

# WESTON CONSERVATION COMMISSION

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## MEMORANDUM

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**TO:** ADRIENNE GISKE, FRIENDS OF THE JOSIAH SMITH TAVERN  
**FROM:** MICHELE GRZENDA, WESTON CONSERVATION ADMINISTRATOR  
**SUBJECT:** REVIEW OF THE TAVERN IN THE TAVERN, 358 BOSTON POST ROAD  
**DATE:** JANUARY 11, 2017

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On January 10, 2017, The Conservation Commission reviewed the diagrammatic design plans entitled "Josiah Smith Tavern, Weston, MA"; sheets D2, D3, RD1, D2b.

Specifically, the project will involve the following construction activities within the 100-foot buffer zone to wetland resource areas protectable under the Massachusetts Wetlands Protection Act (WPA):

- small addition onto the back of the Josiah Smith Tavern,
- service drive and loading dock to the rear of the building,
- New parking facility and portions of the stormwater management system, and
- Portions of the septic system components.

### Wetland Resource Areas

The above referenced activities would occur within the buffer zone of two wetland resource areas located between the building and Route 20. The wetland lines were previously approved when the Conservation Commission issued an Order of Conditions (OOC) in 2009 (DEP File #337-1023). However, due to the time that has passed, a new wetland delineation and OOC will be necessary.

### Conservation Commission Process

A Notice of Intent will need to be filed with the WCC once the design/engineering plans show details of the proposed addition, grading, septic system, parking lot, stormwater management systems and limit of work. It is the hope of the Conservation Commission that all of this work can occur with no alteration to wetland resource areas and outside Weston's 25-foot No Disturb Zone.

The Conservation Commission looks forward to working with the Friends of the Josiah Smith Tavern to review the above mentioned project as it relates to the WPA.



## TOWN OF WESTON

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781-786-5066  
HISTORICAL COMMISSION

Tracey Lembo  
Community Preservation Coordinator  
Weston, MA 02493

March 3, 2017

Dear Tracey,

Please let the Community Preservation Committee know that the Weston Historical Commission supports the application by the Friends of the JST to use \$630,000 of CPA Historic Resources for design documents. The goals of this design project are to preserve and restore the building, to bring it up to current health and safety codes, and to plan for a restaurant shell as well as non-profit and community space. We met with Adrienne Giske on both February 7<sup>th</sup> and February 28<sup>th</sup> to discuss the project, and on the latter date, we unanimously voted to back the application.

This proposal will comply with historic preservation goals and requirements, including restrictions that Historic New England has on the property. We are eager to see this project succeed so the JST can become functional, occupied, vitally restored, and preserved in a way that benefits the Town as a whole.

Sincerely Yours,

Phyllis Halpern, Co-Chair



# TOWN OF WESTON

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PLANNING BOARD  
P.O. BOX 378  
WESTON, MA 02493

TEL: 781-786-5065  
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## MEMORANDUM

**DATE:** February 15, 2016  
**TO:** Friends of the Josiah Smith Tavern  
**FROM:** Planning Board  
**RE:** Josiah Smith Tavern - Preliminary Review

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The Weston Planning Board has reviewed the preliminary conceptual design for the Josiah Smith Tavern and wishes to offer the following comments.

The project proposes site and building alterations that will help to zoning code compliance, notably parking.. The proposed Use is allowed in the locus Zoning District and can be permitted through the process listed for Zoning Bylaw, specifically, Site Plan Approval and a Special Permit.

Since the project will be a major piece of the Town Center, the Planning Board hopes that the development of the JST reuse will be coordinated with the ongoing Town Center Master Plan.

The PB also notes that there will be other approvals necessary, including, but not limited to, the Weston Conservation Commission, the Board of Health, the Historical Commission and the Weston Department of Public Works.”