

Weston Finance Committee

Meeting Minutes

March 24, 2022

A meeting of the Finance Committee of the Town of Weston, which was duly called and posted in compliance with the laws of the Commonwealth of Massachusetts, was held on Thursday, March 24, 2022, via a Zoom video conference. It was broadcast live and recorded by Weston Media Center. There being a quorum present, the meeting was called to order at 7:03pm.

Present for the meeting were:

Finance Committee: Lisa Reitano (Chair), Jonathan Harris, James Jarrett, John McDonald, Karen Meslin, John Sallay, Latha Seshadri, and Bharath Venkataraman

Also Present: Leon Gaumond (Town Manager), Susan Kelley (Finance Director)

John Sallay was appointed to serve as Secretary pro-tempore and charged with keeping the minutes of the meeting. The Zoom video conference meeting was recorded by Alanna Muldoon (Weston Media Center) and will be available on-line.

1. Minutes – The minutes of the March 17, 2022 meeting were approved 7-0, with one abstention due to absence from that meeting.
2. Resident Comments – There were no resident comments.
3. Process Update – Lisa Reitano provided a process update on the preparation of the Annual Town Meeting warrant. The Town Manager and Select Board have not finished the warrant, but will soon, so the draft that will be discussed (and portions voted) tonight is provisional. The Community Preservation Committee did not approve the warrants related to the Memorial Pool or Brook School Apartments expansion, so those articles have been removed. The CPC also did not approve the warrant related to Pickle Ball courts, so that article is being proposed with funding from the General Fund budget.
4. Warrant Articles – Following a series of brief discussions, the Finance Committee members present voted as follows (using the provisional warrant article numbers in the latest draft, as of this meeting):
 - a. Article 3, Community Housing – Voted 8-0 to support.
 - b. Article 4, OPEB Funding – Voted 7-1 to support.
 - c. Article 21, Case Park – Voted 7-0 to support, with one abstention.
 - d. Article 23, Historical Preservation 669 Boston Post Road – Had been previously voted, and the consensus was not to revisit this issue.
 - e. Article 27, Government Study – Voted 8-0 to oppose.
 - f. Article 28, Highland Street Intersection – Had been previously voted, and the consensus was not to revisit this issue.

- g. Article 30, Water Tank – After some discussion of the financial impact on resident water bills, voted 8-0 to support.
 - h. Article 31, Zoning Bylaw Amendment (related to water tank height) – Voted 8-0 to take no position.
 - i. Article 32, Sustainable Tree Bylaw Amendment – Voted 7-1 to take no position.
5. Proposed FY2023 Budget (Article 2) – After some discussion, those present voted 5-3 to support the proposed FY2023 town budget.
6. Finance Committee 2022 Report – Lisa Reitano, Jonathan Harris, and Bharath Venkataraman had prepared a draft report based on the Finance Committee 2021 report. The Finance Committee members present discussed the report conceptually, but did not address specific wording, and agreed that anyone with specific comments or suggestions should email them to Lisa Reitano for consideration. Those present voted 6-0 with 2 abstentions to approve and delegate completion of the report to the three members who have been working on it.

A motion to adjourn was made, duly seconded, and the meeting was adjourned at 8:50 pm.

Respectfully submitted,

John M. Sallay

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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 at the Town Hall at 11 Town House Road in said Town, on Saturday, the seventh day of May, 2022, to act on Article 1 of this warrant for which polls will be open from 8:00 a.m. until 6:00 p.m.; and to meet at the High School Auditorium 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, 2022 at 7:00 p.m. (with a possible second night on May 11, 2022 and a possible third night on May 16, 2022 at 7:00 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

Table with 2 columns: Position and Term. Positions include Moderator, Select Board Member, Assessor, School Committee, Recreation Commission, Planning Board, Library Trustees, Board of Health, Trust Funds, and Measurers of Lumber.

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

BALLOT QUESTION NO. 1: PROPOSITION 2 1/2 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) Rte. 20/Highland Street Intersection Improvements; (3) Bogle Brook Culvert Replacement; (4) Snow removal equipment for the School Department; (5) Air Supply Vehicle Replacement for the Fire Department; and (6) Information Technology Update Phase II for the Town and School Departments?

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 in part for projects to be considered at the 2022 Annual Town Meeting:

Projects to be considered by 2022 Annual Town Meeting:

Table with 2 columns: Project description and Amount. Projects include DPW-Drainage Improvements, Rte. 20/Highland Street Intersection Improvements, Bogle Brook Culvert Replacement, Snow Removal Equipment, Air Supply Vehicle Replacement, and Information Technology Update Phase II.

Total \$2,170,800

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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 the projects to be considered at 2021 Annual Town Meeting is estimated to be \$53,790 in fiscal year 2023, \$224,240 in fiscal year 2024, 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 2023 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, 2022; or take any other action relative thereto.

Article 2 Explanation: The recommended fiscal year 2023 operating budget can be found in the Warrant Book. 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	345,000
3. Cemetery Trust Fund	20,000
4. Josiah Smith Tavern Trust Fund	12,000
5. Debt Exclusion Premium Reserve	89,311
Total	\$2,566,311

The Finance Committee voted xxx this article.

CONSENT AGENDA Articles 3-21

ARTICLE 3: APPROPRIATE FOR COMMUNITY HOUSING

To transfer from the Community Preservation Fund to reserve for future appropriation additional sums of money for the acquisition, creation, preservation and support of community housing, as recommended by the Community Preservation Committee, and as funding therefor, to appropriate said sums from Community Preservation Fund Fiscal Year 2022 annual revenues, or take any other action relative thereto.

Article 3 Explanation: The Community Preservation Act requires that 10% of revenues be set aside annually for Community Housing. At the time of the 2022 Annual Town Meeting, for purposes of annual allocations, we projected a state match of \$786k. We actually received a state match of over \$1 million. The amount that was set aside at Annual Town Meeting for Community Housing is insufficient and must be increased to comply with the Community Preservation Act. An additional amount of \$55,000 for community housing will be requested.

The Finance Committee voted xxx this article.

ARTICLE 4: 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 4 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 \$53 million. Currently, the Town has an approximate market value of \$29.6 million in this Trust Fund as of 6/30/2021. We are 35.6% funded as of June 30, 2021. The amount expected under this vote is \$2,167,262.

The Finance Committee voted XXXX this article.

ARTICLE 5: ACCEPT CHAPTER 90 ROAD IMPROVEMENT FUNDS

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To authorize the Select Board 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, 2022 provided or to be provided by the Commonwealth of Massachusetts through the Massachusetts Department of Transportation; or take any other action relative thereto.

Article 5 Explanation: Massachusetts 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 2023, the Town is expected to receive close to \$500,000 pending final state numbers.

The Finance Committee voted unanimously to support this article.

ARTICLE 6: APPROVE PROPERTY TAX DEFERRAL INCOME LIMITS

To establish Fiscal Year 2023 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 6 Explanation: Several years ago, Weston obtained special legislation to change the eligibility criteria for the property tax deferral program, allowing the Select Board to set the interest rate for residents over 60 who defer their property taxes. For Fiscal Year 2023, the rate remains set at 4%. This legislation also allows the Select Board, with Town Meeting approval, to establish the income eligibility limit for this program each year. The Select Board is recommending that the income limit be increased to \$96,650 for fiscal year 2023, which is the limit for a two-person household at 100% of the area median income and is also the limit for moderate income housing funded by the Community Preservation Act. Ratification of this amount is required by Town Meeting.

The Finance Committee voted unanimously to support this article.

ARTICLE 7: APPROPRIATE FISCAL YEAR 2023 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 2023, under the provisions of M.G.L. Chapter 44, section 53F½:

	<u>Expended FY20</u>	<u>Expended FY21</u>	<u>Appropriated FY22</u>	<u>Recommended FY23</u>
Salaries	\$311,086	\$317,429	\$322,019	\$340,300
Expenses	190,083	258,708	255,850	265,850
MWRA Assessment/Water Purchases	2,419,299	2,400,081	2,856,200	2,446,100
Debt Service (non-exempt)	552,406	617,076	671,442	701,512
Capital Outlay+	95,897	59,249	65,000	65,000
Total	\$3,586,751	\$3,652,544	\$4,170,511	\$3,818,762

Or take any other action relative thereto.

Article 7 Explanation: Debt service includes amounts for previously approved projects and the water main rehabilitation project to be considered under Article 8. The operating expenses for the Water Division are entirely funded by water fee revenue.

The Finance Committee voted unanimously to support this article.

ARTICLE 8: 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 and related costs, to be spent under the direction of the Town Manager, the

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money so appropriated to be raised by borrowing under the authority of G.L. c.44, §8, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 8 Explanation: This request is part of an ongoing program to replace old cast iron and asbestos transite cement water mains. This material is no longer used to construct water mains. This appropriation is to replace roughly 2300 linear feet of transite water main on Loring Rd. that was installed in 1936 and remove 350 linear feet of 6 inch CLDI (cement lined ductile iron pipe) from the system and connect those services to a new 12 inch CLDI main on the street. The design for this project will be completed by the DPW's engineering division. The amount to be requested under this article is \$678,000, to be funded by borrowing. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to support this article.

ARTICLE 9: APPROPRIATE FISCAL YEAR 2023 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 2023, under the provisions of M.G.L. Chapter 44, section 53F½:

	Expended FY20	Expended FY21	Appropriated FY22	Recommended FY23
Salaries	\$1,055,995	\$819,615	\$1,239,097	\$1,377,215
Expenses	364,137	229,843	482,405	491,655
Community Center	40,910	53,193	76,550	96,375
Capital Outlay+	-	-	-	-
Total	\$1,461,043	\$1,102,651	\$1,969,044	\$1,965,245

Or take any other action relative thereto.

Article 9 Explanation: Program fees cover approximately 70% of the salaries and expenses for this department; the remaining 30% is funded by property taxes. This is changed from FY22 which led the Town to cover 40% of recreation operations through property tax contributions due to concerns about the COVID-19 pandemic and its effect on recreation revenues. In addition, there will be a contribution of \$47,403 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 voted unanimously to support this article.

ARTICLE 10: APPROPRIATE FISCAL YEAR 2023 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 2023, under the provisions of Chapter 76 of the Acts of 2009 and M.G.L. Chapter 44, section 53F½:

	Expended FY20	Expended FY21	Appropriated FY22	Recommended FY23
Salaries	\$184,725	\$178,391	\$197,755	\$204,121
Expenses	298,642	300,504	392,250	413,933
Payments in Lieu of Taxes	24,548	25,162	25,791	26,436
Debt Service	256,568	247,873	239,354	231,399
Repairs & Replacements+	69,408	129,112	185,290	196,407
Capital Improvements+	71,915	49,161	100,000	100,000
Total	\$905,806	\$930,202	\$1,140,440	\$1,172,296

Or take any other action relative thereto.

