferred to fund a portion of the operating budget:

1. Undesignated Fund Balance (free cash)	\$2,100,000
2. Overlay Surplus	335,000
3. Well Litigation Settlement Account (principal)	125,000
4. Accrued Income-Well Litigation Settlement	7,500
5. Cemetery Trust Fund	35,000
6. Josiah Smith Tavern Trust Fund	6,000
7. Re-appropriate continuing balances	<u>82,515</u>
Total	\$2,691,015

The Finance Committee unanimously supports adoption of this Article.

CONSENT AGENDA (ARTICLES 3-18)

ARTICLE 3: AMEND FISCAL YEAR 2016 OPERATING BUDGET

To amend the following line items in the Fiscal Year 2016 Operating Budget adopted under Article 3 of the 2015 Annual Town Meeting, by reducing line items and appropriating additional funds to other line items as follows:

	<u>Changing From</u>	<u>Changing To</u>	<u>Difference</u>
Public Works – Snow and Ice Control	\$252,900	\$452,900	\$200,000

And as funding therefor, that \$200,000 be transferred from available funds (free cash); or take any other action relative thereto.

Article 3 Explanation: This article provides funding for the costs of snow and ice removal in excess of what was budgeted.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 4: AMEND FISCAL YEAR 2016 WATER ENTERPRISE BUDGET

To amend the following line item in the Fiscal Year 2016 Water Enterprise Budget adopted under Article 12 of the 2015 Annual Town Meeting, by appropriating additional funds as follows:

	<u>Changing From</u>	<u>Changing To</u>	<u>Difference</u>
MWRA Assessments/Water Purchases	\$2,240,675	\$2,247,675	\$7,000
Debt Service (non-exempt)	516,232	526,617	10,385

And as funding therefor, that \$17,385 be transferred from Water Enterprise Fund retained earnings; or take any other action relative thereto.

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Article 4 Explanation: This article transfers additional funds to the MWRA Assessments/Water Purchases appropriation to make up for a larger increase in the MWRA assessment than was expected and to Debt Service to include a paydown on a short-term note. Retained earnings in the Water Enterprise Fund as of June 30, 2015 were certified at \$203,505.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 5: APPROPRIATE FOR WESTON MEDIA CENTER, INC.

To raise and appropriate or transfer from available funds a sum of money as a grant to Weston Media Center, Inc., to provide continued support for PEG (Public Educational and Government) television programming on local cable channels; said sum to be expended by the Town Manager pursuant to a grant agreement between the Town Manager and the Weston Media Center, Inc., on such terms and conditions as the Town Manager deems appropriate; or take any other action relative thereto.

Article 5 Explanation: The Weston Media Center, Inc. (WMC) is an independent, non-profit corporation that provides PEG television programming in Weston. Funding is provided by a “pass through” charge of 3.25% from Comcast and Verizon revenues collected from Weston cable television subscribers. The charge was in the amount of \$177,827 in 2015. In addition, a small amount (\$5,080) was raised through donations, grants, and DVD sales for total revenues in 2015 of \$182,907. The cost of delivering services at the current programming level was \$292,288 in 2015. In order for WMC to sustain its operations at current levels in the next fiscal year, WMC is requesting funding from the Town in the amount of \$110,000 for that year. With this amount, WMC expects to continue operations during the next fiscal year at the current level and to maintain the DVD archive, the website and video on-demand services.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 6: APPROPRIATE TO OTHER POST EMPLOYMENT BENEFITS (OPEB) TRUST FUND

To raise and appropriate or transfer from available funds a sum of money to the Other Post Employment Benefits (OPEB) Trust Fund, to be used to pay the costs of post employment benefits; or take any other action relative thereto.

Article 6 Explanation: This article allows the Town to continue to fund its future liability for other post employment benefits (retiree health insurance) for Town of Weston retirees, which amounts to approximately \$60 million if fully pre-funded and \$75 million if funded on a partially pre-funded basis. Currently, the Town has approximately \$11.1 million in this Trust Fund. An appropriation of \$1,652,517, the amount recommended by an actuarial study, is anticipated.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 7: CONTINUE DEPARTMENTAL REVOLVING FUNDS

To continue revolving funds for certain Town departments pursuant to the provisions of M.G.L. Chapter 44, section 53E½ for the fiscal year beginning July 1, 2016:

Revolving Fund	Authority to Spend	Revenue Source	Use of Fund	FY17 Budget
Recreation Skating Programs	Recreation Director	Program Fees	Program Costs	\$40,000
Historic Marker	Historical Commission	Program Fees	Costs Related to Purchase of Historic Markers	\$1,500
Josiah Smith Tavern	Town Manager	Rental Fees from Women’s Community League	Building Repairs and Maintenance (Improvements)	\$30,000
Council on Aging Special Programs	Council on Aging Director	Program Fees	Program Expenses	\$40,000

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Town Building Rentals	Town Manager	Rental Fees Town Hall	Utilities, Cleaning, Building Monitor	\$6,000
Board of Health	Health Director	Insurance Reimbursement for Flu Clinics and Fees for Public Health Initiatives	Public Health Education, Outreach, Health Initiatives, Emergency Preparedness	\$20,000
Affordable Housing Monitoring	Town Manager	Fees from Original Sale and Resale of Affordable Homes	Monitoring Costs, including Salaries and Benefits	\$40,000
Fiske Law Office	Town Manager	Rental Fees	Building Repairs and Maintenance including Salaries and Benefits	\$55,000
Planning Board	Planning Board	Application Fees	Expenses Related to Action on Applications	\$75,000
Melone House	Conservation Commission	Rental Fees	Building Repairs and Maintenance including Salaries and Benefits	\$10,000
Solar Array Revenue	Town Manager	Payments to the Town for the generation of solar energy from solar arrays on Town property	Electricity expenses	\$200,000

Or take any other action relative thereto.

Article 7 Explanation: A Revolving Fund established under the provisions of M.G.L. Chapter 44, section 53E½ must be authorized annually by vote of the Town Meeting. Each Revolving Fund is credited with only the departmental receipts received in connection with the programs supported by such Revolving Fund, and expenditures may be made by the specified personnel from each Revolving Fund without further appropriation. Please see Appendix 4 for a report on these Revolving Funds.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 8: ACCEPT CHAPTER 90 ROAD IMPROVEMENT FUNDS

To authorize the Board of Selectmen to permanently construct, reconstruct, resurface, alter or make specific repairs upon all or portions of various Town Ways and to authorize the expenditure of such sums of money as may be received for the fiscal year commencing July 1, 2016 provided or to be provided by the Commonwealth of Massachusetts through the Massachusetts Department of Transportation; or take any other action relative thereto.

