

2014 ANNUAL TOWN MEETING

Commonwealth of Massachusetts

Middlesex, ss.

To any Constable in the Town of Weston, Greetings:

In the name of The Commonwealth you are hereby required to notify and warn the voters of said Town, qualified to vote in elections and Town affairs, to meet in the auditorium of the Town Hall at 11 Town House Road in said Town, on Saturday, the tenth day of May, 2014, at 8:00 o'clock A.M. to act on Article 1 of this warrant for which polls will be open from 8:00 o'clock A.M. until 6:00 o'clock P.M. in said auditorium; and to meet in the auditorium of the High School at 444 Wellesley Street in said Town, and also in the gymnasium of the High School if the number of voters in attendance shall exceed the capacity of the auditorium, on Monday, the twelfth day of May, 2014 at 7:30 o'clock P.M. to act upon the remaining articles of this warrant.

ARTICLE 1: TO BRING IN THEIR VOTES FOR THE FOLLOWING TOWN OFFICERS AND QUESTION TO BE VOTED ON ONE BALLOT

	<u>For a term of</u>
A Moderator	One Year
One Selectman	Three Years
Two Assessors	Three Years
One Member of the School Committee	Three Years
Two Members of the Recreation Commission	Three Years
One Member of the Planning Board	Five Years
Two Library Trustees	Three Years
One Member of the Board of Health	Three Years
One Commissioner of Trust Funds	Three Years
Three Measurers of Lumber	One Year

And to give their vote, Yes or No, on the following questions:

BALLOT QUESTION NO. 1: PROPOSITION 2½ DEBT EXCLUSION

Shall the Town of Weston be allowed to exempt from the provisions of Proposition two and one-half, so called, the amounts required to pay for the bond(s) issued in order to design, engineer, construct and equip the following, including all costs incidental and related thereto: (1) New Police Station – Construction Funds; (2) Renovation of Council on Aging Space – Design Funds; (3) Case Campus Master Plan; (4) Brown and Wellesley Streets Intersection Improvements; (5) DPW Drainage Improvement Projects; and (6) South Side Drainage Improvement Project?

Yes _____ No _____

SUMMARY

State law provides for an exemption from the limits of Proposition two and one-half of those amounts required to pay for the debt service for bonds approved by the voters. Question 1 would exempt the debt service for the bonds issued for a project previously approved at the December 2013 Special Town Meeting and for bonds that will be issued for projects to be considered at the May 2014 Annual Town Meeting:

Project approved at December 2013 Special Town Meeting:

- 1. Case Campus Master Plan (Article 2) \$835,000

Projects to be considered by May 2014 Annual Town Meeting:

- 2. New Police Station – Construction Funds (Article 18) Estimated: 12,100,000
- 3. Renovation of Council on Aging Space – Design Funds (Article 19) 50,000
- 4. Case Campus Master Plan (Article 20) 1,755,200
- 5. Brown and Wellesley Streets Intersection Improvements (Article 21) 372,000
- 6. DPW Drainage Improvement Projects (Article 22) 300,000
- 7. South Side Drainage Improvement Project (Article 23) 995,000
- Total** **\$16,407,200**

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Separate articles appear in the Annual Town Meeting Warrant to appropriate the funds and authorize borrowing for each purpose. A two-thirds vote of Town Meeting in favor is required for approval. This ballot question is only to exempt the debt service from the limits of Proposition 2½, should these items be approved by Town Meeting.

The debt service for these projects will be approximately \$197,134 in fiscal year 2015, \$1,685,211 in fiscal year 2016, then decreasing each year until the bond reaches maturity. This Proposition two and one-half debt exclusion shall be approved if a majority of the persons voting thereon vote "yes."

CURRENT FISCAL YEAR ARTICLES

ARTICLE 2: AMEND FISCAL YEAR 2014 OPERATING BUDGET

To amend the following line items in the Fiscal Year 2014 Operating Budget adopted under Article 2 of the 2013 Annual Town Meeting, by reducing line items and appropriating additional funds to other line items as follows:

	<u>Changing From</u>	<u>Changing To</u>	<u>Difference</u>
Public Works – Expenses	1,197,170	1,157,170	(40,000)
Public Works – Snow and Ice Control	252,900	710,300	457,400

And as funding therefor, that \$417,400 be transferred from available funds (free cash); or take any other action relative thereto.