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Article 10 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 voted unanimously to support this article.

ARTICLE 11: APPROPRIATE FISCAL YEAR 2023 PUBLIC ACCESS OPERATIONS

To see if the Town will transfer from the PEG and Cable Related Fund a sum of money as a grant to Weston Media, Inc. for Cable Access and PEG purposes for FY2023, and to authorize the Town Manager to enter into a grant agreement with Weston Media, Inc. upon such terms and conditions as the Town Manager deems appropriate, or take any other action relative thereto.

Article 11 Explanation: The Commonwealth established rules governing the method by which cable franchise fees are used to support public access operations in the state. This article follows guidance from the Commonwealth by accepting a provision of the law designed for this purpose and transfers to the account franchise fees collected by the Town and intended for public access operations.

The Finance Committee voted unanimously to support this article.

ARTICLE 12: APPROPRIATE FOR DRAINAGE IMPROVEMENTS

To appropriate a sum of money for the construction or reconstruction of surface drains and all incidental and related costs, including the acquisition by gift, purchase and/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 G.L. c.44, §7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 12 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, but are not limited to locations on Glen Rd., Rolling Lane, and Ash 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. The amount to be requested under this article is \$450,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to support this article.

ARTICLE 13: APPROPRIATE FOR CULVERT REPLACEMENT (BOGLE BROOK AT SHERBURN CIRCLE)

To appropriate a sum of money for the replacement of the Bogle Brook Culvert at Sherburn Circle, including all incidental and related expenses, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of G.L. c.44, §7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 13 Explanation: The existing box culvert on Bogle Brook at Sherburn Circle is becoming undermined resulting in partial failure of the road surface above. Repairs have been done on two occasions in recent years, however this 60+ year old culvert is considered to be beyond repair and is now recommended for replacement. Construction funds are proposed for replacement of this culvert and is estimated to cost \$480,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to support this article.

ARTICLE 14: APPROPRIATE FOR SNOW REMOVAL EQUIPMENT

To appropriate a sum of money for the purchase and equipping of a piece of snow removal equipment, including all incidental and related expenses, to be spent under the direction of the Town Manager, the money so appropriated to be

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raised by borrowing under the authority of G.L. c.44, §7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 14 Explanation: The School Department is seeking funding for a piece of Equipment for Snow Removal and small grounds projects. Currently they use a 20-year-old Bobcat to remove snow within the school grounds and have utilized outside vendor equipment to supplement for large storms. This machine would also replace the current Bobcat and the need to seek out outside vendors. The current design of parking areas have cells and requires snow to be pushed in multiple locations to clear. This machine will have the ability to clear and remove piles at all the corners and intersections within the school campuses. This request includes a snow bucket and snow pusher to further enhance the use of the equipment for snow plowing in addition to removal. The amount to be requested under this article is \$115,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to support this article.

ARTICLE 15: APPROPRIATE FOR AIR SUPPLY EMERGENCY RESPONSE VEHICLE

To appropriate a sum of money for the purchase and equipping of an Air Supply Emergency Response Vehicle, including all incidental and related expenses, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of G.L. c.44, §7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 15 Explanation: The Fire Department seeks replacement of a 27-year-old Air Supply Emergency Response Vehicle which has reached the end of its life. The amount to be requested under this article is \$360,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to support this article.

ARTICLE 16: APPROPRIATE FOR NETWORK IMPROVEMENTS

To appropriate a sum of money for updates to and replacements of Town and School information systems and communication infrastructure equipment, including all incidental and related expenses, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of G.L. c. 44,§7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 16 Explanation: The Town and Schools share a data and communications infrastructure that needs updating. Our current infrastructure has served the town very well, but the demands have never been greater. This phase of the network improvement project will be addressing a number of smaller targeted needs including updated copper network cabling, replacement/upgrades of components of our network/wireless infrastructure, two server infrastructure hosts, security surveillance & related devices, addition of radio channel bandwidth in the school campus, and school building PA updates. The amount to be requested under this article is \$387,400. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to support this article.

ARTICLE 17: TELECOMMUNICATIONS LEASE – WESTON POLICE DEPARTMENT (180 Boston Post Road)

To see if the Town will vote to transfer the care, custody, management and control of the property described below, currently held by the Select Board for police purposes, to the Select Board for police purposes and also for the purpose of leasing for telecommunications purposes; and to authorize the Select Board to enter into such a lease or leases for telecommunications purposes for all or a portion of the property located off of the Boston Post Road By-Pass containing the Weston Police Station, as shown on Assessors Map 27 as Parcel 75-10, upon such terms and conditions as the Select Board determines to be in the best interest of the Town, such lease or leases to exceed three years; and to authorize the Select Board to grant such non-exclusive access and utility easements as the Select Board deems necessary and appropriate; and to further authorize the Select Board to enter into such agreements and execute such instruments as may be necessary to effectuate the purposes of this article; or take any other action relative thereto.

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Article 17 Explanation: There is an existing cell tower at the Police Station located at 180 Boston Post Road. The existing lease expires July 2023. The current tenant is seeking to extend the ground lease for additional years however the previous procurement did not contemplate such an extension. The intent of this article would be to allow the police station property to also be used for telecommunications leasing purposes. Article 16, as contained in the May 2003 Annual Town Meeting Warrant, reference a change in the Town's Zoning By-Law relative to the Personal Wireless Services Overlay District however this article did not address the leasing of the site at the police station for telecommunications purposes. Since this article contemplates a transfer of the property based upon the purpose for which it is currently held, a two-thirds majority vote would be required for passage pursuant to G.L. c. 40, sec. 15A.

The Finance Committee voted unanimously to support this article.

ARTICLE 18: MINISTERIAL AMENDMENTS TO THE TOWN BYLAWS

To see if the Town will vote to amend the Town Bylaws to make ministerial and clerical amendments and grammatical corrections thereto, and further to correct any citations which may have been changed from time to time, a complete copy of which has been placed on file with the Town Clerk and is available for viewing on the Town's website at: [REDACTED], such amendments to take effect upon their adoption by the voters of Weston, or take any other action relative thereto.

Article 18 Explanation: This article authorizes changes only of a ministerial, clerical, and grammatical nature to the Town Bylaws. Over the years through amendment, formatting has become inconsistent and legal citations may have changed. These ministerial changes seek to correct these unintentional errors. The changes can be viewed online and at the Town Clerk's Office. A majority vote of Town Meeting is required for approval of this article.

The Finance Committee voted to take no position on this article.

ARTICLE 19: APPROPRIATE FOR FISCAL YEAR 2023 COMMUNITY PRESERVATION COMMITTEE OPERATING BUDGET

To hear and act on the report of the Community Preservation Committee on the Fiscal Year 2023 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 2023; 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 community 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 19 Explanation: The Community Preservation property tax surcharge will raise more than \$2,400,000 in fiscal year 2023, 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, including 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 \$160,000 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 \$5,060 for Brook School Apartments, \$351,488 for the Weston Art and Innovation Center, \$319,816 for Case Estates, \$187,025 for 500 Wellesley St., and \$559,450 for the Josiah Smith Tavern.

The Finance Committee voted unanimously to support this article.

ARTICLE 20: APPROPRIATE FOR COMMUNITY HOUSING – REGIONAL HOUSING SERVICES OFFICE & HOUSING TRUST STAFF SUPPORT

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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 all community housing activities authorized by G.L. c.44B, §5(b)(2), as most recently amended; 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 20 Explanation: Weston collaborates with the Towns of Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, and Wayland to provide a regional housing services office (“RHSO”). 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. In addition, staff support is provided through the RHSO for the Weston Affordable Housing Trust. The amount to be requested under this article is \$39,000.

The Finance Committee voted unanimously to support this article.

ARTICLE 21: APPROPRIATE FOR OPEN SPACE – CASE PARK RESTORATION AND REHABILITATION, PHASE 2

To appropriate a sum of money for open space purposes under the Community Preservation Program for Phase 2 of the Case Park Restoration and Rehabilitation Project, as further described in a document on file with the Town Clerk and posted to the Town’s website at _____, 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 21 Explanation: This project is a continuation of CPC’s Case Park Restoration and Rehabilitation Project Phase 1, FY19, which focused on the ~0.4 acre southern tip of Case Park between Wellesley and School Streets. Phase 2 proposes to design and install new landscaping on ~0.4 acre along School St. (see map), with the aim of increasing community use through improved visual appeal and functionality (seating), and operating as a teaching resource with examples and information about attractive, low-maintenance, primarily native plantings that provide significant environmental benefits to pollinating insects and birds. The amount to be requested under this article is \$42,000.

The Finance Committee voted XXX this article.

COMMUNITY PRESERVATION ACT Articles 22-24

ARTICLE 22: APPROPRIATE FOR COMMUNITY HOUSING – MERRIAM VILLAGE BUILDING PRESERVATION AND ENVELOPE REPLACEMENT PROJECT

To appropriate a sum of money for community housing purposes under the Community Preservation Program as a grant to Weston Community Housing for the support and preservation of community housing at Merriam Village, 23 Village Rd, Weston, to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Community Housing allocations of the Community Preservation Fund; or take any other action relative thereto.

Article 22 Explanation: Weston Community Housing is a non-profit organization doing business and commonly known as Merriam Village, the second largest affordable elderly housing community in Weston, and the largest contributor to the Town’s affordable housing inventory, contributing 62 units out of Weston’s 149 according to Weston’s Housing Production Plan. This project seeks funding of \$195,000 to remove the existing shingles, remove the old building wrap and nails, wrap all the buildings in a modern vapor barrier, and install fiber cement shingles. This work should not change the current building aesthetics but will preserve these important town assets by modernizing the vapor barrier used to assure water tightness and replacing the end-of-life siding, thereby preserving the structural integrity of the housing.

The Finance Committee voted unanimously to support this article.

ARTICLE 23: APPROPRIATE FOR HISTORICAL PRESERVATION – 669 BOSTON POST ROAD

To appropriate a sum of money for historical preservation under the Community Preservation Program for the acquisition by gift, purchase or eminent domain of a Historic Preservation Deed Restriction for the property located at 669 Boston

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Post Road, including all related incidental costs; and to authorize the Select Board to acquire said restriction; funds 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 23 Explanation: The Historic Commission has classified the property at 669 Boston Post Road as 'Preferably Preserved' and has imposed a demolition delay, which expires in June 2022. A community group was established to explore alternatives to demolition and are proposing a Historic Preservation Deed Restriction to be placed upon the property. The Historical Commission is working to determine the fair amount for the deed restriction and the current amount to be requested under this article is \$306,000.