Article 8 Explanation: MA General Law requires that Town Meeting approve the use of funds received from the Commonwealth for road construction purposes, including engineering or addressing traffic improvements. In fiscal year 2016, the Town was allotted \$479,968 from the Commonwealth for this purpose; in fiscal year 2017, the amount is expected to be \$486,850.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 9: APPROVE PROPERTY TAX DEFERRAL INCOME LIMITS

To establish fiscal year 2017 income eligibility limits under Chapter 421 of the Acts of 2004, An Act Authorizing the Town of Weston to Regulate Certain Property Tax Exemption Eligibility Requirements for the Elderly; or take any other action relative thereto.

Article 9 Explanation: Several years ago, Weston obtained special legislation to change the eligibility criteria for the property tax deferral program, allowing the Board of Selectmen to set the interest rate for residents over 60 who defer their property taxes. For fiscal year 2017, the rate remains set at 4%. This

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legislation also allows the Board of Selectmen, with Town Meeting approval, to establish the income eligibility limit for this program each year. The Board of Selectmen is recommending that the income limit be increased from \$70,000 to \$75,000 for fiscal year 2017. Ratification of this amount is required by Town Meeting.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 10: APPROPRIATE THE FISCAL YEAR 2017 WATER ENTERPRISE BUDGET

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Water Division of the Department of Public Works during fiscal year 2017, under the provisions of M.G.L. Chapter 44, section 53F½:

	Expended <u>FY14</u>	Expended <u>FY15</u>	Appropriated <u>FY16</u>	Recommended <u>FY17</u>
Salaries	\$271,658	\$257,464	\$290,947	\$279,162
Expenses	227,890	236,515	234,280	234,280
MWRA Assessment/ Water Purchases	1,923,712	2,025,205	2,240,675	2,491,600
Debt Service (non-exempt)	454,368	444,649	516,232	540,848
Capital Outlay	<u>52,170</u>	<u>26,629</u>	<u>65,000</u>	<u>65,000</u>
Total	\$2,929,798	\$2,990,462	\$3,347,134	\$3,610,890

Or take any other action relative thereto.

Article 10 Explanation: Debt service includes amounts for previously approved projects and the water main rehabilitation project to be considered under Article 10. The operating expenses for the Water Division are entirely funded by water fee revenue.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 11: APPROPRIATE FOR WATER MAIN REHABILITATION

To appropriate a sum of money to pay costs of laying and relaying water mains of not less than six inches but less than sixteen inches in diameter, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 8, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 11 Explanation: This request is part of an ongoing program to replace old cast iron and asbestos cement water mains. These mains are no longer used in water transmission service. This appropriation is to replace 700 linear feet of asbestos cement water main in Ferndale Road that was installed in 1971. The design for this project will be completed by the DPW's engineering division. The amount to be requested under this article is \$140,000, to be funded from water rates. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

**ARTICLE 12: APPROPRIATE THE FISCAL YEAR 2017
RECREATION ENTERPRISE BUDGET**

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Recreation Department during fiscal year 2017, under the provisions of M.G.L. Chapter 44, section 53F½:

	Expended <u>FY14</u>	Expended <u>FY15</u>	Appropriated <u>FY16</u>	Recommended <u>FY17</u>
Salaries	\$976,099	\$1,001,088	\$1,093,018	\$1,129,368
Expenses	402,272	439,200	427,900	441,400
Community Center	<u>75,387</u>	<u>73,864</u>	<u>76,250</u>	<u>81,750</u>
Total	\$1,453,758	\$1,514,152	\$1,597,168	\$1,652,518

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Or take any other action relative thereto.

Article 12 Explanation: Program fees cover approximately 70% of the salaries and expenses for this department; the remaining 30% is funded by property taxes. In addition, for fiscal year 2017, there will be a contribution of \$30,000 from the Council on Aging budget to the Recreation Enterprise fund to support the cost of operating the Community Center, in which the Council on Aging is housed.

The Finance Committee unanimously supports adoption of this Article.

**ARTICLE 13: APPROPRIATE THE FISCAL YEAR 2017
BROOK SCHOOL APARTMENTS ENTERPRISE BUDGET**

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Brook School Apartments during fiscal year 2017, under the provisions of Chapter 76 of the Acts of 2009 and M.G.L. Chapter 44, section 53F½:

	Expended FY14	Expended FY15	Appropriated FY16	Recommended FY17
Salaries	\$165,010	\$169,359	\$179,545	\$180,314
Expenses	319,674	295,271	369,000	385,300
Repairs and Replacements+	80,156	159,874	130,623	138,460
Payment in Lieu of Taxes	21,168	21,697	22,239	22,795
Capital Improvements+	96,190	309,162	250,000	100,000
Debt Service	<u>257,217</u>	<u>334,472</u>	<u>307,917</u>	<u>282,283</u>
Total	\$939,415	\$1,289,835	\$1,259,324	\$1,109,152

Or take any other action relative thereto.

Article 13 Explanation: Funding for the operation of the Brook School Apartments comes from rental income and the Community Preservation Fund, which is covering the cost of the debt service for construction of thirteen affordable units completed as part of the expansion project in 2004.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 14: APPROPRIATE FOR DRAINAGE IMPROVEMENTS

To appropriate a sum of money for the construction or reconstruction of surface drains and all incidental costs related thereto, including the acquisition by gift, purchase and eminent domain of such temporary or permanent easements as may be necessary for this project, and to authorize appropriate Town officials to acquire such interests, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 14 Explanation: This request is part of the ongoing program to replace, upgrade or install new storm drainage lines and structures to improve substandard drainage systems in town. Important future projects include locations on Loring Road, Stony Brook Road, and Chestnut Street. Public/private partnerships are funded from this program and help to resolve deficient drainage systems affecting runoff from public ways through private property. Drainage funds are also used for street drainage repairs for the road paving program. Future projects include Wellesley Street, Newton Street, Fairview Road, Buttonwood Lane, Ware Road, Blueberry Hill Road, and Merriam Street. The amount to be requested under this article is \$300,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 15: APPROPRIATE FOR SOUTH SIDE DRAINAGE PROJECT

