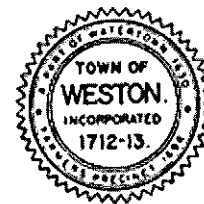


**Minutes of Regular Meeting
Select Board
and in
Joint Session
with the
Planning Board**



**Tuesday, June 14, 2021
Remote Online Meeting (Zoom #862 3054 8757)
Called to Order at 5:00 p.m.**

Video Recording: <https://weston.vod.castus.tv/vod/?video=db7b943b-fc12-40af-9e3c-8bbf7e079290&nav=search%2Fselect>

Select Board Members	Present	Staff Members	Present
Laurie Bent - Chair	Yes	Leon A. Gaumond, Jr., Town Manager	Yes
Harvey Boshart - Clerk	Yes	Kara Fleming, Asst. to the Town Manager	Yes
Christopher Houston	Yes	Steven Fogg, Town Engineer	?
Planning Board Members		Deborah Davenport, Town Clerk	?
Alicia Primer, Chair	Yes	Thomas Cullen, DPW Director of Operations	Yes
Leslie Glynn	Yes	Lisa Yanakakis, Assistant Town Manager/Human Resources Director	Yes
Steven Oppenheimer	Yes	Susan Kelley, Finance Director	Yes
Alex Selvig	Yes	Imaikalani Aiu, Town Planner	Yes
Laurie Hess	Yes	Zoe Pierce, Treasurer/Collector	Yes
		Others	
		Jay Doyle, Traffic & Sidewalk Committee	Yes
		Jim Polando, PVC	Yes

Call to Order: Chair Ms. Bent called the remote meeting of the Select Board 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.*

Roadway Moratorium

Overview: Mr. Houston explained that this proposal is concerned with cutting into new pavement. He summarized the existing moratorium as well as this proposal:

- No new paving/cutting in the calendar year of a repaving, or the two years after that except in case of emergency.
- In the 3rd, 4th, or 5th calendar year after a repaving an additional fee must be paid. Fees proposed are 3rd year: \$15,000, 4th year: \$10,000, and \$5,000 for the 5th year.
- Emergencies: if it is a bonafide emergency and the applicant had no role in creating it, the fee is waived in any year. Either the DPW Director can determine this, or the applicant can come to the Select Board.
- Emergency where the applicant is responsible for the emergency: some flexibility has been added to the moratorium in these cases where the fee may be waived or reduced. This would be determined by the Select Board in consultation with the DPW Director.

Not included is a way for a non-emergency application to be considered. This removes subjective decisions about waiving the moratorium. Mr. Boshart said limiting exceptions will be better. There was a discussion of this issue.

Also included is an inflation adjustment to the fees, as well as the ability for an applicant to do a full mill and overlay themselves in lieu of the fee. There was a discussion of overseeing the quality this work.

There was a discussion of educating the public about this policy as well as the Town paving schedule.

Public Comments: there was no public comment.

MOTION: Mr. Houston moved that the Select Board revise the Street Opening and Occupancy Regulations in the manner set forth in the memorandum dated June 14, 2021 from Mr. Houston to the rest of the Select Board, and also revise other aspects of the Street Opening and Occupancy Regulations as may be necessary for technical, clerical, or conforming purposes that are not substantive in nature. The motion was seconded by Mr. Boshart. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.**

Love Lane Traffic Restriction Proposal

Overview: Mr. Houston provided the reason for this proposal. The traffic pattern was studied, and volume and speed have increased. The new restrictions proposed are:

- Prohibit left turns from Love Lane northbound onto Route 20.
- Prohibit right turns from Route 20 eastbound onto Love Lane southbound.

Mr. Houston reviewed the process of traffic restriction requests, as well as the results of the survey of the neighborhood requesting this restriction and other effects of the proposed restrictions.

To help spur discussion, Mr. Houston presented some tentative recommendations. For immediate consideration:

- Do not implement the proposed traffic restrictions because of the survey results.
- Do not install speed bumps on Love Lane.
- Consider signage at Highland & Love Lane.
- Increase police presence and enforcement on Love Lane and other neighborhood streets.
- Commercial vehicles were a particular concern of Love Lane residents, so restricting this use could be considered.

Longer term items:

- Prioritize figuring out the intersection of Highland and Rt. 20. It probably needs a traffic signal, which could be done through the Tip Program, although this isn't required.
- There is work being done to allow photo radar cameras in Town, and if this becomes allowable this area would be a good candidate.
- Consider sidewalks or other ways to allow residents to use the roads with less danger.