The Finance Committee voted by majority to take no position on this article.

ARTICLE 24: APPROPRIATE FOR AFFORDABLE HOUSING – AFFORDABLE HOMEOWNERSHIP OPPORTUNITY FUNDS (AHOP)

To appropriate a sum of money for community housing purposes under the Community Preservation Program as a grant to the Weston Affordable Housing Trust in order to pay costs of identifying, evaluating and acquiring real property suitable for the creation of affordable homeownership units in the Town of Weston, to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocations of the Community Preservation Fund; or take any other action relative thereto.

Article 24 Explanation: The Weston Affordable Housing Trust (WAHT) requests \$1,000,000 in CPA funds to be used to identify, evaluate feasibility, and if feasible, to acquire real property suitable for the creation of affordable home ownership units in the Town of Weston. These funds would be added to the existing CPA funds that were originally allocated at 2017 Town Meeting. The WAHT will continue to work to identify potential properties, conduct due diligence and feasibility on site, and if deemed suitable, to then negotiate for the purchase of the property for purposes of creating an affordable home ownership development. The WAHT anticipates utilizing a process similar to that used for the property located at 0 Wellesley; once a site has been identified and acquired, a request for proposal (RFP) will be issued seeking a developer to develop the property for affordable home ownership units. The goal will be for 100% of units to be affordable. The RFP will also set out certain development/design constraints intended to ensure the project is a community supported development and is in keeping with the neighborhood context. The WAHT has utilized \$451,053.50 of the original allocation to support the disposition and development of the 0 Wellesley Street parcel, which is currently in process with Habitat for Humanity seeking a comprehensive permit to construct 6 affordable homeownership units on the site. The WAHT anticipates spending additional funds from the current AHOP account for legal and other expenses related to the eventual sale of the 0 Wellesley Street parcel to Habitat for Humanity.

The Finance Committee voted unanimously to oppose this article.

ARTICLE 25: SEPTIC REPAIR PROGRAM

To see if the Town will vote to raise and appropriate, transfer from available funds in the Treasury, if any, or borrow a sum of money for purposes of financing the following projects: sewer connection, repair, replacement and/or upgrade of septic systems, pursuant to agreements with the Board of Health and residential property owners, including without limitation all costs thereof as defined in Section 1 of Chapter 29C of the General Laws; and to meet this appropriation the Treasurer with the approval of the Board of Selectmen be authorized to borrow said sum and issue bonds or notes therefor under Chapter 44 of the General Laws and/or Chapter 29C of the General Laws; that the Treasurer with the approval of the Board of Selectmen be authorized to borrow all or a portion of such amount from the Massachusetts Water Pollution Abatement Trust established pursuant to Chapter 29C and in connection therewith to enter into a loan agreement and/or security agreement with the Trust and otherwise to contract with the Trust and the Department of Environmental Protection with respect to such loan and for any federal or state aid available for the project or for the financing thereof; and that the Board of Selectmen or other appropriate local body or official is authorized to enter into a project regulatory agreement with the Department of Environmental Protection, to expend all funds available for the project and to take any other action necessary to carry out the project, or take any other action relative thereto.

Article 25 Explanation: This article authorizes the Board of Health to participate in the Community Septic Management Program offered by the Commonwealth of Massachusetts. This article will authorize the Town of Weston to borrow loan funds to assist needy homeowners to make improvements to their septic systems as needed and to allow the Town to

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charge the cost of this program to the participating homeowners through a betterment process. A majority vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to oppose this article.

ARTICLE 26: CHANGE STRUCTURE OF THE SELECT BOARD (as supplied by petitioners)

To authorize the Town of Weston Select Board to petition the General Court for an Act authorizing the Town of Weston to increase membership on the Select Board from three (3) members to five (5) members at the first annual election held at least 60 days following approval of the Special Act authorized hereunder and, further, that the General Court may make changes of form only to such bill without approval of the Select Board, and, further, to authorize the Select Board to approve such requested revisions as may be within the public purposes of this petition.

Article 26 Explanation: Weston's three-member Select Board represents the executive branch of our Town Government. The Board acts as the Town's primary policy-making body for a wide variety of issues affecting service delivery, finance, and development, as well as managing the operating budget. In short, the Board has overall responsibility for the general operations of Weston's Town Government. Increasing Board membership from three to five members will bring us into line with a number that is more consistent with Towns in the greater Boston Area, including Concord, Wayland, Sudbury, Wellesley, Carlisle, and Lexington. These towns all have five-member Boards. There are several benefits that would accrue by moving to a five-member Board. It would increase representation for the Town electorate, which has grown significantly since the three-member Board was formed. It would improve Town government by having more brain power and life experience to help with problem solving in an increasingly complex governmental and regulatory environment. It would reduce the risk of violating the State of Massachusetts open meeting by-laws, when, as is the case now, any two members get together to discuss town matters. Finally, it allows for sharing of the workload. (Article and explanation as provided by citizen petition).

The Finance Committee voted to take no position on this article.

ARTICLE 27: APPROPRIATE FOR GOVERNMENT STUDY COMMITTEE

To appropriate a sum of money to pay costs to study the current governmental structure and organization of the Town of Weston and to make recommendations to the Select Board, including all related as well as incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised, transferred from available funds, including free cash, or take any other action relative thereto.

Article 27 Explanation: This article is sponsored by the Select Board in response to the Citizen's Petition to change the makeup of the Select Board. The Select Board agrees that it is time for the Town to look at the governmental structure for the Town of Weston however they argue that this exercise should not be taken piecemeal. The Select Board is proposing to fund the cost of a consultant, estimated to be around \$60,000, to look at the current governmental structure and suggest recommendations to the Town to propose at a future Town Meeting. A majority vote of Town Meeting is required for approval of this article.

The Finance Committee voted XXXX this article.

ARTICLE 28: APPROPRIATE FOR STUDY AND DESIGN FOR INTERSECTION IMPROVEMENTS (ROUTE 20 & HIGHLAND STREET)

To appropriate a sum of money for design and engineering services for the eventual reconstruction of the intersection of Route 20 and Highland Street, including all incidental and related expenses, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of G.L. c.44, §7, or any other enabling authority, and further that any premium received upon the sales of any bonds or notes approved by this vote, less any premium, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; and further, that any premium received upon the sale of any bonds or notes approved by this vote, less any premium or take any other action relative thereto.

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Article 28 Explanation: The project scope includes planning & engineering services involved in the design of intersection improvements and potential traffic controls/signals for the intersection of Boston Post Road By-Pass (Route 20), Highland Street and Boston Post Road. The project goals will include reconstructing said intersection which will simplify turning movements and reduce driver confusion and accidents. This request is for funds for design, permitting and construction phase services. Ultimately this project may be submitted to MassDOT for their review and possible inclusion on the Transportation Improvement Plan (TIP). The cost of this project is expected to be \$413,400. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee voted by majority vote to support this article.

ARTICLE 29: APPROPRIATE FOR PICKLEBALL COURT 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 new Pickleball courts, including all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised, transferred from available funds, including free cash; or take any other action relative thereto.

Article 29 Explanation: This article proposes funding for the planning and design of six pickleball courts. The design and construction of pickleball courts was identified as a high-priority project in the Recreation Master Plan Steering Committee's (RMPSC) new 10-year Master Plan, which was unanimously adopted in 2020. Strong demand for temporary pickleball courts on existing tennis courts reinforced this need. The RMPSC is a standing committee charged by the Select Board with updating and publishing a new Master Plan every ten years. This committee includes elected representatives from the Recreation Commission and the School Committee, as well as youth sports representatives, town and school staff and At-Large members appointed by the Select Board. Weston residents will have the opportunity to evaluate the design and potential costs of this project before construction funds are requested. The current Master Plan can be found here: www.westonma.gov/RecMasterPlan. The amount to be requested under this article is \$85,000. A majority vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to oppose this article.

ARTICLE 30 APPROPRIATE FOR WATER TANK REPLACEMENT

To appropriate a sum of money to pay costs of locating, designing and constructing of water storage tanks, and all 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 G.L. c.44, §8, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 30 Explanation: At the request of the Select Board, a water system master plan was recently completed for the Town by Wright-Pierce. As a result of that engineering study, it was determined and recommended that the water system hydraulic operating conditions be altered. The alterations proposed are targeted towards elimination of a significant storage deficit that prevents the system from serving hundreds of customers during maximum demand conditions and is lacking any capacity for fire protection. The alterations would require replacement of the Town's storage tanks, which are nearing the end of their useful life, with new tanks at higher elevations. The first piece of the analysis is included in the tank study scope as included in the December 2019 Article 4 warrant. The next piece is the proposed design for the Paine's Hill Tank with an estimated Tank Reconstruction Cost of approximately \$4.6 million. A two-thirds vote is required to approve this article.

The Finance Committee voted XXXX this article.

ARTICLE 31: AMEND ZONING BY-LAWS – MUNICIPAL UTILITY STRUCTURE STANDARDS

To see if the Town will vote to amend the Zoning By-Laws as follows, or take any other action relative thereto:

Part A. Insert in Section II Definitions, the following new definition:

MUNICIPAL UTILITY

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Any infrastructure owned and operated by the Town used to provide essential or emergency services including: electricity, natural gas, water, sewage, telephone, and broadband internet telecommunications.

Part B. Insert in Section VI. Dimensional Standards a new Section G, entitled “Municipal Utilities”, and reletttter the existing Section G and Section H as appropriate.

G. Municipal Utilities

The following dimensional standards shall apply for the following municipal utilities in any zone:

1. Water Tank

a. Height – No limit

For any use or dimension not listed, the dimensional standards of the zoning district(s) of the parcel(s) shall apply.

Article 31 Explanation: As was mentioned in the explanation for Article 30, the Town has recently determined that it must increase the height and storage capacity of the existing, failing water tanks. One challenge to this replacement is that current Zoning Bylaws makes the citing of the new tanks challenging due to the increase in height which may be required. The proposed Bylaw change would exempt water tank construction from certain Zoning Bylaws, thereby removing a barrier to their ultimate design and construction. A two-thirds vote is required to approve this article.

The Finance Committee voted XXX on this article.