To appropriate a sum of money for the construction or reconstruction of surface drains and all incidental costs related thereto, including the acquisition by gift, purchase or eminent domain of such temporary or permanent easements as may be necessary for this project, and to authorize appropriate Town officials to acquire such interests, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 15 Explanation: The South Side Drainage Improvement Project is a multi-year, multi-phased project involving new drainage infrastructure on Pond Brook Circle and in easements associated with drainage from the watershed in the Ledgewood and Shady Hill Road neighborhoods. A study of this area resulted in a phased construction plan totaling approximately \$2.9 million in improvements over five years. The first phase of the project began construction in May 2015 on Pond Brook Circle. Future phases include drainage infrastructure at 466 and 474 Glen Road and flood mitigation at 154 Winter Street, followed by the Ledgewood/Shady Hill area. Easements and environmental permits remain to be obtained for these areas, so construction of the next phase may not begin until spring of 2017. This is the fourth year of funding for this project (\$2,190,000 was previously approved); the amount to be requested under this article is \$350,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 16: APPROPRIATE FOR COOK'S POND DAM AND PUMP REHABILITATION

To appropriate a sum of money for the repair and rehabilitation of the Cook's Pond dam and pump, including all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 16 Explanation: Cook's Pond is located at 293 Boston Post Road. A 1932 agreement between the Town and the owner of the property, made at the time of the construction of the Boston Post Road By-Pass, requires the Town to maintain the level of Cook's Pond. At the 2004 Annual Town Meeting, an appropriation of \$35,000 was made to repair the dam and install a new pump. For several years, the system worked without incident, but the dam and pump are now both in need of additional repairs. A study and design of a permanent solution is estimated to cost \$20,500, with construction costs that could cost up to \$150,000. The single pump will be replaced by a duplex pump system for improved reliability. The amount to be requested under this article is \$170,500. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 17: APPROPRIATE FOR MIDDLE SCHOOL PAVING

To appropriate a sum of money for resurfacing of school roadways and parking areas, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 17 Explanation: The Middle School "pool" road and bus parking lot is in extreme need of asphalt reclamation and re-paving. This project includes that repaving as well as a redesign of the "crossroad" the busses use to leave the pool road and access the bus parking lot. This project will be done in conjunction with the Weston DPW and their road paving work. The DPW bids road paving work yearly and including the school work leads to a combined bid package with more paving square footage a contractor can bid on in

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one location. The School and Town projects benefit from the economies in scale and reduced costs. The amount to be requested under this article is \$350,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 18: APPROPRIATE FOR POLICE DEPARTMENT FIBER LOOP

To appropriate a sum of money for the cost of computer hardware and other data processing equipment, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 18 Explanation: The new Police Station houses a secure server room designed to meet the needs of emergency services and the Town's critical operations; however, the communications fiber to this location is not redundant. This project would move the Town's fiber loop through the Police Station, with differentiated entry and exit points. A section of the fiber loop that runs down Boston Post Road will be moved to Route 20, into the DPW facility, through conduit into the Police Station, then out to Route 20 and back to the original fiber route on Boston Post Road. This redundancy is critical in order to rely on the new Police Station as a Town-wide resource for information technology operations, and experience has proven that redundancies are both needed and utilized. The amount to be requested under this article is \$92,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

CAPITAL IMPROVEMENT BUDGET ARTICLES

ARTICLE 19: APPROPRIATE FOR CASE HOUSE REHABILITATION DESIGN FEES

To appropriate a sum of money to pay costs of engineering and architectural services for plans and specifications for the design and construction of the rehabilitation of the Case House School Administration Building, including all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 19 Explanation: The Case House School Administration Building requires significant systems, handicap access, and general operational layout upgrades in order to produce a code compliant, efficient office building within a historical context. The total cost of this project is estimated to be \$3.2 million. The amount to be requested under this article is \$270,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee, by majority vote, opposes this Article.

ARTICLE 20: APPROPRIATE FOR CASE CAMPUS MASTER PLAN

To appropriate a sum of money to pay costs to design and reconstruct, resurface or alter the configuration of roadways, walkways and parking areas on the Case Campus, generally located on either side of Alphabet Lane and within the boundaries of School Street and Wellesley Street, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44B, section 11 and by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 20 Explanation: The Case Campus Master Plan (CCMP) addresses needs resulting from the transformation of the campus from exclusively school-related uses to a place that now also serves as one of

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the Town's most popular social, recreational, and cultural destinations. From its beginnings as the elementary school campus and school department administration, the use has expanded to include the Town Library, the Town Pool, and the Community Center, housing the Recreation Department and Council on Aging. This development was not accompanied by a campus-wide plan taking into account the aggregate needs for roadway access, parking and safe pedestrian access among these facilities.

This is the fifth request for funding to implement the various phases of the CCMP; a total of \$3,299,200 in general funds and \$267,150 in Community Preservation Act (CPA) funds has previously been appropriated.

This request would provide the construction funds for Package 4. This package includes parking lot and campus driveway improvements to address the remaining parking and traffic flow issues that have been identified. Specifically the scope includes: the reconfiguration of the parking lots and circulation around the Case House and the Community Center; reconfiguring the driveway entrance to the Town Library; installing pervious paving on the new Case Estates parking lot adjacent to Alphabet Lane; and squaring off the intersection of Wellesley Street and School Street. It is expected that \$1,200,000 in general funds will be requested to implement this part of the plan.

The other main component of Package 4 consists of improvements to be funded with Community Preservation Act (CPA) funds, including pedestrian walking trails, arboretum tree planting, landscaping, site improvements and other amenities. It is expected that \$1,130,000 in CPA funds will be requested to implement this part of the plan.

The total request for funds under this article is estimated to be \$2,330,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously opposes this article; however, it would support parking lot improvements, traffic and safety related items.

