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# WARRANT FOR SPECIAL TOWN MEETING March 18, 2019



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 Senior High School at 444 Wellesley Street in said Town on Monday, the eighteenth day of March 2019, at 7:00 o'clock p.m., to act upon the following articles:

## **ARTICLE 1: APPROPRIATE FOR TOWN CENTER IMPROVEMENTS – MASTER PLAN**

To acquire by purchase, gift or eminent domain, permanent or temporary easements in, on and under portions of certain parcels of land for the Town Center improvements project, generally located along Boston Post Road between Linwood Avenue and School Street, along Church Street between Boston Post Road and Town House Road, and along Town House Road, and further to appropriate an additional sum of money for such purposes and to pay construction costs for physical improvements to the Town Center, generally located as described above, including reconstruction and repaving of the roadway and improvements required for handicapped accessibility as well as improvements to streetscape design matters such as reduction of pavement, increased green space, improved pedestrian safety and aesthetics, and more organized parking, and all other incidental and related costs; 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; provided that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder accordance with M.G.L. Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and, further, authorize the Board of Selectmen to execute documents, enter into agreements and take any and all actions needed to effectuate the vote taken hereunder, or take any other action relative thereto.

*Article 1 Explanation: The Board of Selectmen, working with the Town Center Planning Committee, is proposing to construct physical improvements to Weston's Town Center consistent with the urban design masterplan, including those to address level-service improvement and new streetscape design, lighting, paving, pedestrian safety, traffic, and parking. The level-service improvements will better the quality of the roadway surface and enhance drainage and pedestrian and vehicular safety. The urban design elements will create historically sensitive public spaces that: are contextual to the existing street scale; enhance public safety; improve the economic viability of local businesses; and make the Town Center more robust and a desirable destination for Weston citizens. The improvements being proposed under this article include, but are not limited to: reconstruction and repaving of the roadway, drainage enhancements, enhancements to handicapped accessibility, upgrades to sidewalks and streetscape elements, such as reduction of pavement, increased green and open space, improved pedestrian safety, better organized parking and streetscape aesthetics that compliment Weston's Town Center village character. The project has been rebid and cost estimates will be available prior to Town Meeting. Where borrowing is intended as the funding source, a two-thirds vote of Town Meeting is required for approval of this article.*

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**ARTICLE 2: APPROPRIATE FOR TOWN CENTER IMPROVEMENTS – BURY UTILITIES & ACQUIRE EASEMENTS**

To acquire by purchase, gift or eminent domain, permanent or temporary easements in, on and under portions of certain parcels of land for the Town Center improvements project, generally located along Boston Post Road between Linwood Avenue and School Street, along Church Street between Boston Post Road and Town House Road, and along Town House Road, to enable the Town to bury the utility wires and other infrastructure, and specifically for the purpose of installing, laying, burying, operating, maintaining, repairing, replacing, relocating and abandoning in place utilities, including without limitation, conduits, lines and wires and all appurtenances related thereto, and for the construction and reconstruction of driveways, sidewalks and stairs, paving, curbing, grading, erosion control, landscaping, slopes of excavation and/or embankment, tree protection, tree and shrub removal, fence replacement and sign relocation and other related purposes, which parcels are listed on a sheet entitled "Easement Plan of Land " and approximately shown on plans entitled "Weston Town Center Improvement Project," dated February 19, 2019, prepared by Nitsch Engineering, as said plans may be amended from time to time, which sheet and plans are on file with the Town Clerk, and land within 100 feet of said parcels; to transfer the care, custody, and control of a portion or portions of the Town-owned property or properties shown on the aforesaid plans from the board or officer having custody for the purposes for which such properties are currently held to the Board of Selectmen for such purposes and for the purposes outlined herein; and, further, to appropriate an additional sum of money to bury the utility wires and other infrastructure, and all other incidental and related costs, 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; provided that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved hereunder in accordance with M.G.L. Chapter 44, Section 20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount; and, further, to authorize the Board of Selectmen to execute documents, enter into agreements and take any and all actions needed to effectuate the vote taken hereunder, or take any other action relative thereto.

*Article 2 Explanation: If Article 1 is approved, a motion will be made under this Article to appropriate the funds needed to place all utilities, currently located on utility poles, underground. The design work contemplated under this article would fully coordinate with the level-service and master plan design elements referenced in Article 1, and be undertaken simultaneously. As indicated, the project has been rebid and cost estimates will be available prior to Town Meeting. A two-thirds vote of Town Meeting is required for approval of this article.*

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And you are to serve the warrant by posting attested copies thereof at the Town Hall, the Police Station, the Public Library, the Transfer Station and on the kiosk at the front of the Weston High School on Wellesley Street by the gymnasium, fourteen 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 February 12, 2019.

Harvey R. Boshart  
Douglas P. Gillespie  
Christopher E. Houston  
Selectmen of the Town of Weston

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**LAST DAY TO REGISTER TO VOTE FOR TOWN MEETING IS MARCH 8<sup>TH</sup>.**

Register online or in person (in the Town Clerk's Office at Town Hall). Voters must be registered in Weston. See [www.weston.org/Voting](http://www.weston.org/Voting) for additional information.