ARTICLE 32: APPROPRIATE FOR PUBLIC TREE MAINTENANCE PLAN

To appropriate a sum of money to pay costs of creating a Public Tree Maintenance Plan, as well as incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised, transferred from available funds, or take any other action relative thereto.

Article 32 Explanation: Weston values the benefits of its trees. They provide the picturesque, semi-rural character the town is known for, they clean particulates and CO2 from the air, reduce waterway pollution and storm water runoff, and keep our air temperature cooler. Beginning In 2017, a multi-phase Tree Inventory was conducted to survey Weston’s public Right of Way (RoW) trees. Over 15,000 trees were assessed for size, species, condition and risk. Despite Weston’s seemingly robust tree population, a surprising 66% of those trees were rated in “Fair”, “Poor” or “Critical” condition. These findings mean that a high proportion of Weston’s RoW trees are highly susceptible to storm failure, drought impact, as well as the pressures of insect infestation and disease. As this survey is a snapshot in time - trees in “fair” condition can deteriorate to “poor” condition and “poor” trees can deteriorate to “critical” and become high-hazard trees. However, a proactive management approach can improve Weston’s “fair” trees to “good” trees— making them more resilient to changing conditions and less of a risk to the community. When coordinated with a robust planting plan of new trees suitable to the new climate, Weston can restore the town’s tree canopy. Like neighboring towns, Weston needs a thoughtful, actionable, and fiscally responsible long-term management plan to reduce risk and manage cost, rather than reacting to storm-related demands as they occur. Such a plan will enable the town to grow and maintain a healthy street canopy and urban forest suited to the changing conditions of 2021 and beyond. The amount of money to be requested under this article is \$60,000. A majority vote of Town Meeting is required for approval of this article.

The Finance Committee voted unanimously to support this article.

ARTICLE 33: ZONING BYLAW – SUSTAINABLE TREE INITIATIVE

To see if the Town will vote to amend the Zoning By-Law to further the sustainable tree initiative, and preserve existing trees and mitigate tree loss, thereby maintaining the ecological, economic, and social benefits that come with a healthy tree canopy, the text of which by-law is set forth below and enumerated accordingly, or take any other action relative thereto.

Part 1. Amend Section II of the Weston Zoning By-law by inserting the following definitions:

Diameter at Breast Height (DBH) - The standard measure of tree size for those trees existing on a site that are at least four (4) inches in diameter at a height of four and one half (4.5) feet above the existing grade at the base of the Tree. If a

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tree splits into multiple trunks below four and one-half (4.5) feet above the existing grade, the DBH shall be considered to be the measurement taken at the narrowest point beneath the split.

Certified Arborist – A professional arborist possessing current certification issued by the International Society of Arboriculture (I.S.A.) and/or the Massachusetts Arborist Association (M.A.A.).

Critical Root Zone (CRZ) - The minimum area beneath the canopy of a Tree which must be left undisturbed in order to preserve a sufficient root mass to give a Tree a reasonable chance of survival. The CRZ is represented by a concentric circle centering on the Tree's trunk and extending outward towards the Tree's Drip-Line. The minimum area of the CRZ shall be dependent on the required minimum radius of the CRZ; the required minimum radius of the CRZ shall be determined by multiplying a tree's DBH (in inches) by eighteen (18) inches, with the resulting product constituting the minimum radius of the CRZ. Example: A tree with a DBH of twenty (20) inches shall have a CRZ with a minimum radius of 360 inches or 30 feet ($20 \times 18 = 360$ or 30').

Drip-Line - The area surrounding the tree from the trunk to the outermost branches. This area is distinguished from, and not to be confused with Critical Root Zone.

Part 2. Amend Section to V(l) of the Zoning By-Laws by inserting a new subsection 6, as follows:

6. TREE PROTECTION & PRESERVATION

a. Purpose and Intent:

- (i) The goal for this Sustainable Tree By-law is to encourage the preservation and protection of trees in the Town of Weston.
- (ii) The preservation of the private tree canopy and the planting of replacement trees is intended to enhance the quality of life and the environment of Weston; to protect air quality; to preserve and enhance habitat for wildlife; to provide buffering between properties; to sequester carbon; to reduce topsoil erosion and storm water runoff; to preserve the character of the wooded and natural areas; to enhance the overall appearance of the Town; to make people happy; to provide shade; to baffle noise; to protect and increase property values; and to reduce energy consumption.
- (iii) The purpose of the Sustainable Tree By-law is to encourage the preservation and protection of trees on during significant demolition, as defined in the Zoning Bylaw, and/or construction activity by:
 - (1) designating areas of a lot where trees must be protected, and
 - (2) requiring mitigation for trees removed via replanting or collection of fees to support the Town's tree planting and maintenance efforts.
- (iv) This ordinance is intended to balance the rights of individual property owners to develop their properties in accordance with the existing Town and State laws and the public good of the overall health, safety and welfare interests of the community.

b. Applicability: The requirements of this section shall apply under any of the following circumstances:

- (i) A principal use building is Substantially Demolished; or
- (ii) Construction of any building or structure on a vacant lot; or
- (iii) Construction of one or more structures or additions to structures on a lot, where the total area of the footprint of the new structures will result in an increase of 50% or more of the total footprint of the pre-existing structure(s); or
- (iv) Alteration of a site that requires, Section IV "Applicability," A." either a stormwater permit as defined in ARTICLE XXVII "STORMWATER AND EROSION CONTROL", Section IV "Applicability," C. Stormwater Management Permit Thresholds of the Weston Bylaws. Activities that would otherwise require a Stormwater ARTICLE XXVII "STORMWATER AND EROSION CONTROL",

c. Non-applicability: The requirements of this section shall not apply to:

- (i) For those areas of property either within a jurisdictional Resource Area or within a Buffer Zone to a Resource Area as defined by the Wetlands Protection Act (Chapter 131) and its implementing

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regulations (310 CMR 10.00) or under the jurisdiction of a local wetlands bylaw, wherein the Conservation Commission regulates the retention and/or replacement of trees with a diameter at breast height of at least 4-inches located on private land, the Conservation may enforce or waive this act at their discretion. Trees located outside areas under the jurisdiction of the Conservation Commission shall be subject to the procedures of this section as written.

- (ii) Town-owned public Trees, including Trees that are considered to be Public Shade Trees pursuant to M.G.L. Chapter 87, which are protected by the Town’s Tree Warden; and
- (iii) Emergency work necessary for public safety, health and welfare as determined by the Inspector of Buildings.
- (iv) Trees removed for solar exposure to an existing photovoltaic or solar hot water system and in conjunction with one of the circumstances in item b. “Applicability” above.
- (v) Trees for which mitigation under item f. “Mitigation” have been provided as part of a prior application but not removed.
- (vi) Dead trees.

d. Scope. The following section shall apply to:

- (i) Any existing live tree with a DBH of six (6) inches or greater or
- (ii) Any tree that was removed from a property after adoption of this bylaw and within twenty-four (24) months prior to application for an applicable demolition or building permit, which has a DBH of six (6) inches or greater

e. Town of Weston Tree Bank Fund. Any contributions collected per this Section shall be deposited in the Town of Weston Tree Bank Fund.

f. Mitigation. Mitigation for tree removal shall be provided as follows:

- (i) Mitigation shall be required at different levels for three separate zones of the property defined as follows:
 - (1) The Zoning Setback Area - the area between the property line and zoning setback required in Section VI of the bylaw
 - (2) The Lot Interior – The area past the zoning setback to the interior of the property
 - (3) The Development Footprint – the footprint of the house as defined by the exterior walls, stormwater infiltration areas including subsurface recharge, detention basins and rain gardens, and the septic system including tank and leaching field.
- (ii) Mitigation by replanting shall be as follows.

For any live <u>non-invasive</u> tree measuring	Replanting in the following areas shall be		
	Zoning Setback Area	Lot Interior	Development Footprint
6-20” DBH	1 caliper inch planted for each inch of DBH removed	½ caliper inch planted for each inch of DBH removed	None
21” - 50” DBH			½ caliper inch planted for each inch of DBH removed
50-100” DBH			1 caliper inch planted for each DBH removed
	Replanting in the following areas shall be		

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For any live <u>invasive</u> tree measuring	Zoning Setback Area	Lot Interior	Development Footprint
6-20" DBH	½ caliper inch planted for each inch of DBH removed	¼ caliper inch planted for each inch of DBH removed	None
21" - 50" DBH			
50-100" DBH			

Replanting shall be with a minimum 3-1/2" caliper tree.

(iii) Mitigation by Contribution to the Weston Tree Bank shall be as follows:

For any live non-invasive tree measuring	The tree bank contribution for the following areas shall be		
	Zoning Setback Area	Lot Interior	Development Footprint
6-20" DBH	\$450 per inch	\$225 per inch	None
21" - 50" DBH	\$900 per inch	\$450 per inch	\$225 per inch
50-100" DBH	\$1500 per inch	\$750 per inch	\$750 per inch
For any live <u>invasive</u> tree measuring	Replanting in the following areas shall be		
	Zoning Setback Area	Lot Interior	Development Footprint
6-20" DBH	\$225 per inch	\$100 per inch	None
21" - 50" DBH	\$450 per inch	\$225 per inch	
50-100" DBH	\$750 per inch	\$375 per inch	

The above rates may be increased every five years by the Select Board in accordance with CPI increase for the preceding five years.

(1) The following trees shall be considered as invasive species

- a) Acer platanoides L. (Norway maple)
- b) Acer pseudoplatanus L. (Sycamore maple)
- c) Ailanthus altissima (Tree of heaven)
- d) Robinia pseudoacacia L. (Black locust)

Additional invasive species may be found on the current Massachusetts Invasive Plant Advisory Group (MIPAG).

- (iv) The removal of a tree to create the necessary solar exposure, as documented in shading report by a licensed solar installer, for a proposed roof mounted photovoltaic or solar hot water system shall be temporarily mitigated by a contribution to the Weston Tree Bank Fund in accordance with f.iii of this section. The contribution shall be returned if the system is installed at or greater than the proposed capacity within one year of a temporary or permanent Certificate of Occupancy. One year after Project Completion the contribution to the Tree Bank shall become permanent.
- (v) Generally, evergreen trees shall be replaced with evergreen trees and deciduous trees shall be replaced with deciduous trees, however the exact mix may be altered by the review consultant.

g. Tree Protection

- (i) Protection: Each tree to be retained on property planned for demolition and/or construction activity shall be protected by the establishment of a Tree Save Area. The Tree Save Area shall be delineated within the submitted Tree Protection & Mitigation Plan, shall be installed prior to the issuance of applicable permits, and shall remain in place until work is completed on the property. Any fencing to

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be included in the Tree Save Area shall consist of chain link wire fencing. The applicant shall submit written documentation, prepared, stamped, dated and signed by a Certified Arborist, to the Building Division confirming that the required Tree Save Area identified in the Tree Protection & Mitigation Plan has been installed.