ARTICLE 21: APPROPRIATE FOR PROCTOR FIELD REHABILITATION DESIGN FEES

To appropriate a sum of money to pay costs of engineering and architectural services for plans and specifications for the design and construction of the rehabilitation of Proctor Field, 444 Wellesley Street, including all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 21 Explanation: The Recreation Master Plan Committee (Fields Committee) and School Committee have been implementing a plan to increase the playing capacity of our existing athletic facilities. This general direction was chosen over finding new land on which to develop new fields. To that end, many fields have been renovated through irrigation and drainage improvements. However, the town has insufficient fields to allow for adequate resting and maintenance of fields both to protect our past investments and to keep the fields in service. Use of the Proctor Field at the High School has been restricted to varsity football and soccer games in an effort to preserve a quality playing field. In order to continue maximizing the use of existing facilities, it is appropriate to consider moving to an artificial turf surface with a next generation infill material. The artificial turf surface has proved so successful at Field #1 at the High School, which now supports soccer, field hockey and lacrosse. Field #1 is used by youth and adult teams in addition to school teams. Making a similar change to Proctor Field will substantially increase the availability of this field for sports beyond selected varsity games, to include other sports, practice sessions and community use. In addition, the track surrounding the field is failing and is overdue for replacement. The field lighting is also failing and should be replaced with energy efficient and more night sky friendly fixtures. The needs addressed in the proposed project, along with adjacent facilities for restrooms, food vending and equipment storage, and improvements in admission and attendance circulation, are most efficiently addressed together. The total cost of this project is estimated to be \$3.9 million. The amount to be requested under this article is \$325,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee, by majority vote, supports adoption of this Article.

TRANSFER RECREATION LAND TO CONSERVATION LAND

ARTICLE 22: **AUTHORIZE TRANSFER OF CAT ROCK RECREATION LAND TO CONSERVATION COMMISSION**

To authorize the transfer from the Recreation Commission for recreational purposes to the Conservation Commission for recreational and conservation purposes the parcel of land commonly known as Cat Rock, located at 0 Drabbington Way, shown as Assessors Map 14, Lot 6, and described in a deed recorded with the Middlesex South Registry of Deeds as Book 9040, Page 366; with the areas currently used on that parcel for active recreation, and those that may possibly be used therefor, to be delineated on a sketch plan filed with the Town Clerk, which plan shall also be incorporated into a memorandum of agreement between the Conservation Commission and Recreation Commission confirming the understanding of both commissions that the Recreation Commission shall be designated as the Conservation Commission's agent for purposes of operating, managing, and, with the approval of the Conservation Commission and consistent with the sketch plan and memorandum of agreement, constructing fields and structures for active recreational purposes; provided further that the Board of Selectmen shall be authorized to petition the General Court for special legislation pursuant to Article 97 of the Massachusetts Constitution, sign instruments, record notice of such action at the Middlesex Registry of Deeds, or take any additional action needed to effectuate the vote taken hereunder; or take any other action relative thereto.

Article 22 Explanation: This article requests that Town Meeting vote to transfer a recreation parcel located off Drabbington Way to the care and control of the Weston Conservation Commission (WCC). This parcel is known as Cat Rock Park and contains approximately 64 acres of land which abuts Hobbs Pond and 80-Acre Conservation Area. Cat Rock contains a 1.4 acre ball field and parking lot 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. The large meadow along the slope of Cat Rock hill was used as a rope ski tow from 1957-1978. Cat Rock was acquired by the town in 1957 "for the purpose of a public playground or recreation center" and was placed under the care and control of the Recreation Commission. The WCC maintains the network of trails throughout this property and mows Cat Rock hill once a year for wildlife habitat. Many people who visit Cat Rock Park believe the area beyond the existing ball field is protected as open space. The WCC wishes to permanently protect this land and requests that town meeting vote to transfer ownership of the properties to the WCC. The Recreation Commission wishes to retain the ability to conduct active recreational activities on the property in the future and the WCC supports that request. Town Counsel has prepared a draft Memorandum of Understanding which will authorize the Recreation Commission to conduct existing recreational uses and will allow future recreational improvements.

The Finance Committee takes no position on this Article.

ARTICLE 23: **AUTHORIZE TRANSFER OF BURT FIELD RECREATION LAND TO CONSERVATION COMMISSION**

To authorize the transfer from the Recreation Commission for recreational purposes to the Conservation Commission for recreational and conservation purposes the parcel of land commonly known as Burt Field, located at 0 Gail Road, shown as Assessors Map 57, Lot 33, and described in a deed recorded with the Registry of Deeds in Book 5682, Page 509 (See Final Decree in Tax Lien Case, dated June 26, 1942, recorded with the Registry of Deeds in Book 6611, Page 243); with the areas currently used on that parcel for active recreation, and those that may possibly be used therefor, to be delineated on a sketch plan filed with the Town Clerk, which plan shall also be incorporated into a memorandum of agreement between the Conservation Commission and Recreation Commission confirming the understanding of both commissions that the Recreation Commission shall be designated as the Conservation Commission's agent for purposes of operating, managing, and, with the approval of the Conservation Commission, constructing fields and structures for active recreational purposes; provided further that the Board of Selectmen shall be authorized to petition the General Court for special legislation pursuant to Article 97 of the Massachusetts Constitution, sign instruments, record notice of such action at the Middlesex Registry of Deeds, or take any additional action needed to effectuate the vote taken hereunder; or take any other action relative thereto.

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Article 23 Explanation: *This article requests that Town Meeting vote to transfer a Recreation Parcel off Gail Road to the care and control of the Weston Conservation Commission (WCC). This parcel is known as Burt Field and contains approximately 25 acres of land which abuts Conservation Land owned by the Weston Forest and Trail Association. Burt Field contains a 2 acre ball field and parking lot at the end of Gail Road. The remainder of the property is comprised of forests, wetlands, and meadows with an extensive trail network. Burt Field, once known as the Jennings property, was taken by the town for failure to pay back taxes in 1932. In 1958, it was transferred to the care and control of the Recreation Commission “for the development of a public playground or recreation center.” The WCC maintains the network of trails throughout this property and mows a meadow south of the ball field once a year for wildlife habitat. Many people who visit Burt Field believe the area beyond the existing ball field is protected as open space. The WCC wishes to permanently protect these parcels and requests that town meeting vote to transfer ownership of the properties to the WCC. The Recreation Commission wishes to retain the ability to conduct active recreational activities on the property in the future and the WCC supports that request. Town Counsel has prepared a draft Memorandum of Understanding which will authorize the Recreation Commission to conduct existing recreational uses and will allow future recreational improvements.*

The Finance Committee takes no position on this Article.