Mr. Cullen explained that the Tip process is not easy or quick – it takes between 5 and 15 years to get a project done. He also discussed the possibility of land takings being required.

Discussion: Mr. Boshart asked if too much emphasis was being put on non-neighborhood respondents. He feels the main issue is safety because of the speed of the vehicles. Mr. Houston said the responses he saw were concerned about the impact on their street of restricting Love Lane. This issue was discussed.

There was a discussion of removing roads from map and traffic apps such as Waze, and whether there was an opportunity for more signage such as stop signs and lower speed signs.

Mr. Doyle said he thought restricting commercial vehicles was a good approach (yet ensuring that delivery services could still access the area). He advised that to put up stop signs certain “warrants” must be met and he thinks the volumes on these streets would not reach the warrant. Regarding limiting roads on GPS services, Town Engineer Steve Fogg several years ago reached out to a GPS service and figured out how to get roads classified appropriately so they would not show up. Mr. Doyle thinks more can be done on this front.

Mr. Doyle said the responses of other neighborhoods to the survey should be looked into more deeply and gave some examples of why this should happen. He believes a traffic signal at Highland and Rt. 20 would help with the traffic issues and increase safety.

There was a discussion of getting in line with the State for the light at Highland & Rt. 20.

Mr. Boshart asked about the possibility of dead ending the road in the middle. Mr. Doyle outlined the studies Traffic & Sidewalk had done in the area, including dead ending. He said there were issues including capital costs and right of way issues, and they felt looking at other solutions first especially turn restrictions.

Mr. Boshart asked about putting turn restrictions on all the neighborhood roads. Mr. Houston said it's probably not practical and severely restricts driving in the entire area and highlighted some of the probable problems.

Public Comments: Kate McGovern asked for clarification of some impacts of restrictions, which Mr. Doyle answered, and spurred a discussion of why people use different roads and whether or not widening Love Lane is possible as well as other things to consider.

Leslie Glynn explained that when the Merriman Street sidewalk was done some of it went behind the stone walls.

Tyle Burns shared some of his thoughts about the issue and the roads, and said he is open to any type of consideration or suggestion to resolve the problem. He asked if there was a way to slow the traffic so it doesn't qualify as the shortest route.

For next steps, Mr. Houston suggested that Traffic & Sidewalk should be consulted, and then look at doing the previously recommended actions, as well as doing a new speed & volume survey along with Deerpath/Westerly/Buckskin corridor and look at the numbers. If Love Lane is actually bearing more traffic than other neighborhoods, temporary restrictions could be created to see how that affects the numbers in other neighborhoods and then respond accordingly.

It was decided to revisit at the July meeting after Mr. Houston is able to consult with Traffic & Sidewalks.

Gun Club Lane Parking Proposal

Representation: Jay Doyle, Traffic & Sidewalks

Overview: Mr. Doyle reviewed the history of the concerns of this neighborhood. He explained that the neighbors worked together to design some parking signage and management plans and worked with Weston Forests & Trails who supported the plan. At their May meeting Traffic & Sidewalk voted to unanimously to bring the recommendation to the Select Board. Mr. Doyle presented the proposal. One sign – which Weston Forest & Trails will take care of - will include a QR code which will direct users to legal parking areas. The others are requested from Weston DPW.

Mr. Cullen pointed out that this is a private road so he would like the Select Board to give permission to expend the funds.

Public Comments: Monu Blancha thanked Traffic & Sidewalks and the Select Board for taking care of this problem.

MOTION:** Mr. Houston moved to amend the traffic rules in order to include 1) on the easterly side of Gun Club Lane private way starting at the southerly end of Gun Club Lane at Warren Ave to the trailhead parking lot No Parking At Any Time, from the westerly end of the trailhead parking area to the end of the northerly end of the Gun Club Lane layout No Parking Beyond This Point with the sign located approximately at the second 90 degree bend from Warren Avenue or approximately 920 feet from the start of Gun Club Lane layout at Warren Avenue, 2) on the westerly side of Gun Club Lane private way start at the southerly end of Gun Club Lane at Warren Avenue to the 90 degree bend in the roadway across from the trailhead parking area No Parking Any Time on the westerly side of Gun Club Lane at the 90 degree bend in the roadway across from the trailhead parking area to the Carter property emergency fire lane driveway No Parking On This Side, 3) at the Carter property and emergency fire lane driveway which is approximately 920 feet from the start of the Gun Club Lane layout at Warren Avenue No Parking Fire Lane. The motion was seconded by Mr. Boshart. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.