An applicant may choose to encroach within the CRZ and/or Drip-Line of a Protected Tree; however, such proposed action shall require the applicant to submit a maintenance plan for the Tree, to be prepared, stamped, dated and signed by a Certified Arborist as part of the Tree Protection & Mitigation Plan. Under these instances, the Tree Save Area may be reduced to protect only those areas of the CRZ and/or Drip-Line not proposed for encroachment.

h. Plan Review and Permit Issuance:

- (i) **Tree Protection & Mitigation Plan Submittal:** Prior to the issuance of a permit in connection with one or more of the circumstances set forth in 6.a above, the owner of the property shall submit a Tree Protection & Mitigation Plan to the Building Division along with the applicable application.
If a permit requiring the submittal of a Tree Protection & Mitigation Plan was issued for a property within twelve (12) months prior to application for one or more of the circumstances set forth in 6.a above, the submittal of a Tree Protection & Mitigation Plan shall not be required for subsequent permits unless any information required below in 6.h.ii is changed or altered.
- (ii) **Tree Protection & Mitigation Plan Requirements:** The submitted Tree Protection & Mitigation Plan shall be a to-scale survey or site plan, along with any accompanying documentation, containing information prepared, stamped, dated and signed by an individual(s) appropriately licensed and authorized by the State of Massachusetts to attest to and certify such information, unless a specific certification is referenced herein. The plan shall include, but not be limited to, the following information:
 - (1) Boundaries of the subject property, including all property lines, easements, and rights-of-way of public and private ways;
 - (2) The location of all existing buildings, driveways, retaining walls and other improvements, with an indication of those features to be retained or removed/demolished;
 - (3) The location of all planned buildings, driveways, retaining walls, fences and other improvements;
 - (4) A Limit of Work for the project;
 - (5) The location, height, DBH, and species of all existing trees and trees that were removed within twenty-four (24) months prior to application for an applicable demolition or building permit, within the Limit of Work;
 - (6) An indication of those trees to be removed and those to be retained, as applicable;
 - (7) An indication of those trees to be removed for exposure to a roof mounted photovoltaic or solar hot water system with the required solar exposure for the system;
 - (8) The CRZ, Drip-Line and location of the Tree Save Area shall be shown for all Protected Trees to be retained;
 - (9) The location, caliper, species, and planting schedule of Trees to be replanted to mitigate the removal of a Protected Tree(s), if applicable;
 - (10) A maintenance plan prepared, stamped, dated and signed by a Certified Arborist for all trees to remain which are proposed to have encroachment within the CRZ and/or Drip-Line, if applicable; including areas of dig for excavation and areas of blasting effect to existing trees where additional mitigation may be necessary;
 - (11) The amount to be contributed to the Tree Bank Fund to mitigate the removal of a Protected Tree(s), if applicable; and
 - (12) Such other information as is required by the Inspector of Buildings pursuant to applicable regulations.

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- (iii) Building Division Action: If the Tree Protection & Mitigation Plan is consistent with the protection and mitigation requirements contained herein and any established rules, regulations or manuals, and any applicable Tree Bank Fund contribution has been submitted, the Building Division may issue any applicable permit. If the proposal does not meet or satisfy these requirements, the Building Division shall deny all applicable permit applications and so notify the applicant.
- (iv) The Building Inspector shall set the fee for review of the application.
- (v) Consultant Review: The Building Division may use application fees associated with this bylaw to hire a landscape architect licensed in the State of Massachusetts or Certified Arborist to review Tree Protection & Mitigation Plan Submittal for conformance with this bylaw.
- (vi) Exclusion of Trees from scope: An applicant may petition the Planning Board to exclude any of the trees typically included under Item d. "Scope" from the required mitigation.
 - (1) Application and Review Process
 - a) The applicant shall submit the application with supporting materials on the prescribed form to the Town Planner
 - b) The Town Planner shall schedule the matter for a public meeting with the Planning Board within 30 days of complete application.
 - c) Notice of the matter shall be given to the abutter and abutters to abutters within 300'
 - d) The Planning Board may schedule a site visit at their discretion.
 - e) The Planning Board may require project review fees for retention of professional consultants to assist in reviewing the application.
 - (2) Criteria for approval:
 - a) The applicant shall have the burden of demonstrating that the tree removal was necessary in order to accommodate the elements of the Development Footprint and that it was technically infeasible to locate these elements elsewhere on the lot.
 - b) Financial hardship shall not be considered a reason approval.
 - (3) Rules and Regulations

The Planning Board may promulgate or amend Rules and Regulations which pertain to the administration of this section, and shall file a copy of said rules in the office of the Town Clerk. Such rules may prescribe the size, form, contents, style, and number of copies of plans and specifications, fees for application, the procedure for the submission and approval of such plans, the procedure for determining final compliance with these regulations, and the criteria and procedure regarding the Planning Board's acceptance of sureties (i.e., bonds, letters of credit, etc.) intended to satisfy the requirements of this section, so long as the Rules and Regulations conform to this section of the Zoning Bylaw.

i. Maintenance of Protected and Replanted Trees:

- (i) Protected Trees: Each Protected Tree retained shall be maintained in good health for a period of no less than twenty-four (24) months from the date of Final Inspection, or issuance of a Certificate of Occupancy if applicable. Should such Tree decay to either "Critical" (50%–75% dieback, missing crown, visible structural damage, and injury from diseases and pests) or "Dying" (>75% of the tree being affected by one or more maladies) or worse within this twenty-four (24) month period, the owner of the property shall be required to provide mitigation consistent with the requirements for the removal of a Protected Tree as contained herein within nine (9) months from the assessment as Critical, Dying or worse condition of the original Tree.
- (ii) Replanted Trees: All new Trees replanted to mitigate the removal of Protected Tree(s) shall be maintained in good health for a period of no less than twenty-four (24) months from the date of planting. Should such Tree die within this twenty-four (24) month period, the owner of the property shall be responsible for replacing the Tree with a Tree equal to or greater than the size of the original

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replacement Tree at the time of planting; such Tree shall be planted within nine (9) months of the death of the original replacement Tree.

Article 33 Explanation: tbd A two-thirds vote is required to approve this article.

The Finance Committee voted to XXX on this article.

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, 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 Select Board at the time and place of said meeting. Given under our hands March 22, 2022.

Harvey Boshart
Christopher Houston
Laurie Bent
Select Board of the Town of Weston

**TOWN OF WESTON
FY23 TOWN MANAGER'S RECOMMENDED BUDGET**

		Cont App	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Approp	FY23 Dept Req	Level Service	New Requests	Dept Req Total	Salary Inc	Budget Adjust	Town Manager Recom Budget	\$ Change	% Change
UNCLASSIFIED																
Insurance	Insurance, Workers' Compensation		309,202	307,409	279,267	281,859	327,950	333,772	333,772	-	333,772			333,772	5,822	1.8%
	Public Safety - Injured on Duty (Police & Fire)	x	12,376	24,455	19,834	26,807	40,000	50,000	50,000	-	50,000		(50,000)	-	(40,000)	-100.0%
	Unemployment Comp.		36,172	22,885	8,339	103,968	200,000	200,000	200,000	-	200,000		(50,000)	150,000	(50,000)	-25.0%
	Insurance-Property & Liability		347,285	321,802	362,161	404,301	425,501	436,139	436,139	-	436,139			436,139	10,638	2.5%
	Uninsured Losses	x	2,000	-	49,195	44,210	57,445	-	-	-	-			-	(57,445)	(1.0)
	subtotal		707,035	676,551	718,796	861,145	1,050,896	1,019,911	1,019,911	-	1,019,911		(100,000)	919,911	(130,985)	-12.5%
Fringe Benefits	Insurance-Group Health/Life, Medicare		10,519,255	10,465,393	11,089,796	11,411,067	12,183,329	12,140,237	12,140,237	-	12,140,237		223,108	12,363,345	180,016	1.5%
	Contributory Retirement-Middlesex		4,792,481	5,114,586	5,287,887	5,668,652	5,898,122	6,288,908	6,288,908	-	6,288,908			6,288,908	390,786	6.6%
	Compensated Absence Fund	x	47,021	153,326	53,924	130,449	280,000	300,000	300,000	-	300,000			300,000	20,000	7.1%
	subtotal		15,358,757	15,733,305	16,431,607	17,210,168	18,361,451	18,729,145	18,729,145	-	18,729,145		223,108	18,952,253	590,802	3.2%
Reserve Fund			-	-	-	-	639,140	660,206	660,206	-	660,206			660,206	21,066	3.3%
Debt Service (non-excluded)	Principal & Interest		22,702	23,784	22,880	22,071	9,700	6,000	6,000	-	6,000			6,000	(3,700)	-38.1%
TOTAL UNCLASSIFIED			16,088,494	16,433,640	17,173,283	18,093,384	20,061,187	20,415,262	20,415,262	-	20,415,262	-	123,108	20,538,370	477,183	2.4%
TOWN WIDE- OPERATIONS																
GENERAL GOVERNMENT																
Town Manager's Office	Salaries		481,228	501,911	511,285	525,884	568,860	586,262	586,262		586,262			586,262	17,402	3.1%
	Expenses		80,815	118,862	84,831	67,626	137,825	148,105	145,105	3,000	148,105			148,105	10,280	7.5%
	Consulting & Professional Services	x	121,077	101,454	27,515	26,788	80,000	80,000	80,000		80,000			80,000	-	0.0%
	subtotal		683,119	722,227	623,630	620,298	786,685	814,367	811,367	3,000	814,367		-	814,367	27,682	3.5%
	Salary Reserve (to be distributed) and Merit Pay (transfer account)		198,427	154,851	416,267	148,964	216,402	437,513	437,513		437,513			437,513	221,111	102.2%
Legal	Expenses		214,602	163,473	246,668	301,428	183,000	208,000	208,000		208,000			208,000	25,000	13.7%
Facilities Maintenance (Town Hall, Josiah Smith Tavern, Old Library)	Salaries		64,219	67,457	61,372	64,155	75,928	72,606	72,606		72,606			72,606	(3,322)	-4.4%
	Expenses		66,949	72,652	56,497	91,310	104,025	123,475	123,475		123,475			123,475	19,450	18.7%
	Town Hall Equipment	x	1,789	11,546	1,570	975	3,000	3,000	3,000		3,000			3,000	-	0.0%
	subtotal		132,957	151,655	119,440	156,440	182,953	199,081	199,081	-	199,081		-	199,081	16,128	8.8%
Town Clerk & Registrars of Voters	Salaries		153,214	183,241	190,672	195,274	198,754	239,261	239,261		239,261			239,261	40,507	20.4%
	Expenses		30,434	26,332	53,724	33,431	30,435	38,950	38,950		38,950			38,950	8,515	28.0%
	subtotal		183,648	209,572	244,396	228,705	229,189	278,211	278,211	-	278,211		-	278,211	49,022	21.4%
Information Systems	Salaries		296,814	318,868	412,855	432,616	459,002	471,652	471,652		471,652			471,652	12,650	2.8%
	Expenses		295,348	349,868	375,091	452,736	487,500	594,750	550,150	44,600	594,750			594,750	107,250	22.0%
	Computer Hardware/Software	x	98,074	92,929	89,936	132,074	89,102	114,080	114,080		114,080			114,080	24,978	28.0%
	Fiber Repairs	x	-	-	-	-	-	30,000	-	30,000			30,000	30,000	#DIV/0!	
	subtotal		690,236	761,665	877,882	1,017,426	1,035,604	1,210,482	1,135,882	74,600	1,210,482		-	1,210,482	174,878	16.9%
Support for Weston Media Center	Expenses		110,000	40,000	-	-	-	-	-	-	-			-	-	0.0%
Weston Vets Mem Ed Fund Comm	Expenses		2,625	2,441	2,788	2,167	3,000	3,000	3,000		3,000			3,000	-	0.0%
Weston Service Program	Salaries - All Other		8,190	7,892	3,094	857	15,600	17,850	17,850		17,850			17,850	2,250	14.4%
Total-General Government			2,223,804	2,213,777	2,534,164	2,476,285	2,652,433	3,168,504	3,090,904	77,600	3,168,504	-	-	3,168,504	516,071	19.5%
FACILITIES TOWN-WIDE																
Salaries			370,497	494,178	536,794	578,697	643,879	658,112	658,112		658,112			658,112	14,233	2.2%
Expenses			871,964	860,394	868,649	840,824	877,140	879,540	877,140	2,400	879,540			879,540	2,400	0.3%
Facilities Improvements-Town wide		x	398,083	708,958	399,031	318,965	675,045	715,548	715,548		715,548			715,548	40,503	6.0%
Equipment Replacement		x	212,189	45,958	48,537	-	-	-	-		-			-	-	0.0%
Total-Facilities Town-Wide			1,852,732	2,109,487	1,853,011	1,738,487	2,196,064	2,253,200	2,250,800	2,400	2,253,200	-	-	2,253,200	57,136	2.6%
FINANCE																
Finance Committee	Expenses		210	258	2,520	1,185	7,750	7,750	7,750		7,750			7,750	-	0.0%
Finance	Salaries		710,217	728,611	792,327	806,094	836,977	850,481	850,481		850,481			850,481	13,504	1.6%
	Expenses		130,928	125,269	107,963	97,704	143,054	146,270	146,270		146,270			146,270	3,216	2.2%
	subtotal		841,145	853,879	900,290	903,799	980,031	996,751	996,751	-	996,751		-	996,751	16,720	1.7%
Total-Finance			841,355	854,137	902,810	904,984	987,781	1,004,501	1,004,501	-	1,004,501	-	-	1,004,501	16,720	1.7%