Article 1 Explanation: This article provides funding for the costs of snow and ice removal in excess of what was budgeted.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 3: APPROPRIATE FOR HISTORIC RESOURCES

To transfer from the Community Preservation Fund to reserve for future appropriation sums of money for the acquisition, preservation, rehabilitation and restoration of historic resources as recommended by the Community Preservation Committee, such sum to be added to the amount appropriated for such purpose under Article 26 of the 2014 Annual Town Meeting; and as funding therefor, to appropriate said sum from the Undesignated Fund Balance of the Community Preservation Fund, or take any other action relative thereto.

Article 3 Explanation: The Community Preservation Act requires that 10% of revenues be set aside annually for historic resources and community housing. At the time of the 2014 Annual Town Meeting, we projected a state match of 35%. We actually received a state match of over 56%. The amount that was set aside at Annual Town Meeting for historic resources was insufficient and must be increased to comply with the Community Preservation Act. An additional amount of \$28,000 for historic resources will be requested.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 4: APPROPRIATE FOR OPEN SPACE – ADDITIONAL FUNDS FOR HOBBS POND DAM RECONSTRUCTION AND POND PRESERVATION: 80 ACRE CONSERVATION AREA

To appropriate a sum of money for the preservation of open space under the Community Preservation Program, to be used for the reconstruction of Hobbs Pond Dam and pond preservation at the 80 Acre Conservation Area, located off Lexington Street, as shown on Assessors Map 9, Parcels 8-10, and all incidental costs related thereto, such sum to be added to amounts previously appropriated for such purposes under Article 25 of the May 9, 2012 Annual Town Meeting and Article 35 of the May 20, 2013 Annual Town Meeting, to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 4 Explanation: In 2012 and 2013, Town Meeting appropriated \$467,000 from the Community Preservation Act Fund to reconstruct Hobbs Pond Dam off Lexington Street. The dam was severely damaged from rainstorms in 2010, and the reconstruction of the dam is necessary to preserve Hobbs Pond.

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In addition to the money secured at Town Meeting, additional funds were secured from private donors (\$100,000) and FEMA (\$80,000).

Environmental permitting was completed in the summer of 2013 and New England Infrastructure Inc. was awarded the construction contract in October 2014. Due to unexpected issues and delays at the beginning of the project (re-design of the spillway, discovery of contaminated creosote timbers buried next to the spillway, ledge and unsuitable soils encountered while excavating for the new spillway), the bulk of the spillway construction work occurred in January and February, and the project's contingency was depleted. Extreme winter conditions created further construction and financial challenges that were neither anticipated nor accounted for in the original contract. Therefore, additional funding is being requested to ensure that the project can be completed by June 30, 2014 as planned. The amount to be requested under this article is up to \$50,000.

The Finance Committee unanimously supports adoption of this Article.

FINANCE/BUDGET ARTICLES

ARTICLE 5: APPROPRIATE THE FISCAL YEAR 2015 OPERATING BUDGET

To raise and appropriate and transfer from available funds such sums of money as may be necessary to defray the costs of government and other Town charges for the fiscal year beginning July 1, 2014; or take any other action relative thereto.

Article 5 Explanation: *The recommended fiscal year 2015 operating budget can be found on pages 9-11. It is anticipated that the following available funds will be transferred to fund a portion of the operating budget:*

1. Undesignated Fund Balance (free cash)	\$2,300,000
2. Overlay Surplus	280,000
3. Well Litigation Settlement Account (principal)	250,000
4. Accrued Income-Well Litigation Settlement	10,000
5. Cemetery Trust Fund	35,000
6. Josiah Smith Tavern Trust Fund	<u>6,000</u>
Total	\$2,881,000

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 6: APPROPRIATE FOR WESTON MEDIA CENTER, INC.

To raise and appropriate or transfer from available funds a sum of money as a grant to Weston Media Center, Inc., to provide continued support for PEG (Public Educational and Government) television programming on local cable channels; said sum to be expended by the Town Manager pursuant to a grant agreement between the Town Manager and the Weston Media Center, Inc., on such terms and conditions as the Town Manager deems appropriate; or take any other action relative thereto.

Article 6 Explanation: *The Weston Media Center, Inc. is an independent, non-profit corporation that provides PEG television programming in Weston. Funding is provided by a "pass through" charge of 3.25% from Comcast and Verizon revenues collected from Weston cable television subscribers. In addition, a small amount is raised through donations, grants, and DVD sales for total revenues projected to be \$178,556 in 2014. In order for WMC to sustain its operations in the next fiscal year, and on an ongoing basis, they are requesting additional funding from the Town in the amount of \$110,000. With this amount, they expect to continue operations at the current level, maintain the DVD archive, the website and video on-demand services, install cameras and audio equipment in Town Hall lower level conference room, Sears Auditorium and the High School Auditorium to enhance coverage of government and educational meetings and events held at these locations and install an enhanced microphone array in Selectmen's room to enhance audio quality of meetings there.*

The Finance Committee takes no position on this Article.