Water Billing

Overview: Mr. Houston pointed out that the key point is that the target time between readings is 6 months but there is fluctuation of +/- 1 month. For more than 7 months the proposal is to pro-rate the tiers. He explained how it would work and provided some examples.

There are about 1700 users who will receive credits. Mr. Houston said this illustrates how switching to wireless must be carefully planned so this situation is not recreated.

Mr. Houston clarified that interest on all bills will be waived through June. There was a discussion of how to handle interest when customers pay online. Ms. Kelley suggested that people not pay online until this problem is resolved. Ms. Bent asked that a notice be put on the online system to explain the situation and encourage them to pay another way or that if they use the online system they will receive a credit for the interest.

Ms. Bent asked if the customers with exorbitant usage had been worked out. Mr. Gaumond said 14 customers had errors in the meter readings and the bills were abated. Mr. Cullen said they are still looking into these.

Public Comments: Patty Dacey recommended that until the Town is able to bill uniformly at 6 months that the 3rd billing tier be deleted. She feels this is punitive and arbitrarily enforced. The pricing structure was explained, and this was discussed.

MOTION: Mr. Houston moved to direct the Finance Director and DPW and Finance Department to adopt a methodology as proposed by the Finance Director and Mr. Houston and waive all interest on all water bills through June 30, 2021. The motion was seconded by Mr. Boshart. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.**

The meeting was paused at 7:06pm and resumed at approximately 7:30pm.

Cell Tower at 460 Wellesley Street, Mass. Department of Transportation Land

Representation: Mr. Hesty, US Wireless

Overview: Mr. Hesty explained that the south-central area of Weston has very weak cell service and outlined the area that a new tower just west of Wellesley Street would cover. The tower proposed will be 150 feet tall on property that is owned by Mass DOT. It will accommodate 4 wireless carriers and public safety, if they want it. The site would need a curb cut but there will be almost no traffic to the site. He shared drone images of the site from 150 feet.

Mr. Houston explained that this proposal is not in a Weston Personal Wireless Service Overlay Districts, but this doesn't matter because that district does not apply to State land. The town has no ability to say no to a cell tower there. Therefore, the major request is to see if the Town generally supports the site as well as curb cut feedback so US Wireless can continue negotiations with MassDOT and continue the project development. After visiting the site, he thinks the tower will have relatively little visual impact on the neighbors.

Discussion: Ms. Bent asked about the length of the lease, and Mr. Hesty said it would be 30 years. Ms. Bent asked for confirmation that public safety could use the tower, which Mr. Hesty confirmed. She also asked about the height of the trees, and Mr. Hesty provided background on the relationship between the height of the trees and the tower.

Mr. Hesty outlined the financial arrangements of the town (leasing land from MassDOT, and sublease to wireless carriers). Ms. Bent asked what the rate would be for Town of Weston. Mr. Hesty said they would work out a no-rent agreement with the Town.

Mr. Houston asked what type of antenna it would be, and Mr. Hesty said it would be a monopole.

Mr. Houston also asked if an area behind the bus barn at the middle school was a feasible alternative to this site. Mr. Hesty said that land is closer to an existing tower so coverage from this tower would be reduced.

Mr. Houston asked how certain they are of the demand from the wireless carriers, or that the pole technology is no longer necessary. Mr. Hesty said this type of site would exist for a long time and explained why.

Ms. Bent asked if there are zoning issues regarding the height of the tower. Mr. Hesty said there are not.

Public Comments: Diana Chaplin, Love Lane, asked if the tower will be able to communicate with the Town police station. Mr. Hesty said a relay would be needed to make that happen but thinks the police station might be too far away and this was discussed.

Leslie Glynn asked if there is a masterplan of coverage, and how this proposal fits in. She also asked if the tower could be moved closer to the Mass Pike and access gained from the Mass. Pike instead of from the residential streets. Mr. Hesty said the site could be moved closer to the Mass Pike, but that access from the Mass Pike would require a cloverleaf or be near a ramp because of safety issues.

Mr. Houston said the Cell Group commissioned a Master Plan, which is on the Town Projects page of the Town website.

Alex Cobb, Pinecraft Road, asked which parts of Highland Street this tower would cover, and how many households/people the signal would reach. Mr. Hesty said most of the tower will benefit the residents of Weston and those traveling through the Town. He also discussed the coverage in town. Mr. Cobb asked for data on the coverage for the middle and high schools.

Alicia Primer pointed out the proximity to the Wellington Historic Site and Danforth/Hyde Farm. She said the tower at this location will have a very negative impact on these properties and suggested moving the tower to the bus barn location at the middle school. Mr. Hesty said that moving the tower would lose coverage on the west side of the area but that it might be workable and said they would look at it. This was discussed.