**TOWN OF WESTON
FY23 TOWN MANAGER'S RECOMMENDED BUDGET**

		Cont App	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Approp	FY23 Dept Req	Level Service	New Requests	Dept Req Total	Salary Inc	Budget Adjust	Town Manager Recom Budget	\$ Change	% Change
LAND USE, INSPECTIONAL SERVICES, PLANNING																
Land Use, Inspections, Planning	Salaries		579,408	588,765	602,551	649,882	682,666	688,542	688,542		688,542			688,542	5,876	0.9%
	Expenses		204,806	174,672	171,017	177,524	208,780	223,187	223,187		223,187			223,187	14,407	6.9%
	Historical Commission- Historical Surveyys	x					-		-		-			-	-	-
	Historical Commission-Historical Purposes	x					-		-		-			-	-	0.0%
Total-Land Use, Inspectional Services, Planning			784,214	763,437	773,568	827,405	891,446	911,729	911,729	-	911,729	-	-	911,729	20,283	2.3%
PUBLIC SAFETY																
Police/Animal Control	Salaries		3,290,572	3,366,527	3,294,094	3,484,761	3,675,844	3,676,152	3,676,152		3,676,152			3,676,152	308	0.0%
	Expenses		292,096	317,947	324,659	376,029	402,000	405,750	410,750	(5,000)	405,750			405,750	3,750	0.9%
	Equipment and Apparatus	x	141,719	140,684	160,699	128,570	174,000	195,000	180,000	15,000	195,000			195,000	21,000	12.1%
	subtotal		3,724,387	3,825,157	3,779,452	3,989,360	4,251,844	4,276,902	4,266,902	10,000	4,276,902			4,276,902	25,058	0.6%
Fire	Salaries		2,807,560	3,062,960	3,120,635	3,378,386	3,489,442	3,594,459	3,496,459	98,000	3,594,459			3,594,459	105,017	3.0%
	Expenses		306,420	303,358	315,490	332,899	373,970	395,950	395,950		395,950			395,950	21,980	5.9%
	Hydrant Service		42,930	42,930	42,930	42,930	44,000	44,000	44,000	-	44,000			44,000	-	0.0%
	Emergency Management	x	938	7,159	-	-	2,000	2,000	2,000	-	2,000			2,000	-	0.0%
	Equipment and Apparatus	x	129,875	59,990	8,528	430	100,000	60,000	20,000	40,000	60,000			60,000	(40,000)	-40.0%
	subtotal		3,287,723	3,476,397	3,487,584	3,754,645	4,009,412	4,096,409	3,958,409	138,000	4,096,409			4,096,409	86,997	2.2%
Total-Public Safety			7,012,110	7,301,555	7,267,036	7,744,005	8,261,256	8,373,311	8,225,311	148,000	8,373,311	-	-	8,373,311	112,055	1.4%
VOC-TECH EDUCATION																
Minuteman Regional Voc-Tech	Assessment		61,948	32,850	87,282	80,221	150,000	150,000	150,000	-	150,000			150,000	-	0.0%
Total-Voc-Tech Education			61,948	32,850	87,282	80,221	150,000	150,000	150,000	-	150,000	-	-	150,000	-	0.0%
PUBLIC WORKS																
	Salaries		2,036,315	2,070,470	2,138,016	2,351,206	2,388,021	2,441,032	2,431,032	10,000	2,441,032			2,441,032	53,011	2.2%
	Expenses		1,214,796	1,226,707	1,253,211	1,275,750	1,302,030	1,359,445	1,358,945	500	1,359,445			1,359,445	57,415	4.4%
Snow and Ice Control	Salaries & Expenses		784,665	587,034	418,662	616,347	252,900	252,900	252,900		252,900			252,900	-	0.0%
Continuing Balance Accounts:	Construction of Public Ways	x	1,366,245	1,399,267	1,339,257	778,178	1,800,000	1,800,000	1,800,000		1,800,000			1,800,000	-	0.0%
	Departmental Equipment	x	50,912	335,009	355,316	281,706	488,000	462,000	278,000	184,000	462,000			462,000	(26,000)	-5.3%
	Sidewalk Maintenance	x	79,478	8,135	1,019	-	210,000	260,000	260,000	-	260,000			260,000	50,000	23.8%
	Stone Retaining Wall Repairs	x	15,355	28,779	15,191	10,000	10,000	10,000	10,000	-	10,000			10,000	-	0.0%
	Guard Rail Rehabilitation	x	78,477	489	171,034	-	50,000	50,000	50,000	-	50,000			50,000	-	0.0%
	Monitoring Groundwater-Landfill	x	8,075	38,550	26,200	17,800	30,000	30,000	30,000	-	30,000			30,000	-	0.0%
	Stormwater Permitting Compliance+	x	-	-	45,480	17,870	47,500	47,500	47,500	-	47,500			47,500	-	0.0%
	Parks and Cemeteries Equipment	x	-	139	-	10,612	-	13,500	13,500	-	13,500			13,500	13,500	0.0%
	Traffic & Sidewalk Committee	x	15,628	979	30,472	25,980	50,000	50,000	50,000	-	50,000			50,000	-	0.0%
	subtotal		1,614,170	1,811,347	1,983,969	1,142,146	2,685,500	2,723,000	2,539,000	184,000	2,723,000			2,723,000	37,500	1.4%
Total - Public Works			5,649,945	5,695,557	5,793,858	5,385,449	6,628,451	6,776,377	6,581,877	194,500	6,776,377	-	-	6,776,377	147,926	2.2%
HEALTH & HUMAN SERVICES																
Board of Health	Salaries		258,029	275,073	306,895	299,179	299,852	267,692	267,692	-	267,692			267,692	(32,160)	-10.7%
	Expenses		6,974	7,204	6,232	6,648	7,800	12,800	12,800		12,800			12,800	5,000	64.1%
	Mental Health Services		25,000	25,000	25,000	25,000	25,000	30,000	30,000		30,000			30,000	5,000	20.0%
	subtotal		290,003	307,277	338,127	330,827	332,652	310,492	310,492	-	310,492			310,492	(22,160)	-6.7%
Mosquito Control E. Middlesex	Expenses		42,761	43,693	43,872	43,872	45,918	45,918	45,918	-	45,918			45,918	-	0.0%
Council on Aging	Salaries		301,759	333,533	364,021	329,927	407,292	410,313	410,313	-	410,313			410,313	3,021	0.7%
	Expenses		34,486	47,258	45,824	42,589	45,150	54,450	54,450		54,450			54,450	9,300	20.6%
	Contribution to Community Center Maintenance		30,000	30,000	30,000	45,889	45,889	47,403	47,403		47,403			47,403	1,514	3.3%
	subtotal		366,245	410,790	439,845	418,405	498,331	512,166	512,166	-	512,166			512,166	13,835	2.8%
Veterans' Benefits	Expenses		27,513	27,829	28,503	28,502	48,501	48,501	48,501		48,501			48,501	-	0.0%
Total-Health & Human Services			726,523	789,589	850,347	821,606	925,402	917,077	917,077	-	917,077	-	-	917,077	(8,325)	-0.9%
PUBLIC LIBRARY																