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CONSENT AGENDA ARTICLES

ARTICLE 7: APPROPRIATE TO STABILIZATION FUND

To raise and appropriate or transfer from available funds a sum of money to the Stabilization Fund, as provided under M.G.L. Chapter 40, section 5B, as amended, to be used for any lawful purpose, capital budget program or purpose for which the Town may borrow; or take any other action relative thereto.

Article 7 Explanation: A stabilization fund is a type of reserve fund. This Stabilization Fund will be used for catastrophic or emergency events or when certain revenue sources are below prior year levels, which typically occurs during a recession. Currently the Town has approximately \$2.5 million in this Stabilization Fund. An appropriation of \$250,000 is anticipated. A two-thirds vote of Town Meeting is required to appropriate both to and from the Stabilization Fund.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 8: APPROPRIATE TO OTHER POST EMPLOYMENT BENEFITS (OPEB) TRUST FUND

To raise and appropriate or transfer from available funds a sum of money to the Other Post Employment Benefits (OPEB) Trust Fund, to be used to pay the costs of post employment benefits; or take any other action relative thereto.

Article 8 Explanation: This article allows the Town to continue to fund its future liability for other post employment benefits (retiree health insurance) for Town of Weston retirees, which amounts to approximately \$46 million if pre-funded and \$76 million if funded on a pay-as-you-go basis. Currently, the Town has \$6.9 million in this Trust Fund. An appropriation of \$1,648,512, the amount recommended by an actuarial study, is anticipated.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 9: CONTINUE DEPARTMENTAL REVOLVING FUNDS

To continue revolving funds for certain Town departments pursuant to the provisions of M.G.L. Chapter 44, section 53E½ for the fiscal year beginning July 1, 2014:

Revolving Fund	Authority to Spend	Revenue Source	Use of Fund	FY15 Budget
Recreation Skating Programs	Recreation Director	Program Fees	Program Costs	\$40,000
Historic Marker	Historical Commission	Program Fees	Costs Related to Purchase of Historic Markers	\$1,500
Josiah Smith Tavern	Town Manager	Rental Fees from Women's Community League	Building Repairs and Maintenance (Improvements)	\$30,000
Council on Aging Special Programs	Council on Aging Director	Program Fees	Program Expenses	\$30,000
Town Building Rentals	Town Manager	Rental Fees Town Hall	Utilities, Cleaning, Building Monitor	\$6,000
Board of Health	Health Director	Insurance Reimbursement for Flu Clinics and Fees for Public Health Initiatives	Public Health Education, Outreach, Health Initiatives, Emergency Preparedness	\$20,000

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Affordable Housing Monitoring	Town Manager	Fees from Original Sale and Resale of Affordable Homes	Monitoring Costs, including Salaries and Benefits	\$40,000
Fiske Law Office	Town Manager	Rental Fees	Building Repairs and Maintenance including Salaries and Benefits	\$25,000
Ambulance Services	Fire Chief	Ambulance Fees	Paramedic (ALS) Service Fees	\$150,000
Planning Board	Planning Board	Application Fees	Expenses Related to Action on Applications	\$75,000

Or take any other action relative thereto.

Article 9 Explanation: A Revolving Fund established under the provisions of M.G.L. Chapter 44, section 53E½ must be authorized annually by vote of the Town Meeting. Each Revolving Fund is credited with only the departmental receipts received in connection with the programs supported by such Revolving Fund, and expenditures may be made by the specified personnel from each Revolving Fund without further appropriation. Please see Appendix 4 for a report on these Revolving Funds.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 10: ACCEPT CHAPTER 90 ROAD IMPROVEMENT FUNDS

To authorize the Board of Selectmen to permanently construct, reconstruct, resurface, alter or make specific repairs upon all or portions of various Town Ways and to authorize the expenditure of such sums of money as may be received for the fiscal year commencing July 1, 2014 provided or to be provided by the Commonwealth of Massachusetts through the Massachusetts Department of Transportation; or take any other action relative thereto.

