

WESTON CONSERVATION COMMISSION

P.O. BOX 378
WESTON, MA 02493
TELEPHONE: 781-786-5068
CONSERVATION@WESTOMASS.ORG

MEMORANDUM

TO: ZONING BOARD OF APPEALS
JOHN FIELD, LAND USE DEPARTMENT

FROM: MICHELE GRZENDA, WESTON CONSERVATION ADMINISTRATOR

DATE: FEBRUARY 12, 2020

RE: MODERA WESTON – ORDER OF CONDITIONS (DEP FILE #337-1369)

On February 7, 2020, The Weston Conservation Commission (WCC) issued the attached Order of Conditions (OOC), pursuant to 310 CMR 10.00 of the Massachusetts Wetlands Protection Act.

As you are aware, the entire parcel contains 62 acres; 16.6 acres falls within the 100-foot buffer zone. The approved plan shows that development will be situated in the southern third of the property. The approved plans shows that 2.8 acres of buffer zone will be altered (17%). The Applicant, Mr. Unhjem, Mill Creek Residential, shared his team's proposal that the remaining portions of the buffer, along with the entirety of the wetland complex and back upland areas is proposed to be permanently preserved. The Applicant has offered to subdivide the site and donate all non-developed land to the Weston Forest and Trail Association (WFTA). This area amounts to approximately 45 acres. Discussions between Mill Creek and WFTA are ongoing. Earlier on in the project planning process, the development team indicated their interest in also providing trail easements to permanently allow public access through portions of the property.

Positioning the development in this location protects the existing wooded and wetland areas in the central and northern portions of the site and preserves the 8.9-acre parcel identified as Weston Assessor's parcel 24/25. This upland parcel is highly valuable as open space because it is contiguous to Conservation Land and the Rail Trail. It was identified as a conservation priority in the 2017 Open Space and Recreation Plan.

Conservation Commission Recommendations

- The WCC respectfully requests that the ZBA incorporate the WCCs OOC Special Conditions #21-86 on pages 9f-9n into your permit.
- The WCC hopes that the ZBA can work on codifying an agreement with the development team which permanently protects the undeveloped portions of the property.
- The WCC also hopes the ZBA can look at the ways in which the development team wishes to provide trail access from Modera to the surrounding open space and codify trail easements if any of these access points will remain on private property.

I would welcome the opportunity to speak to the ZBA about these matters. I can be reached at 781-786-5068.