**TOWN OF WESTON
FY23 TOWN MANAGER'S RECOMMENDED BUDGET**

		Cont App	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Actual	FY22 Approp	FY23 Dept Req	Level Service	New Requests	Dept Req Total	Salary Inc	Budget Adjust	Town Manager Recom Budget	\$ Change	% Change	
Libraries	Salaries		1,078,692	1,067,827	1,133,842	1,153,225	1,275,562	1,332,497	1,332,497	-	1,332,497			1,332,497	56,935	4.5%	
	Expenses		120,583	116,149	101,361	123,003	138,012	136,490	132,850	3,640	136,490			136,490	(1,522)	-1.1%	
	Library Materials		75,000	79,999	80,000	80,000	80,000	84,000	84,000	-	84,000			84,000	4,000	5.0%	
	Minuteman Library Network		42,096	42,500	40,310	42,000	42,000	43,408	43,408	-	43,408			43,408	1,408	3.4%	
	subtotal		1,316,371	1,306,475	1,355,513	1,398,228	1,535,574	1,596,395	1,592,755	3,640	1,596,395	-	-	1,596,395	60,821	4.0%	
Total-Public Library			1,316,371	1,306,475	1,355,513	1,398,228	1,535,574	1,596,395	1,592,755	3,640	1,596,395	-	-	1,596,395	60,821	4.0%	
TOTAL TOWN WIDE- OPERATIONS			20,469,003	21,066,864	21,417,588	21,376,670	24,228,407	25,151,094	24,724,954	426,140	25,151,094	-	-	25,151,094	922,687	3.8%	
SCHOOLS- OPERATIONS																	
									Superintendent's Recommendation								
School Department	Salaries		32,654,768	33,466,962	34,725,782	35,566,203	36,409,117	36,180,004	36,180,004	-	36,180,004		(353,797)	35,826,207	(582,910)	-1.6%	
	Expenses		5,292,627	6,102,826	6,204,150	6,791,668	7,408,800	9,085,229	9,085,229		9,085,229			9,085,229	1,676,429	22.6%	
TOTAL SCHOOLS- OPERATIONS			37,947,395	39,569,788	40,929,932	42,357,871	43,817,917	45,265,233	45,265,233	-	45,265,233	-	(353,797)	44,911,436	1,093,519	2.5%	
TOTAL UNCLASSIFIED, TOWN & SCHOOL OPERATING BUDGET APPROPRIATIONS			74,504,892	77,070,293	79,520,802	81,827,925	88,107,511	90,831,589	90,405,449	426,140	90,831,589	-	(230,689)	90,600,900	2,493,389	2.8%	
CAPITAL & SEPARATE ARTICLES																	
Cash Capital	to be funded from Free Cash								-		-			-	-	0.0%	
Capital	to be funded from Taxation												205,000	205,000	205,000	#DIV/0!	
Post Employment Benefits Reserve			1,736,480	2,121,634	2,214,656	1,023,254	2,225,491	2,167,262	2,167,262	-	2,167,262			2,167,262	(58,229)	-2.6%	
Total-Separate Articles			1,736,480	2,121,634	2,214,656	1,023,254	2,225,491	2,167,262	2,167,262	-	2,167,262	-	205,000	2,372,262	146,771	6.6%	
TOTAL UNCLASSIFIED, TOWN & SCHOOL OPERATING BUDGET, CAPITAL & SEPARATE ARTICLES			76,241,372	79,191,927	81,735,458	82,851,179	90,333,002	92,998,851	92,572,711	426,140	92,998,851	-	(25,689)	92,973,162	2,640,160	2.9%	
Total Projected Revenue for Operating Budget			76,241,372	79,191,927	81,735,458	82,851,179	90,333,002	92,998,851	92,572,711	426,140	92,998,851	-	(25,689)	92,973,162	2,640,160	2.9%	
Surplus (Deficit)																	
EXEMPT DEBT SERVICE																	
New Debt Service	proposed for debt exclusion-added to tax levy															#DIV/0!	
Exempt Debt Service	added to the tax levy		8,976,159	8,741,482	9,624,481	10,233,341	9,951,617	9,596,490	9,596,490	-	9,596,490		129,194	9,725,684	(225,933)	-2.3%	
Total Exempt Debt Service			8,976,159	8,741,482	9,624,481	10,233,341	9,951,617	9,596,490	9,596,490	-	9,596,490	-	129,194	9,725,684	(225,933)	-2.3%	
Total Projected Revenue for Exempt Debt Service			881,388	825,017	967,452	252,053	120,977	89,311	89,311		89,311			89,311	(31,666)	-26.2%	
Net Exempt Debt Service			8,094,771	7,916,465	8,657,029	9,981,288	9,830,640	9,507,179	9,507,179	-	9,507,179	-	129,194	9,636,373	(194,267)	-2.0%	
Grand Total Budget Appropriations (with gross exempt debt service)			85,217,531	87,933,409	91,359,939	93,084,520	100,284,619	102,595,341	102,169,201	426,140	102,595,341	-	103,505	102,698,846	2,414,227	2.4%	
Grand Total Budget Appropriations (with net exempt debt service)			84,336,143	87,108,392	90,392,487	92,832,467	100,163,642	102,506,030	102,079,890	426,140	102,506,030	-	103,505	102,609,535	2,445,893	2.4%	
RECREATION ENTERPRISE FUND																	
Recreation	Salaries		1,137,424	1,192,809	1,055,995	819,615	1,239,097	1,377,215	1,377,215	-	1,377,215			1,377,215	138,118	11.1%	
	Expenses		487,348	467,800	364,137	229,843	482,405	491,655	491,655	-	491,655			491,655	9,250	1.9%	
	Community Center Expenses		74,689	78,789	40,910	53,193	76,550	96,375	96,375		96,375			96,375	19,825	25.9%	
	Equipment+	x	-	-	-	-	-	-	-		-			-	-	0.0%	
	total		1,699,461	1,739,397	1,461,043	1,102,651	1,798,052	1,965,245	1,965,245	-	1,965,245	-	-	1,965,245	167,193	9.3%	
WATER ENTERPRISE FUND																	
Water	Salaries		295,427	292,098	311,086	317,429	322,019	340,300	340,300		340,300			340,300	18,281	5.7%	
	Expenses		181,711	170,480	190,083	258,708	255,850	265,850	265,850		265,850			265,850	10,000	3.9%	
	MWRA Assessment/Water Purchases		2,824,894	2,499,852	2,419,299	2,400,081	2,856,200	2,446,100	2,446,100		2,446,100			2,446,100	(410,100)	-14.4%	
	Debt Service (non-exempt)		537,947	518,125	552,406	617,076	671,442	701,512	701,512		701,512			701,512	30,070	4.5%	
	Capital Outlay	x	83,876	106,195	95,897	59,249	65,000	65,000	65,000		65,000			65,000	-	0.0%	
	total		3,923,855	3,586,751	3,568,771	3,652,544	4,170,511	3,818,762	3,818,762	-	3,818,762	-	-	3,818,762	(351,749)	-8.4%	
BROOK SCHOOL APTS ENTERPRISE FUND																	
Brook School Apartments	Salaries		184,024	169,598	184,725	178,391	197,755	204,121	204,121	-	204,121			204,121	6,366	3.2%	
	Expenses		309,598	374,947	298,642	300,504	392,250	413,933	413,933		413,933			413,933	21,683	5.5%	
	Repairs & Replacements	x	64,502	154,337	69,408	129,112	185,290	196,407	196,407		196,407			196,407	11,117	6.0%	
	Payment in Lieu of Taxes		23,365	23,949	24,548	25,162	25,791	26,436	26,436		26,436			26,436	645	2.5%	
	Capital Improvements	x	15,412	27,677	71,915	49,161	100,000	100,000	100,000		100,000			100,000	-	0.0%	
	Debt Service		273,773	265,133	256,568	247,873	239,354	231,399	231,399		231,399			231,399	(7,955)	-3.3%	
	total		870,674	1,015,641	905,806	930,202	1,140,440	1,172,296	1,172,296	-	1,172,296	-	-	1,172,296	31,856	2.8%	