Article 10 Explanation: State law requires that Town Meeting approve the use of funds received from the State for road construction purposes, including engineering or addressing traffic improvements. In fiscal year 2015, it is anticipated that the Town will receive \$478,573 from the State for this purpose.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 11: APPROVE PROPERTY TAX DEFERRAL INCOME LIMITS

To establish fiscal year 2015 income eligibility limits under Chapter 421 of the Acts of 2004, An Act Authorizing the Town of Weston to Regulate Certain Property Tax Exemption Eligibility Requirements for the Elderly; or take any other action relative thereto.

Article 11 Explanation: Several years ago, Weston obtained special legislation to change the eligibility criteria for the property tax deferral program, allowing the Board of Selectmen to set the interest rate for residents over 60 who defer their property taxes. For fiscal year 2015, the rate has been set at 4%. This legislation also allows the Board of Selectmen, with Town Meeting approval, to establish the income eligibility limit for this program each year. The Board of Selectmen is recommending that the income limit remain at \$70,000 for fiscal year 2015. Ratification of this amount is required by Town Meeting.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 12: ACCEPT CHAPTER 73, SECTION 4 OF THE ACTS OF 1986: (INCREASE IN PROPERTY TAX EXEMPTION LIMITS)

To accept, for fiscal year 2015, the provisions of section 4 of Chapter 73 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988, which amends Chapter 59 of the Massachusetts General Laws relative to real estate property tax exemptions, and to approve an increase in the amount of 100 percent for each eligible exemption; or take any other action relative thereto.

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Article 12 Explanation: Acceptance of this statute permits the Town to grant an additional property tax exemption to certain taxpayers who are surviving spouses, parents of veterans who died in wartime service, blind persons and those who qualify for an exemption under any one the following clauses of section 5 of Chapter 59 of the Massachusetts General Laws:

Clauses 17, 17C, 17D, 22, 22A, 22B, 22C, 22E, 37, 37A, 41, 41B, 41C, 42, or 43.

Town Meeting approval of the additional exemption, as well as application for the exemption by the taxpayer, must be made annually. The Board of Selectmen has recommended that the amount of the exemption be increased by 100%, the maximum amount over the standard amount provided by this State law. This increase in the exemption was first approved by Town Meeting in 2002.

The Finance Committee unanimously supports adoption of this Article.

ENTERPRISE FUND ARTICLES

ARTICLE 13: APPROPRIATE THE FISCAL YEAR 2015 WATER ENTERPRISE BUDGET

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Water Division of the Department of Public Works during fiscal year 2015, under the provisions of M.G.L. Chapter 44, section 53F½:

Table with 5 columns: Category, Expended FY12, Expended FY13, Appropriated FY14, Recommended FY15. Rows include Salaries, Expenses, MWRA Assessment/Water Purchases, Debt Service (non-exempt), Capital Outlay, and Total.

Or take any other action relative thereto.

Article 13 Explanation: Debt service includes 20% of the cost of construction of the new DPW facility, and additional capital projects: construction of a new Black Oak water pump station, to be considered under Article 14; and water main rehabilitation, to be considered under Article 15. The operating expenses for the Water Division are entirely funded by water fee revenue.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 14: APPROPRIATE FOR BLACK OAK BOOSTER WATER PUMP STATION

To appropriate a sum of money to pay costs of constructing a new Black Oak booster water pump station, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 8, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 14 Explanation: This request is to replace the existing Black Oak Pump Station, originally installed in the 1960s, that now services more than 60 properties with potable drinking water and fire flow protection. These funds will be used to replace the existing pump with redundant water supply pumps, high flow pumps for fire protection in the area, an emergency backup generator, and the ability to connect to the SCADA system, which is the software that monitors the Town's water distribution system. The project also involves the dismantling and decommissioning of the Black Oak Storage Tank. The amount to be requested under this article is \$900,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

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ARTICLE 15: APPROPRIATE FOR WATER MAIN REHABILITATION

To appropriate a sum of money to pay costs of laying and relaying water mains of not less than six inches but less than sixteen inches in diameter, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 8, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 15 Explanation: This request is part of an ongoing program to replace old cast iron and asbestos transite water mains. These mains are no longer used in water transmission service. This appropriation is to replace 1,475 linear feet of asbestos transite water main in Pinecroft Road that was installed in 1942. The design for this project will be completed by the DPW's engineering division. The amount to be requested under this article is \$260,000, to be funded from water rates. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 16: APPROPRIATE THE FISCAL YEAR 2015 RECREATION ENTERPRISE BUDGET

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Recreation Department during fiscal year 2015, under the provisions of M.G.L. Chapter 44, section 53F½:

	Expended <u>FY12</u>	Expended <u>FY13</u>	Appropriated <u>FY14</u>	Recommended <u>FY15</u>
Salaries	\$943,594	\$960,140	\$1,065,702	\$1,052,746
Expenses	436,216	426,922	406,925	429,300
Community Center	66,702	62,726	75,450	74,200
Emergency Generator+	<u>0</u>	<u>0</u>	<u>125,000</u>	<u>0</u>
Total	\$1,446,512	\$1,449,787	\$1,673,077	\$1,556,246

Or take any other action relative thereto.