Mr. Hydes asked if the tower went it, would T-Mobile still be able to keep an existing tower on his property or would the proximity of the new tower cause a problem. Mr. Hesty explained that there would be no interference issue.

MOTION: Mr. Houston moved to support the proposal for a cell tower on MassDOT land at the Wellesley/Brown Street intersection or at other MassDOT land in the area, encouraging US Wireless to consider moving further east on MassDOT land to behind the bus barn at the middle school. The motion was seconded by Mr. Boshart. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.**

Joint Meeting of the Selec Board & the Planning Board

Call to Order: Chair Ms. Primer called the remote meeting of the Planning Board to order.

Updated Housing Production Plan Presentation

Representation: Housing Production Plan Steering Committee: Jen Goldson, Planning Consultant; Sarah Rhatigan (chair), Cheryl Alpert, Chris Chandor, Affordable Housing Trust; Alice Benson, Housing Committee of the council on Aging; Barry Fradkin, Planning Consultant; Liz Valenta, Regional Housing Services Office; Alicia Primer, Planning Board; Harvey Boshart, Select Board.

Overview: Ms. Goldson explained that the core question is how to create balanced strategies to create housing options while maintaining community assets, and what process was used to create the plan. She outlined what the group ‘heard’ from the Town:

- Expand the variety & affordability of housing to meet the needs of seniors, families, and the Town’s workforce.
- Smaller homes, accessible units, entry-level for young families, and workforce housing.
- Concerns: scale and density of larger 40B proposals.
- Protect small town characteristics and assets.
- Want to be welcoming to a more diverse population.

Mr. Fradkin provided some basic information about Housing Production Plans, affordability levels, key terms, Weston’s current status (8.38%, including the Boston Post Road project) and how this is calculated,

Ms. Valenta provided a snapshot of Weston’s housing needs, population level, demographics, economic trends, housing trends, and Priority Housing Needs.

Ms. Goldson presented details of the HPP Draft Goals & Strategies:

- Expanding the variety of housing options and promoting a welcoming and diverse community.
- A framework for housing goals that recognizes Weston’s historic resources and characteristics that make it a special community, and historical examples of housing variety.
- Scale, siting, and design, including Weston-specific architectural design standards and zoning.
- Distribute new housing in strategic locations.
- Planning, Policy, and Zoning Ideas.
- Local Initiative Ideas.
- Capacity Ideas.

Discussion: Ms. Bent asked what the next steps are for the Steering Committee. Ms. Rhatigan said the Planning and Select Boards need to adopt the plan in order for it to be sent to the State.

Mr. Boshart clarified that Weston is in Safe Harbor, but if the Boston Post Road is not issued a construction permit the Town will lose this status in November.

Ms. Bent expressed enthusiastic support for the draft plan, especially co-housing and other space sharing possibilities.

Ms. Glynn asked if there are Safe Harbor recommendations if the Boston Post Road project fails. She also asked if the plan could reference the loss of smaller houses to larger ones. Ms. Rhatigan said there is no plan for the failure of the Boston Post Road project. Rather, there is information about various sites and possibilities in the plan and provided details about this.

Ms. Primer said the plan does support Planning’s goal of a Historic Heritage Overlay District to encourage reuse of larger, iconic homes.

There was a discussion about various factors of the proposed plan and the challenges of providing affordable housing throughout the community.

Ms. Alpert said education about affordable housing is needed to overcome the stigma of the term “affordable”, which was discussed.

Public Comments: Alan Ork said he feels the Town has a lost a lot of character and characters (junk men, contractors, young adults, police & fire, etc.) and that the HPP is not just about the buildings but about the demographics of the town.

Diana Chaplin asked if the plan was to get to 10% affordable or something else and asked that this number be made public. She also said that the population is becoming more diverse and hopes that these residents can be represented in Town government, and that the map should be looked at before anything is approved. Mr. Fradkin displayed several maps.

It was decided to wait before adopting the plan to provide both boards more time to review the plan.

Signage Project Presentation

Representation: Katie McLaughlin, Locality Studio

Overview: Mr. Houston outlined the history of the signage project. Ms. McLaughlin pointed out that these suggested guidelines are for Town signs only, not private business or properties, and do not require signs to be updated unless desired. She outlined the process that was used to create the guidelines, including which stakeholders were involved. She explained some basic features of the guidelines:

- Basic labeling in Town places, with a focus on historic areas & recreational signage opportunities
- Only existing logos, the Town seal or simple icons should be used on signs.
- Use where possible at Town locations
- Additional, different signage may be used.