ARTICLE 24: AUTHORIZE TRANSFER OF NOLTE FOREST RECREATION LAND TO CONSERVATION COMMISSION

To authorize the transfer from the Recreation Commission for recreational purposes to the Conservation Commission for conservation purposes, the following two parcels of land: One parcel known as Lot C (0 Highland Street) and shown as Assessors Map 37, Lot 10_30), and one parcel known as Lot D (0 Highland Street) and shown as Assessors Map 37, Lot 10-20), and described in a deed recorded with the Registry of Deeds as Plan 293 of 1970, and described in a deed dated April 8, 1970, recorded with the Registry of Deeds in Book 11818, Page 489; provided further that the Board of Selectmen shall be authorized to petition the General Court for special legislation pursuant to Article 97 of the Massachusetts Constitution, sign instruments, to record notice of such action at the Middlesex Registry of Deeds, or take any additional action needed to effectuate the vote taken hereunder; or take any other action relative thereto.

Article 24 Explanation: *This article requests that Town Meeting vote to transfer two small parcels of recreation land off Highland Street to the care and control of the Weston Conservation Commission (WCC). The two parcels are located within a protected forested area known as Nolte Town Forest. The overall area consists of 68 acres of mostly pine and oak forest habitat with numerous trails used for passive recreation. According to the late Elmer Jones’s book, “Walks on Weston Conservation Land,” much of the land was formerly owned by George Nolte, who at the end of the nineteenth century bought the land (a farm) as a gift to his wife, Evelyn White. A large rustic building was constructed at the south end of the property. It was demolished in 1917; however, the large stone chimney still remains. In 1970, the Town of Weston purchased the land from the Nolte Family. The Town purchased 40 acres to be designated as conservation land, identifying two separate parcels, totaling 5 acres, to be designated as recreation land. The two parcels purchased for recreation land include Parcel 1 (Lot C: 037_010_020) which is a .3 acre lot that contains the remnant chimney of the old rustic farm building. Parcel 2 (Lot D: 037_010_030) is a 4.7 acre lot that contains a mature pine forest. The WCC maintains a network of trails throughout this property. Many people who visit Nolte Forest believe that the entire area is protected as open space. The two recreation parcels are surrounded by conservation land. The WCC wishes to permanently protect these parcels and requests that town meeting vote to transfer ownership of the properties to the WCC.*

The Finance Committee takes no position on this Article.

CITIZENS’ PETITIONS

ARTICLE 25: PRESERVE CAT ROCK AND DEDICATE ITS 64.3 ACRES OF MUNICIPAL TOWN LAND TO CONSERVATION (SUBMITTED BY PETITION)

To transfer 64.3 acres of Town-owned land located at what is known as “Cat Rock” from the Recreation Commission for recreation purposes to the care, custody, management and control of the Conservation

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Commission for conservation purposes and for passive and active recreation purposes, and to authorize the Conservation Commission to designate the Recreation Commission as its agent for purposes of managing the ball field, all for the purpose of permanently protecting the open space and conservation value of such land; and further, to authorize the Board of Selectmen to petition the General Court for such authority as may be necessary under Article 97 of the Massachusetts Constitution to authorize said transfer and to take such additional action as may be necessary or convenient to effect such transfer within the scope of the objectives of this petition, or take any other action relative thereto.

Article 25 Explanation (provided by the lead petitioner): This article authorizes the transfer of 64.3 acres of municipal land at Cat Rock to Conservation and permanently protects the open space and ball field for active and passive recreation purposes.

The Finance Committee takes no position on this Article.

**ARTICLE 26: PROVIDE ARTICLE 97 PROTECTION FOR CAT ROCK AND BURT FIELD
(SUBMITTED BY PETITION)**

To vote to transfer the below-listed parcels of land from the Weston Recreation Commission or other board or committee with custody of the parcels for the purpose for which such parcels are currently held to the Weston Conservation Commission for open space purposes, including active and passive recreation, and further, to authorize the Board of Selectmen to convey to a nonprofit organization, charitable corporation or foundation a permanent deed restriction on such transferred parcels meeting the requirements of G.L. c. 184, §§31-33; provided, further, that active and passive recreational use for purposes of this article shall include but not be limited to ball fields, sledding, skiing and installation of ski lifts, and/or other recreational uses (and shall not preclude the possible building of a recreation/conservation facility); and further, to authorize the Board of Selectmen to seek special legislation under said Article 97 to the extent the same be necessary:

- Burt Field (90 Gail Road, Weston Parcel 057_033_000, 25.00 acres)
- Malone aka Drabbington Field and Cat Rock Park (99 Drabbington Way, Weston Parcel 014_006_000, 64.30 acres)

Or take any other action relative thereto.

Article 26 Explanation(provided by the lead petitioner): Cat Rock and Burt Field were named among the top five places that Weston residents would most like to see permanently preserved in a town-wide survey conducted by the Open Space and Recreation Plan Committee over the last few months. The land for Cat Rock was painstakingly assembled in the 1930s by dozens of Weston residents who explicitly specified that the land be earmarked for recreation and a possible recreation center. Yet recent Massachusetts court cases indicate that further protection in the form of language written into the deed is needed to preserve the land for active and passive recreation. A “yes” vote will provide this protection for Cat Rock and afford the same for Burt Field. The Conservation Commission will oversee the land and permit Drabbington and Burt ballfields to be used by the Recreation Commission. Permitted recreational uses will be broader for these parcels than for typical conservation land in that active recreational use will be explicitly allowed in line with Cat Rock donors’ original intent for the land. The language of the warrant would also permit recreational facilities (such as a kiosk for beverages and snacks, a cross-country ski rental building, or a conservation station that rents binoculars and bird-watching guides) that normally might not be allowed on conservation land, again echoing Cat Rock donors’ original intent.

The Finance Committee takes no position on this Article.

**ARTICLE 27: PROVIDE ARTICLE 97 PROTECTION FOR BROOK SCHOOL SOCCER
FIELD AND TENNIS COURTS (SUBMITTED BY PETITION)**

To vote to transfer from the Elderly Housing Trust or other board or committee with custody of the parcel for the purpose for which it is currently held to the Recreation Commission for active and passive recreation purposes that portion of the Brook School campus (44 School Street, Weston Parcel 028_105_000, approximately 470,080.7 sq ft) used for the soccer field and tennis court; and authorize the Board of Selectmen to convey to a nonprofit organization, charitable corporation or foundation a permanent deed

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restriction on such transferred parcels meeting the requirements of G.L. c. 184, §§31-33; and further to authorize appropriate Town officials to take such action as may be necessary to effect the purposes of this vote; or take any other action relative thereto.