Article 16 Explanation: Program fees cover approximately 70% of the salaries and expenses for this department; the remaining 30% is funded by property taxes. For fiscal year 2015, there will be a request for \$55,723 to be appropriated from retained earnings to support the operating budget, because revenue for pool and camp programs is projected to be reduced because of the completion of the Field School construction.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 17: APPROPRIATE THE FISCAL YEAR 2015 BROOK SCHOOL APARTMENTS ENTERPRISE BUDGET

To raise and appropriate and transfer from receipts and retained earnings the following sums of money to operate the Brook School Apartments during fiscal year 2015, under the provisions of Chapter 76 of the Acts of 2009 and M.G.L. Chapter 44, section 53F½:

	Expended <u>FY12</u>	Expended <u>FY13</u>	Appropriated <u>FY14</u>	Recommended <u>FY15</u>
Salaries	\$156,494	\$151,540	\$166,494	\$173,287
Expenses	306,569	300,586	364,600	355,200
Repairs and Replacements+	89,987	114,514	116,254	123,230
Payment in Lieu of Taxes	20,148	20,652	21,168	21,697
Capital Improvements+	0	20,509	200,000	100,000
Debt Service	<u>258,071</u>	<u>251,877</u>	<u>245,439</u>	<u>334,472</u>
Total	\$831,269	\$859,679	\$1,113,955	\$1,107,886

Or take any other action relative thereto.

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Article 17 Explanation: Funding for the operation of the Brook School Apartments comes from rental income and the Community Preservation Fund, which is covering the cost of the debt service for construction of thirteen affordable units completed as part of the expansion project in 2004. The increase in debt service is due to the completion of the building envelope project.

The Finance Committee unanimously supports adoption of this Article.

CAPITAL IMPROVEMENT BUDGET ARTICLES

ARTICLE 18: APPROPRIATE FOR CONSTRUCTION OF NEW POLICE STATION

To appropriate a sum of money to pay costs of constructing, equipping, and furnishing a Police Station to replace the existing Police Station located at 180 Boston Post Road By-pass (Route 20), including demolition and all incidental costs related to such project, to be spent under the direction of the Town Manager, the money so appropriated to be borrowed pursuant to M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 18 Explanation: A 2008 feasibility study determined that the current Police Station has outlived its useful life in terms of physical condition and function. In 2012, the Police Station Study Committee confirmed that finding. The May 2013 Annual Town Meeting appropriated \$1.2 million to design a new Police Station, to be located on the site of the current Station.

A new facility will meet up-to-date policing standards: 1) improve safety for employees, the public and prisoners keeping arrestees inside a secure area and limiting public business to a safe accessible space; 2) provide efficient work space in order to organize, process and store confidential legal records that, by law, must be held for years, some forever; 3) provide an area for the effective processing and storage of evidence that meets the requirements of the courts; 4) provide for necessary storage space to house specialty equipment and impounded vehicles; 5) provide a secure building to house not only the emergency communication equipment of the police department including E911, but also for the "fiber hub" that services the Town IT structure as well as its telephone operations; 6) provide adequate pathways for IT and electrical cabling to access office space for equipment that was not envisioned when the building was constructed in 1973; 7) meet Department of Public Health regulations required for detainee cells; 9) provide adequate space for female officers and employees; and, 10) be more environmentally friendly and efficient, meeting the criteria for a LEED silver certification.

The police firing range, an important part of the project, has been designed to serve in a dual capacity. The location was chosen not only to supply a necessary firearms training facility but also to provide much needed space in the back of the site by acting as a retaining wall. This combination of functions will lower the cost of site work. The firing range is a very important part of the police function, especially in towns where use of force by firearms does not commonly occur. When confronted by an infrequent occurrence, officers will fall back on their training and be better prepared to respond in an emergency. A firing range is an essential part of the training for all police officers.