She outlined the key colors of burgundy, green, black, and white as well as which fonts are suggested (Serif and Sans Serif). She went on to detail the specific components of each Theme (Town facilities and area, Historic buildings/areas, and Recreational signage).

Discussion: Mr. Oppenheimer asked about lighting requirements. Ms. McLaughlin said they did not address this because they did not want to get too specific. Mr. Oppenheimer asked if this would be considered because there are specific lighting issues related to signage (no up lighting, no neon, etc.). He said this is a critical part of signage. Ms. Primer suggested they include that lighting must conform with Planning Board lighting standards. This issue was discussed and will be taken up at the next working group meeting.

Ms. Glynn suggested that the guidelines could imply that less is more, and wondered if they would affect parking type signs. She suggested that DPW be brought on board with the guidelines. There was a discussion of this issue, as well as the proliferation of signs and what is and is not needed given today's technology and specific needs.

Ms. Hess noticed that use of all bold, italics, etc. had not been addressed and asked if it had come up. Ms. McLaughlin said they looked at it but not finalized and they would look at this again. Ms. Hess asked for an example template for each of the Themes.

Mr. Oppenheimer was curious about there being fewer guidelines for recreational signs. Ms. McLaughlin said they would clarify these guidelines and how to illustrate this.

Ms. Glynn suggested there be a way to include QR codes easily.

***MOTION:** Mr. Selvig moved to adjourn the meeting of the Planning Board. The motion was seconded by Ms. Glynn. Roll call vote: Mr. Selvig, Mr. Oppenheimer, Ms. Glynn, Ms. Hess, and Ms. Primer voted in the affirmative. Approved unanimously.*

Reuse of 135 North Avenue (formerly Sunrise of Weston)

Representation: Tom Timco, Copper Beech Design

Overview: Mr. Gaumond summarized the situation with the property. Ms. Yanakakis explained that they hope to have facilities present to the Select Board regarding the property.

Mr. Timco attended the tour of the property said it has been empty for a while but is basically solid and well-maintained. He explained that the property might be able to provide 25-30 units in an existing space that might be more agreeable to the neighbors. He said the units are well-appointed except they do not have kitchens which will require renovation. There are still questions about the purchase price of the property. He believes the per-unit cost would be significantly lower than a new build at the Brooks School.

Discussion: Ms. Primer asked who should be contacted to comment on this plan, and if a congregate model has been looked at as well which would allow more units at a lower expense. Ms. Yanakakis pointed out that this is still in the exploratory stage and the issues around providing meals. Ms. Yanakakis suggested she attend the PVC meetings on this issue. There was a brief discussion of the congregate housing question.

Jim Polando said this item is on the agenda for the next meeting. He pointed out that PVC is not a proponent for any specific project so if there is interest another group must take on this role. He wonders if the owner will wait for this process to happen and asked how this issue gets moved forward. Ms. Yanakakis said the property is not on the market.

Ms. Bent said this is a fact-finding phase and are awaiting a legal decision regarding zoning, as well as a presentation by facilities on the feasibility of doing this.

Resident Comments: There were no resident comments.

State of Emergency and Open Meeting Law

Overview: Mr. Gaumond explained the issue of allowing zoom-type meetings at the end of the state of emergency which ended at midnight. He said there are efforts to have hybrid meetings allowed. Ms. Yanakakis explained the work that is being done to allow the Town to hold hybrid meetings. Mr. Gaumond said the MMA is strongly in favor of continuing the virtual meetings, and committees are also in support of these meetings because of increased attendance/engagement. The EMT recommends rescinding the Town state of emergency along with the State.

MOTION:** Mr. Houston moved to rescind the Weston State of Emergency for the Covid-19 Pandemic effective June 15, 2021. The motion was seconded by Mr. Boshart. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.

Consent Agenda

***MOTION:** Mr. Houston moved the consent agenda as follows:*

Approve a request from the Council on Aging to accept a donation of \$250 from Frederick and Sara Ewald, to be applied to the Miscellaneous Gift Account.

Approve a request from the Weston Public Library to accept a donation of \$30 from The Weston Garden Club, to be applied to the Library General Purposes Fund.

*The motion was seconded by Mr. Boshart. **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. The motion was seconded by Mr. Boshart. **Roll call vote:** Mr. Boshart, Mr. Houston and Ms. Bent voted in the affirmative. **Approved unanimously.** The meeting adjourned at 10:26pm.*

Respectfully submitted,

Harvey Boshart, Clerk