APPENDIX 8: CONSOLIDATED FY2023 REVENUE PROJECTIONS

	FY2018	FY2019	FY2020	FY21	FY22	FY2023	FY2022	FY2022
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	TAX RECAP	PROJECTED	\$ CHANGE	% CHANGE
PROPERTY TAX LEVY-OPERATIONS	67,378,498	69,037,362	70,912,464	73,463,714	75,042,520	78,194,041	3,151,522	4.2%
new growth	1,246,222	1,398,864	1,035,609	1,031,604	1,244,350	1,000,000	(244,350)	-19.6%
(unused levy capacity) override	(1,457,893)	(1,476,032)	(259,273)	(1,808,283)	1,190,626	2,131,359	940,733	79.0%
	-	-	-	-	-	-	-	-
Total Tax Levy- Operations	67,166,826	68,960,194	71,688,800	72,687,035	77,477,496	81,325,400	3,847,905	5.0%
STATE AID - CHERRY SHEET								
Chapter 70 (school aid)	3,579,112	3,728,527	3,958,724	3,949,220	4,007,060	4,115,251	108,191	2.7%
Unrestricted General Government Aid	373,690	386,769	397,212	397,212	411,114	422,215	11,100	2.7%
Dist., reimb., offsets	42,599	22,036	25,616	40,081	34,257	35,182	925	2.7%
Total State Aid	3,995,401	4,137,332	4,381,552	4,386,513	4,452,431	4,572,647	120,216	2.7%
LOCAL RECEIPTS								
motor vehicle excise (00015)	3,235,989	3,171,726	3,059,295	2,954,099	2,700,000	2,950,000	250,000	9.3%
penalties and interest	308,647	619,753	175,970	252,570	150,000	150,000	-	0.0%
payment in lieu of taxes (00013-418**)	39,856	41,477	29,953	25,162	31,532	32,478	946	3.0%
charges for services-solid waste	388,525	387,892	369,375	385,547	340,000	200,000	(140,000)	-41.2%
fees	162,347	178,607	177,908	126,483	125,000	150,000	25,000	20.0%
rentals	332,319	133,705	135,627	140,955	125,000	125,000	-	0.0%
departmental revenue-cemeteries	44,793	40,755	49,445	39,000	30,000	30,000	-	0.0%
other departmental revenue	556,060	598,312	583,391	411,189	415,000	415,000	-	0.0%
licenses and permits	1,200,430	1,136,454	1,026,039	1,355,117	1,115,518	1,100,000	(15,518)	-1.4%
finances and forfeits	76,995	85,872	74,274	30,932	30,000	50,000	20,000	66.7%
investment income (00017-41700)	425,003	710,852	680,683	152,990	150,000	150,000	-	0.0%
solar credits*	-	-	-	522,292	450,000	450,000	-	0.0%
misc. non recurring (00081-48*)	278,087	134,477	310,210	(15,880)	-	-	-	#DIV/0!
misc. recurring	-	-	-	-	-	-	-	-
cherry sheet overestimates	-	-	-	-	-	-	-	-
Total Local Receipts	7,049,050	7,239,882	6,672,170	6,380,456	5,662,050	5,802,478	140,428	2.5%
PRIOR YEAR BALANCES/OTHER								
unreserved fund balance (free cash)	2,922,000	2,500,000	3,000,000	3,500,000	3,150,000	2,100,000	(1,050,000)	-33.3%
free cash to be used for one-time capital projects	-	260,000	120,000	522,413	80,000	-	(80,000)	-100.0%
overlay surplus	300,000	325,000	256,000	268,253	463,593	345,000	(118,593)	-25.6%
reserved for appropriation (accr'd inc. litigation settlement)	7,500	7,500	7,500	109,114	-	-	-	-
reserved for appropriation (well litigation settlement - FY21 last year)	125,000	125,000	125,000	81,401	-	-	-	#DIV/0!
cemetery trust fund	35,000	60,000	60,000	20,000	20,000	20,000	-	0.0%
Josiah Smith Tavern trust fund	6,000	6,000	6,000	6,000	6,000	12,000	6,000	100.0%
reappropriate continuing balances	-	81,836	-	-	554,000	-	(554,000)	-
Total Prior Year Balances/Other	3,395,500	3,365,336	3,574,500	4,507,181	4,273,593	2,477,000	(1,796,593)	-42.0%
TOTAL PROJECTED REVENUES	81,606,777	83,702,744	86,317,021	87,961,185	91,865,571	94,177,526	2,311,955	2.5%
REDUCTIONS IN REVENUES								
cherry sheet assessments	307,590	335,186	369,766	318,079	321,315	329,991	8,676	2.7%
cherry sheet offsets	21,119	21,032	22,018	26,437	24,781	25,450	669	2.7%
overlay (abatements)	427,107	430,187	463,846	423,874	446,637	450,000	3,363	0.8%
overlay deficits	-	-	-	-	-	-	-	-
premium post modernization act	-	-	23,299	-	20,518	-	(20,518)	-100.0%
contribution to recreation enterprise fund	510,306	531,256	560,438	877,790	719,221	589,574	(129,647)	-18.0%
Total Reductions in Revenue	1,266,122	1,317,661	1,439,366	1,646,180	1,532,472	1,395,014	(137,457)	-9.5%
SUBTOTAL	80,340,655	82,385,084	84,877,655	86,315,005	90,333,099	92,782,512	2,449,413	2.9%
OTHER REVENUES								
transfer from water enterprise fund	336,002	338,086	343,157	348,305	355,271	364,153	8,882	2.5%
transfer from brook school apts enterprise fund	209,730	189,025	191,860	194,738	198,633	203,599	4,966	2.5%
Total Other Revenues	545,732	527,111	535,018	543,043	553,904	567,752	13,848	2.5%
TOTAL AVAIL. FOR OPERATING APPROP.	80,886,387	82,912,195	85,412,673	86,858,048	90,887,003	93,350,264	2,463,260	2.9%
AVAILABLE FOR EXCLUDED DEBT SERVICE								
PROPERTY TAX LEVY - DEBT SERVICE	8,094,771	7,916,465	8,657,029	10,233,342	9,830,640	9,636,373	(194,267)	-2.0%
school construction (FY20 final year)	665,538	665,538	665,535	-	-	-	-	-
prior year reserve	-	-	155,499	-	-	-	-	0.0%
bond premium offset	145,450	159,479	146,418	230,145	120,977	89,311	(31,666)	-26.2%
TOTAL AVAIL. FOR EXCL. DEBT SERVICE	8,905,759	8,741,482	9,624,481	10,463,487	9,951,617	9,725,684	(225,933)	-2.3%
TOTAL TAX LEVY- OPERATIONS & DEBT	75,261,597	76,876,659	80,345,829	82,920,377	87,308,136	90,961,773	3,653,638	4.2%

**TOWN OF WESTON
PRELIMINARY RECAP SHEET
COMPARISON OF FISCAL YEAR 2020 TO 2022**

	Actual FY2020 Recap	Actual FY2021 Recap	Actual FY2022 Recap	Preliminary FY2023 Recap	INCREASE (DECREASE)	
REVENUES						
LOCAL RECEIPTS	5,686,623	6,130,614	5,641,531	5,802,478	160,947	
LOCAL RECEIPTS-Post Modernization Act Premium	23,299	21,908	20,519		(20,519)	
Community Preservation Act Surcharge	2,724,802	2,751,382	4,715,357		(4,715,357)	
Community Preservation Act- Reserves	9,234,200	272,000	48,914		(48,914)	
					0	
CHERRY SHEET REVENUE	4,399,915	4,386,513	4,452,431	4,572,647	120,216	
Other State Aid - MSBA	665,535	0	0		0	
Ch 90	476,298	469,124	470,596		(470,596)	
					0	
OTHER (Available Funds)					0	
Water Enterprise Receipts	4,183,913	3,659,988	4,170,511		(4,170,511)	
Recreation Enterprise Receipts	1,257,688	1,327,008	1,078,831		(1,078,831)	
Brook School Apartments Receipts	1,212,572	1,048,758	1,040,440		(1,040,440)	
Capital Reserve from Retained Earnings BSA	100,000	100,000	100,000		(100,000)	
Recreation - Retained Earnings	80,000	30,000	0		0	
Water Retained Earnings	0	0	0		0	
BSA Retained Earnings	0	0	0		0	
For Debt Exclusion	278,617	230,145	100,459	89,311	(11,148)	
Water Enterprise Indirect Costs		348,305	355,271	364,153	8,882	
Brook School Enterprise Indirect Costs		194,738	198,633	203,599	4,966	
FREE CASH & Other Avail Funds					0	
To balance budget & Overlay, cemetery, JST, etc.	3,454,500	3,963,680	3,639,593	2,477,000	(1,162,593)	
For appropriation STM & ATM	541,000	522,413	1,060,000		(1,060,000)	
TOTAL REVENUES	34,318,962	25,456,576	27,093,086	13,509,188	(13,583,898)	
EXPENDITURES						
UNCLASSIFIED EXPENSES		19,240,708	20,061,187	20,538,370	477,183	
TOWN EXPENSES	40,632,692	22,921,311	23,998,407	25,001,094	1,002,687	
SCHOOL EXPENSES	41,441,391	42,906,809	43,817,917	44,911,436	1,093,519	
REG VOCATIONAL SCHOOL EXPENSES	100,000	150,000	150,000	150,000	0	
Art. 11 - Weston Media ctr	0	0	0		0	
Art 3, 5/20 (FY20)-Snow & Ice,DPW Expense (FinCom Reserve Xfer)	421,000	0	346,000	377,100	31,100	
CAPITAL ARTICLE 5/22	0	522,413	714,000	205,000	(509,000)	
sub-total	82,595,083	85,741,241	89,087,511	91,183,000	2,095,489	
STM - Authorizations (Dec)	55,000				0	
SPECIAL ARTICLES						
Ch 90	476,298	469,124	470,596		(470,596)	
Stabilization & OPEB Trust Funds	2,214,656	1,023,254	2,225,491	2,167,262	(58,229)	
Budgeted Debt Service	9,624,481	10,233,342	9,951,617	9,725,684	(225,933)	
OPEB xfer						
OTHER EXPENDITURES						
Allowance for Abatements	463,846	423,874	446,637	450,000	3,363	
Cherry Sheet Offsets	21,564	26,437	24,781	25,450	669	
Cherry Sheet Charges	330,267	316,463	321,315	329,991	8,676	
Post Modernization Act Premium					0	
Water Enterprise Fund Expenditures	3,905,756	3,736,280	4,170,511		(4,170,511)	
Recreation Enterprise Fund Expenditures	1,898,126	2,234,798	1,798,052	589,574	(1,208,478)	
Brook School Enterprise Fund	1,120,712	1,148,758	1,140,440		(1,140,440)	
					0	
Community Preservation Act Unreserved	1,857,458	371,050	4,715,357		(4,715,357)	
Community Preservation Act Reserved	10,101,544	2,652,332	48,914		(48,914)	
TOTAL EXPENDITURES	114,664,791	108,376,953	114,401,222	104,470,961	(9,930,261)	
NET AMOUNT TO BE RAISED (Total Expenditures less Total Revenues. This amount is subject to the levy limit)	80,345,829	82,920,377	87,308,136	90,961,773	3,653,637	
PRIOR FISCAL YEAR LEVY LIMIT - before debt exclusion	78,090,817	81,078,696	84,137,268	87,485,050	3,347,782	
2 1/2% Increase	1,952,270	2,026,967	2,103,432	2,187,126	83,695	
Current New Growth (Value increases from new building)	1,035,609	1,031,604	1,244,350	1,000,000	(244,350)	
Override Articles	0	0	0		0	
LEVY LIMIT - before adding current year debt exclusion One Year Capital Override -	81,078,696	84,137,268	87,485,050	90,672,176	3,187,126	
PROP 2 1/2 DEBT EXCLUSION School Debt, Town Hall/Police Station, Joint Library	8,657,030	9,981,289	9,830,639	9,636,373	(194,266)	
LEVY LIMIT - Maximum Allowable Levy (Net Amount To Be Raised cannot be higher than this)	89,735,726	94,118,557	97,315,689	100,308,549	2,992,860	
LESS: Amount to be provided for negotiated settlement of a disputed legal claim	0	0	0		0	
GAP - Levy Limit minus the Net Amount To Be Raised. (If this amount is negative it is beyond the Levv Limit and is not allowable without an override)	9,389,898	11,198,180	10,007,553	9,346,776	(660,777)	
PROPERTY VALUATION	6,262,340,500	6,388,318,700	6,815,623,400	6,815,623,400	0	
TAX RATE -(Net Amount to be Raised divided by Property Valuation x 1000)	12.83	12.98	12.81	13.35	0.54	4.18%
Please note: \$100,000 of expenditures equals approximately \$0.02 on the tax rate						
Median Household		\$1,326,700	\$16,995	\$17,706	\$711	
Average Household		\$1,677,172	\$21,485	\$22,384	\$899	