Article 27 Explanation (provided by the lead petitioner): The Brook School soccer field and tennis courts are located near the geographic center of Weston, making them maximally accessible from all points in Weston. Their location is irreplaceable. Children can walk to these recreational facilities for practices and lessons at the end of the school day from the Country School, the Woodland School, and the Field School as well as from after-care, the library, the Community Center and the Scout House. This eases the burden on working mothers tremendously as they do not have to cut short their work day to drive their children to after-school activities at this site. In addition, families in the Maple/School Street area have often hosted children at their homes before and after practices, again easing the burden on families where both parents work. In the past five years or so, Weston has spent in the vicinity of half a million dollars for improvements to the Brook School tennis courts and to the School Street crosswalk to provide safe access to the site for schoolchildren. In addition to being irreplaceable for children walking to the location from school, the location is tremendously convenient for parents who drive their children to practices as well since the town center is so close and parents may run errands and grocery shop during practice. The Brook School soccer field and tennis courts are cherished and used by neighbor residents as well. Further, there is no apparent conflict between preserving these recreational sites and building additional elderly or affordable housing on the Brook School campus as the Housing Production Plan Steering Committee has assured residents, the Planning Board, and the Board of Selectmen that additional units may be built without taking away the tennis courts or soccer field and the committee put wording to this effect in their Housing Production Plan reports/drafts. The Brook School soccer field and tennis courts were named among the top places that Weston residents would most like to see permanently preserved in a town-wide survey conducted by the Open Space and Recreation Plan Committee over the last few months. A "yes" vote will provide protection for these irreplaceable recreational resources and transfer control to the Recreation Commission where it logically belongs.

The Finance Committee takes no position on this Article.

**ARTICLE 28: PROVIDE ARTICLE 97 PROTECTION FOR BALL FIELDS
(SUBMITTED BY PETITION)**

To vote to transfer the below-listed parcels of land from the Weston Recreation Commission or other board or committee with custody of the parcels for the purpose for which such parcels are currently held to the Weston Recreation Commission for active and passive recreation purposes (and not precluding the building of a possible recreation facility); and authorize the Board of Selectmen to convey to a nonprofit organization, charitable corporation or foundation a permanent deed restriction on such transferred parcels meeting the requirements of G.L. c. 184, §§31-33; and further, to authorize the Board of Selectmen to seek special legislation under said Article 97 to the extent the same be necessary:

- Cherry Brook Field (5, 27 Cherry Brook Road, Weston Parcel 007_006_000, 5.58 acres)
- Czarnowski (aka Viles) Field (399 Brook Road, Weston Parcel 013_015_000, 2.60 acres)
- Ferelli (aka Bogle) Field (47 Bogle Road, Weston Parcel 066, 005, 010, 4.22 acres)

Or take any other action relative thereto.

Article 28 Explanation (provided by the lead petitioner): Weston is a geographically large town, making ball fields that are within walking distance of neighborhood children all the more important. Driving time from the north side of town to the ball fields at the Middle School and High School can be 15-20 minutes or more each way during rush hour. Cherry Brook fields are within walking distance of the Silver Hill, Hallett Hill, and Cherry Brook neighborhoods, providing recreational outlets for children and adults. Czarnowski provides a treasured playground for residents of the greater Brook Road and Hastings Road neighborhoods. To the south, Ferelli Field is within walking distance for the greater Bogle Street neighborhood. Besides providing neighborhood playing fields and open space, these ball fields are used for recreational soccer and baseball/softball games. Weston is currently dependent on the use of ball fields at Rivers and Meadowbrook that are not owned by the town. In the past, Weston used ball fields at the Cambridge School of Weston that

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likewise were not owned by the town. As Weston does not own these other ball fields, the town is at the mercy of private schools who can decide to disallow further use of their fields. A "yes" vote on this warrant will provide permanent protection to town-owned ball fields that serve our local neighborhoods and ensure that Weston has an ample supply of town-owned and controlled playing fields in the future for organized recreational use.

The Finance Committee takes no position on this Article.

ARTICLE 29: SHORTENING PLANNING BOARD TERMS FROM FIVE YEARS TO THREE YEARS (SUBMITTED BY PETITION)

To see if the Town will vote in accordance with the provisions of G.L. c.41, s.2 to fix the terms of members of the elected Planning Board at three years, as permitted by the provisions of G.L. c.41, s.81A; provided, however, that the vote taken hereunder shall not affect the terms of any incumbent member of the Planning Board, or take any other action relative thereto.

Article 29 Explanation (provided by the lead petitioner): Massachusetts General Laws c.41, s.81A allow Planning Board members to serve terms of three or five years. General Laws c.41, s.2 allow changes to be made to terms at a Town Meeting held at least 60 days prior to the date of the Annual Town Election. The change would not affect the term of any elected incumbent, and, if approved at this year's Annual Town Meeting, the three-year term would appear on the ballot as each five-year term expires. The current term of five years is too long. Weston Selectmen have three year terms. Long terms dissuade gifted potential candidates from running. Further, since 2005, at least five Planning Board members have resigned before finishing their terms, resulting in appointed, rather than freely elected, replacement members. Shorter terms will make Planning Board members more accountable to voters. In February of this year, the Office of the Attorney General found the Board guilty of violating Massachusetts Open Meeting Law by failing to generate approved minutes from 34 meetings held in 2015 and 2014. Lack of approved minutes impedes voters' ability to calculate Planning Board Members' attendance records and voting history, information basic to free elections. The Planning Board has responsibility for hiring and overseeing the Town Planner. In the last five years or so, there have been three Town Planners and the office has sat empty since August of 2015. Shorter terms will empower voters as they will no longer have to wait five long years to vote on whether or not to re-elect members.

The Finance Committee takes no position on this Article.

ARTICLE 30: IMPOSING PLANNING BOARD TERM LIMITS (SUBMITTED BY PETITION)

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation to limit the number of years that members of the Planning Board may serve and to set that number at nine years if members are elected for three-year terms, or 10 years if members are elected for five-year terms; provided, however, that the number of years served if elected to fill a vacancy of less than one-half of a full term shall not be included in the calculation of number of years of permitted service for purposes of this legislation; and, further, that the Board of Selectmen shall be authorized to approve such changes with the public purposes of this petition as may be requested by the General Court, or take any other action relative thereto.

