

July 1, 2019

Winifred I. Li, Chair
Weston Zoning Board of Appeals
11 Town House Road
Weston, MA 02493

RE: Planning Board Comment Letter Dated June 19, 2019

Dear Ms. Li and Members of the Board:

On behalf of Weston BPR LLC (“Applicant”), this letter is submitted to you to follow up on the Planning Board’s letter addressed to the Weston Zoning Board of Appeals dated June 19, 2019 (the “Letter”).

The Applicant recognizes and respects that the Weston Zoning Board of Appeals (the “Board”) is the ultimate permit-granting authority for this process, and that the Board’s work has just begun. As indicated in the Letter, there has been (and continues to be) a tremendous amount of effort invested in improving the Modera Weston proposal for all stakeholders.

While technically not a Local Initiative Program (“LIP”), we have made every effort to act as if it were a friendly 40B. Our perspective is that the many boards, committees, groups, stakeholders, and individuals throughout Weston as well as the Working Group referenced in the Letter have likewise worked with us collaboratively across a multitude of meetings, strongly insistent on key issues important to Weston while open to discussion on the trade-offs for a development such as this.

We would like to take a moment to thank the dozens of people who have taken significant time out of their days, many on evenings and weekends, to engage with us and share valuable perspectives.

Coincident with the submission of this letter, we are submitting refinements to our plans that reflect commitments the Applicant has made as a result of the work outlined above and in the Letter. These refinements have a tremendous impact to the project, and include:

- Forgoing development of the northwest upland area of the site in all cases and thus preserving approximately 39 acres of land area as undisturbed and in its natural state
- Lowering the site elevation to reduce visual impacts on neighbors and the community
- Redesigning the elevator buildings to have only two stories of homes on the south edge to reduce visual impacts on the neighbors and community

- Breaking up the townhome clusters into varying collections of 4-home and 6-home buildings to improve the visual impacts to neighbors and the community
- Reducing the number of bedrooms and the weighted-average size of each apartment home to reduce the size and massing of the development
- Relocating the majority of the resident amenities, including all of the outdoor amenities, to within the site and away from Boston Post Road and direct neighbors
- Preserving the exterior of the Farnsworth building from the farmhouse and relocating the structure to adjacent to Boston Post Road and within view of the Weston community
- Preserving the exterior of the Greek Revival building located at 761 Boston Post Road in its current location
- Preserving the interior and exterior of the west wing of the farmhouse, which was designed by architect Eleanor Raymond and reusing the structure as a guest suite for residents or some other residential use including relocating the structure to adjacent to Boston Post Road and within view of the Weston community
- Relocating the barn's salvageable timbers to LandSake

Overall, the Applicant is in general agreement with the mitigation steps outlined in Section B of the Letter. We say generally because, for the sake of brevity, the Planning Board's comments concisely summarize hours of detailed discussions and reviews across multiple meetings. Provided that the Letter captures the full breadth of issues that the Board seeks to have addressed, it is our intention to follow through on the mitigation steps outlined consistent with those detailed discussions.

A few specific clarifying comments:

- HVAC: We do not anticipate installing a parapet for roof-top condensers because it will make the buildings appear taller, which is contrary to what we have been working to achieve with the changes outlined above, and based on recent discussions with the Working Group appears to be the appropriate trade-off for everyone. Due to the layout of the buildings on the site, we are not able to meet the standard of all condensers beyond a 400' setback from the property line. Please note that a large majority of the condensers will be 400' or more from the property line.
- Landscaping: We are generally in agreement with following the guidelines of Appendix V for the initial install of the buffer plantings to the extent practicable.
- Bus/Shuttle Shelter: With relocation of the majority of the amenities to within the site, the new clubhouse structure will also serve as the bus/shuttle pick-up/drop-off location.
- Section 3. Environmental on Page 14: We are aware of and share the community's concerns regarding the environmentally safe development of this project. We believe the third-to-last



sentence of this section is intended as such, but for the avoidance of doubt we wish to clarify, that when the Letter states the Applicant will conduct ongoing tests during site work “in its own best interest”, what is meant is to affirm that the Applicant shares in the Weston community’s and particularly the nearby and direct neighbors’ interests in developing the site in a manner that results in a safe and habitable place for everyone, including existing residents and our future residents. Our interest is to ensure that all site work is done safely and in conformance with all applicable regulations. Again, we believe that was the intent of the language in the Letter, but we know this is a sensitive topic to many and wish to reaffirm it is in our interest to follow the regulations and develop the site safely.

Again, we wish to thank the Working Group and the many, many people who have collaborated with us over the last many months, and look forward to further discussions with them and the Board.

Respectfully submitted,



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