

MEMORANDUM

Date: November 21, 2103
To: Donna VanderClock, Town Manager
From: Steven G. Cecil AIA ASLA
RE: Recommendation for Extension of Letter of Intent
Copy: Emily Keys Innes, The Cecil Group

We have recommended that the Town of Weston extend the Letter of Intent with Weston 358, LLC. This agreement would otherwise expire on December 11, 2013. It is our belief that such an extension is in the best interests of the Town, for the following reasons:

- All options related to the proposal from Weston 358, LLC remain open to the Town;
- The current public process, established by the Board of Selectmen, will continue;
- The Board of Selectmen will have additional time to evaluate concepts for Town or nonprofit uses;
- The Board of Selectmen can always terminate the agreement at no risk to the Town if it identifies another direction that is more beneficial to the Town.

We have met with advocates of different options for Town or nonprofit use of the Josiah Smith Tavern, Barn and Old Library. Many of the uses could be compatible with each other or with some of the uses proposed by Weston 358, LLC. We believe it is too early in the process to make a specific recommendation as to the mix of uses for the following reasons:

- All of the uses cannot fit into the available space. The Board of Selectmen will have to make a decision as to what uses will be appropriate for these two buildings;
- Not all of the concepts that have been brought forward are fully formed. Additional information is needed to evaluate the feasibility of these concepts.

The Cecil Group will provide a report that provides more detail about the discussions we have had to date, our suggested process for moving forward, and the questions that will need to be answered to fully evaluate the options before the Board. We believe that extending the Letter of Intent provides the Board with the time and flexibility they need as they continue to assess future uses for this complex site.