Article 30 Explanation (provided by the lead petitioner): The U.S. President is limited to eight years in office, yet Planning Board members can currently serve for life. The proposed term limit of a decade is plenty of time for any public servant to remain in office. Overly lengthy terms allow power to congregate in the hands of a few people. During 2015, over 40 substantive votes by the Planning Board are recorded in minutes on the town website and all were unanimous: in not a single case did members cast an independent vote. The voters of Weston are being ill-served in the present situation. In February of 2015, the Office of the Attorney General found the Planning Board guilty of violating Massachusetts Open Meeting Law. The Planning Board has been remiss in its duties. The Planning Board is assigned with the responsibility of hiring and overseeing the Town Planner. In the last five years or so, there have been three

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Town Planners and the office has sat empty since August of 2015. Term limits will make the Planning Board more accountable to voters.

The Finance Committee takes no position on this Article.

COMMUNITY PRESERVATION ACT AND RELATED ARTICLES

**ARTICLE 31: APPROPRIATE FOR FISCAL YEAR 2017
COMMUNITY PRESERVATION COMMITTEE OPERATING BUDGET**

To hear and act on the report of the Community Preservation Committee on the fiscal year 2017 Community Preservation budget and to appropriate from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for fiscal year 2017; and further, to reserve for future appropriation for purposes consistent with the Community Preservation Act the amounts as recommended by the Community Preservation Committee for open space, including land for recreational use, historic resources and affordable housing; and further, to appropriate from the Community Preservation Fund a sum of money for payment of debt service on Community Preservation projects previously approved by Town Meeting, all as recommended by the Community Preservation Committee, or take any other action relative thereto.

Article 31 Explanation: The Community Preservation property tax surcharge will raise nearly \$2,000,000 in fiscal year 2017, which is expected to be matched, in part, by the State. By law, a minimum of 10% of Community Preservation funds raised by the surcharge and as matching funds from the state must be spent or set aside for future spending in each of three categories: open space, which recent legislation has defined to include land for recreational use; historic resources; and community housing. The remaining 70% of available funds may be allocated to any one or a combination of the three categories, all as specified in G.L. c.44B, §5(b)(2), as most recently amended.

The administrative expense budget, limited by law to no more than 5% of annual Community Preservation Fund revenues, is estimated to be \$118,000 and is funded from the Community Preservation Fund. Any administrative funds remaining unused at the end of the fiscal year are returned to the Unallocated allocation of the Community Preservation Fund. The administrative expense budget covers the cost of a part-time staff person for the Committee and Committee expenses such as appraisal fees, legal fees, and advertising for public hearings.

The appropriation for debt service includes \$221,505 for Brook School Apartments and \$421,800 for Case Estates.

The Finance Committee unanimously supports adoption of this Article.

**ARTICLE 32: APPROPRIATE FOR LAND FOR RECREATIONAL USE – WALKWAYS ON
BROWN AND WINTER STREETS**

To appropriate a sum of money for land for recreational use under the Community Preservation Program for the construction of walkways on Brown and Winter Streets for recreational purposes, including all related incidental costs; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocation of the Community Preservation Fund; and, further, to authorize the Board of Selectmen to acquire, by purchase, gift or eminent domain, fee or easement interests as may be required to create said walkway or foot path, or take any other action relative thereto.

Article 32 Explanation: Walkways and sidewalks provide safe recreational opportunities and connections to open space, land for recreational use and recreational facilities. Studies have shown that there exists a positive relationship between the existence of walkways and the use of the same for recreational activities as well as the general health benefits of activities such as walking and running. CPA funding in the amount of \$250,000 for the design and construction of approximately one mile of walkway/sidewalk along portions of Brown Street and Winter Street, a priority identified in the Traffic and Sidewalk Committee's 2010 Master Plan, was approved at the May 2013 Annual Town Meeting. Construction bids were solicited in the spring of 2016, and the May 2013 CPA Fund appropriation, in combination with existing Town general funds, proved sufficient to complete a portion of the project (Brown Street from Wellesley to Winter Street) only. This

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request is expected to fund the remaining Brown Street portion of the project (from Winter Street to The Church of Jesus Christ of Latter-day Saints) and the Winter Street portion of the project (from Brown Street to Winter Gardens). This is a multiyear project with CPA funding requests for other priorities identified in the Master Plan expected in subsequent years. The amount to be requested under this article is \$250,000.

The Finance Committee unanimously opposes this Article.

ARTICLE 33: APPROPRIATE FOR LAND FOR RECREATIONAL USE – MERRIAM STREET WALKWAY DESIGN FEES

To appropriate a sum of money for land for recreational use under the Community Preservation Program for the design of a walkway on Merriam Street for recreational purposes, including all related incidental costs; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 33 Explanation: Walkways and sidewalks provide safe recreational opportunities and connections to open space, land for recreational use and recreational facilities. Studies have shown that there exists a positive relationship between the existence of walkways and the use of the same for recreational activities as well as the general health benefits of activities such as walking and running. CPA funds for conceptual design of approximately ½ mile of walkway/sidewalk on Merriam St., a priority identified in the Traffic and Sidewalk Committee’s 2010 Master Plan, were appropriated in December 2014. Funds requested under this article would be spent on the final design of this walkway and would enable a construction funding request based on contractor bids at a subsequent Town Meeting.

This is a multiyear project with CPA funding requests for other priorities identified in the Master Plan expected in subsequent years. The amount to be requested under this article is \$30,000.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 34: APPROPRIATE FOR HISTORIC RESOURCES – WESTON ART AND INNOVATION CENTER DESIGN FEES

To appropriate a sum of money for historic resources purposes under the Community Preservation Program to pay costs of engineering and architectural services for plans, specifications, and other predevelopment expenses for the design and construction of improvements to preserve, rehabilitate and restore the historic Old Library building, located at 356 Boston Post Road, as an Art and Innovation Center, including all related incidental costs; to be spent under the direction of the Town Manager, said sum to be transferred from the Historic Resources allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 32 Explanation: The Weston Art and Innovation Center (“WAIC”) will transform the Old Library into an arts and technology learning center that provides multiple types of hands on instruction for all ages. The WAIC proposal keeps this historic building open to the public and preserves Town ownership. It offers a re-use that is compatible with zoning and bylaws and will not require special permission or variances. It will bring the building up to code, make it handicapped accessible, and satisfy parking requirements for municipal buildings. The proposal has a low impact on abutters, will preserve the architectural integrity of the interior and exterior of the building, and will protect the prior CPA Fund investment in exterior restoration.

