

**Minutes of Regular Meeting  
Select Board  
Friday, May 14, 2021  
Remote Online Meeting (Zoom 886 1578 1040)  
Called to Order at 11:09 a.m.**



**Video Recording:** [Custus VOD Widget](#)

Select Board Members	Present	Staff Members	Present
Laurie Bent - Chair	Yes	Leon A. Gaumond, Jr., Town Manager	Yes
Harvey Boshart	Yes	Kara Fleming, Asst. to the Town Manager	Yes
Christopher Houston	Yes	Lauren Goldberg, Town Counsel	Yes
		Rip Hastings, Town Moderator	Yes
		Imai Aiu, Town Planner	Yes

Chair Ms. Bent called the remote meeting to order and read the following: *Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings in the Town of Weston will be conducted via remote participation to the greatest extent possible. We will strive to provide access to such meetings via a link to call in, or other similar option. In the event we are unable to accommodate the same, despite best efforts, we will post recorded sessions of the meeting as soon as possible following the same. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings.*

**Resident Comments**

There were no public comments

**Riverside Road Development Agreement**

Mr. Gaumond spoke to the development agree proposed by Greatlands Realty for the former Liberty Mutual site. Town Counsel has worked with Mr. Gaumond on modifications to the development agreement. He went on to describe the development agreement and thanked Town Counsel and Weston Planning for their work on the project. In Section 5A the language will reflect the manner in which the gift will be accepted by the Town. Later in that section we are proposing that language be insert that healthy trees in the western part of the property be maintained as best as possible. One page 6 of the proposed agreement there was slight change in the way the multi-family development monies can be utilized.

Atty. Goldberg highlighted the positive reasons to include the stature references in the document and mentioned that the changes as proposed are minor and do not change the expectations of the parties. Mr. Boshart mentioned that \$5.1 million will be set aside for town use as a result of this agreement. Money will also be used for improvements in the area. This also calls for a land swap which will help consolidate scrap pieces of land for better use including housing. He feels this is a great deal for the Town.

James Ward from Greatlands Realty asked about getting the document to review. Upon conclusion of this meeting the agreement will be sent to Greatlands for review and execution prior to Town Meeting tomorrow. Ms. Bent mentioned that her review of the document indicates that this provides more controls over the site.

***MOTION:*** *Mr. Houston moved to accept the terms and conditions of the draft development agreement including any minor changes needed by Town Counsel or the Town Manager to be reviewed and authorized by Mr. Boshart*

prior to Town Meeting. The motion was seconded by Ms. Bent. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.**

There was a brief discussion about how the presentations will go at Town Meeting. Kevin Sheehan from Greatlands Realty mentioned that his presentation will be slightly longer than 5 minutes and he will provide a 1-page flyer that helps explain the property at Town Meeting as well as drafts of the zoning bylaw.

### **Position on Proposed Zoning By-law Amendments**

Question comes before the Select Board on their positions on Article 31 and Article 33. Mr. Boshart supports these amendments and feels they provide great benefit to the Town. He acknowledged that Greatlands has worked closely with the Town and the abutters and feels this is the highest and best use of the land. It was a nice collaborative effort.

**MOTION:** Mr. Boshart moved to endorse Articles 31 and 33 as amended. Seconded by Mr. Houston. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.**

### **Adjournment**

**MOTION:** Mr. Houston moved to adjourn the meeting at 11:43 a.m. The motion was seconded by Mr. Boshart. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.**

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HARVEY BOSHART  
Clerk