The first floor of the building will be used for visual art studio and teaching space. The mezzanine floor above the studio space (the old stacks area) will be an open loft design that preserves the natural light of the building and allows for additional studio space. The reading room will be renovated into a large open space that will host art openings, recitals, lectures, films, and private functions. The lower level will house the Weston Media Center and provide much needed accessible office and studio space.

WAIC operations will be conducted under the direction of experienced library and media staff, and program revenue will cover operating expenses. The proposal has the unanimous support of the Josiah Smith Tavern/Old Library Working Group, the Historical Commission, and the Community Preservation Committee.

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Funds requested under this article will pay for full architectural and engineering services and other predevelopment expenses to enable a construction funding request at a subsequent Town Meeting. The amount to be requested under this article is \$364,000.

The Finance Committee takes no position on this Article.

ARTICLE 35: APPROPRIATE FOR DESIGN OF OLD LIBRARY RENOVATION TO ELDERLY HOUSING APARTMENTS

To appropriate the sum of \$125,000 for the cost of engineering and architectural services for plans and specifications for renovation of the Old Library, located at 356 Boston Post Road, for use as rental housing for the elderly, such funds to be spent under the direction of the Town Manager working with the Permanent Building Committee as provided in Article XXII of the General By-laws, the money so appropriated to be raised by borrowing under the authority of M.G.L. chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds and notes therefor, or take any other action relative thereto.

Article 35 Explanation: The Elderly Housing Committee has prepared schematic designs of different options for expanding the Old Library. This Article would provide funding for design specifications, the next phase of this work. Construction funds will be requested at a subsequent Town Meeting. The estimated design cost is \$125,000, to be funded with General Funds, not CPA funds. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee takes no position on this Article.

ARTICLE 36: APPROPRIATE FOR RENOVATION OF OLD LIBRARY FOR A RESTAURANT, COMMERCIAL SPACE, AND ART GALLERY/EVENT SPACE (SUBMITTED BY PETITION)

To appropriate the sum of \$300,000 for the cost of engineering and architectural services for plans and specifications for renovation of the Old Library, located at 356 Boston Post Road, for a restaurant in the rear section of the main floor, commercial space on the lower floor, and an art gallery/event space in the Reading Room, whether under the Community Preservation Program for purposes of rehabilitation of historic resources or otherwise, such funds to be spent under the direction of the Town Manager working with the Permanent Building Committee as provided in Article XXII of the General By-laws, the money so appropriated to be raised by borrowing under the authority of M.G.L. chapter 44, section 7, M.G.L. chapter 44B, section 11, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds and notes therefor, or take any other action relative thereto.

Article 36 Explanation (provided by the lead petitioner): The "Historic Gateway to Weston" Group has prepared a proposal for the restoration and reuse of the Old Library, with an 80 seat restaurant in the rear (stacks) section, restaurant support and commercial space in the lower level and the reading room repurposed into an art gallery and event space. Costs of operation will be fully self-supported with no need for taxpayer or other subsidy, and there will be a return of money to the Town. Details may be found at www.westongateway.com. This Article will provide funding for design specifications, the next phase of this work. Construction funds will be requested at a subsequent Town Meeting. The estimated design cost is \$300,000, to be funded with General Funds, not CPA funds. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee takes no position on this Article.

ARTICLE 37: APPROPRIATE FOR OPEN SPACE – CHARLES RIVER INVASIVE SPECIES REMOVAL

To appropriate a sum of money for open space purposes under the Community Preservation Program to preserve a section of the Charles River in Weston by removing invasive weeds, including all related incidental costs; to be spent under the direction of the Town Manager, said sum to be transferred from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

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Article 37 Explanation: This project is part of a larger effort to rid the Lakes District of the Charles River of invasive water chestnut. The Massachusetts Department of Conservation and Recreation (DCR) in cooperation with the Cities of Waltham and Newton, the Town of Weston, the Charles River Watershed Association (CRWA), and local residents are in the process of a 3-5 year effort to harvest this weed. Removing the water chestnut along the Weston portion of the Charles River will greatly improve and preserve the health and ecological integrity of the Charles River in this stretch of the river. Numerous residents enjoy canoeing and kayaking this section and in recent years, sections of Weston's Kingsbury Cove have been nearly impassable. This article requests an appropriation of \$10,000 to support paid workers to assist CRWA volunteers so that their efforts are more productive and will pay for hand harvesting to clear isolated plants and shallow areas which cannot be reached by machine. This is the last of three requests for funding for this purpose.

The Finance Committee takes no position on this Article.

ARTICLE 38: APPROPRIATE FOR COMMUNITY HOUSING – REGIONAL HOUSING SERVICES OFFICE & HOUSING STAFF SUPPORT

To appropriate a sum of money for community housing purposes under the Community Preservation Program in order to provide funds needed to participate in a regional housing services office and for staff assistance for the creation, preservation, and support of community housing; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Community Housing allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 38 Explanation: Weston collaborates with the Towns of Acton, Bedford, Burlington, Concord, Lexington, and Sudbury to provide a regional housing services office, which is currently housed in Concord. Professional staff with expertise in affordable housing offer a variety of services related to lottery, monitoring, administration of the subsidized housing inventory, and consultation on specific projects. The amount requested is Weston's share, which represents 6% of the total cost. This request will also fund hours worked by an existing employee on affordable housing-related issues in the amount of 2.5 hours/week. The amount to be requested under this article is \$16,163.

The Finance Committee unanimously supports adoption of this Article.

And you are to serve the warrant by posting four attested copies thereof at the Town Hall, at the Kendal Green Railroad Station, at the Town of Weston Transfer Station and on the kiosk at the front of the Weston High School on Wellesley Street by the gymnasium, seven days at least before the time appointed for said meeting.

Hereof fail not to make due return of this warrant with your doings thereon to the Selectmen at the time and place of said meeting.

Given under our hands April 5, 2016.

Douglas P. Gillespie
Michael H. Harrity
Christopher E. Houston
Selectmen of the Town of Weston