The total amount to be requested is estimated at \$12.1 million. More information about the proposed new Police Station can be found on the Town's website at www.weston.org. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 19: APPROPRIATE FOR DESIGN FUNDS FOR RENOVATION OF COUNCIL ON AGING SPACE AT THE COMMUNITY CENTER

To appropriate a sum of money to pay costs of engineering and architectural services for plans and specifications for the design and construction of renovations to the Council on Aging space used at the Community Center located at 20 Alphabet Lane, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with

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the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 19 Explanation: In 2010, Joyce Chen, a longtime Weston Resident, donated \$30,000 to the gift fund of the Council on Aging (COA) to initiate a process that would create a comfortable and welcoming gathering area for Weston seniors. Her family noted that the use of the Council on Aging and its resources had significantly increased and the current space no longer worked well for the activities of the busy and vibrant programs offered.

The kitchen area lacks the required facilities to adequately produce the types of programs that are offered, and gatherings involving food are difficult to administer. Concerns regarding the HVAC systems are notable and need to be addressed. In addition, the one private office area for staff including social workers, a nurse, the Town's veterans' agent as well as volunteer health insurance counselor, income tax preparer, are shared. The volunteer coordinator who manages the work of more than 200 volunteers is seated in an open administrative area. The ability to work confidentially is of great concern. In summary, the current space does not work for the activities of this vibrant and busy town agency for seniors. Participation in programs provided by the COA has expanded by 20% in the last five years as nearly 1,500 Weston users are recorded each year.

Preliminary plans show that a reconfiguration of the current floor plan, with additional square footage added from the recreation department, can resolve most of these issues as well as create a pleasing gathering area for visitors.

Weston residents over the age of 60 make up more than 25% of the town population. 37.5% of the total residential taxes in Weston are paid by homeowners over the age of 60.

The amount to be requested is \$50,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee, by majority vote, supports adoption of this Article.

ARTICLE 20: APPROPRIATE FOR CASE CAMPUS MASTER PLAN

To appropriate a sum of money to pay costs to design and reconstruct, resurface or alter the configuration of roadways, walkways and parking areas on the Case Campus, generally located on either side of Alphabet Lane and within the boundaries of School Street and Wellesley Street, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by transferring an amount from the Unallocated allocation of the Community Preservation Fund; and by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 20 Explanation: The Case Campus Master Plan (CCMP) addresses needs resulting from the transformation of the campus from exclusively school-related uses to a place that now also serves as one of the Town's most popular social, recreational, and cultural destinations. From its beginnings as the elementary school campus and school department administration, the use has expanded to include the Town Library, the Town Pool, and the Community Center, housing the Recreation Department and Council on Aging. This development was not accompanied by a campus-wide plan taking into account the aggregate needs for roadway access, parking and safe pedestrian access among these facilities.

This is the third request for funding to implement the CCMP; previous appropriations were \$709,000 in May 2013 and \$835,000 in December 2013.

This request addresses three Packages of work in the CCMP. First, it would fund the construction of Package 2A of the CCMP, which is the Woodland School Drop-off reconfiguration. This represents roadway and sidewalk improvements that are adjacent to the Woodland Elementary School. The roadway is in dire need of repaving and a slight widening. The current drop-off configuration is congested and undersized. The Woodland School would benefit from greater separation and longer queuing lanes for both

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parents and buses. A small increase in parking is also included in this project. The components of Package 2A are estimated to cost \$1,060,000.

Second, this request would provide the design funds for Package 4. This package includes improvements to the front of Case Campus along School Street that can happen once the existing Field School is torn down in the fall of 2014. These improvements include: completing paved sidewalk connections between the Recreation Department; Case House School Administration; Council on Aging & Town Library buildings on campus; a new pedestrian legacy walking trail; arboretum tree plantings along School Street; and the parking lot reconfiguration and repaving around the Recreation Department, Council on Aging, Case House and playing fields. The cost of Package 4 is \$162,200 in general funds to design the parking lot and campus driveway reconfigurations off School Street, including conducting a traffic study, and \$217,150 in Community Preservation Act (CPA) funds to design the inner and outer pedestrian walkways and accompanying tree plantings on the Case Campus

Third, this request would provide design and construction funds for Package 2, which is the construction of a parking lot and associated pedestrian crossings on Case Estates land formerly owned by Harvard, that is located across Alphabet Lane from the Field School and Community Center. Package 2 is estimated to cost \$644,000.

The total request for funds under this article, taking into account savings from previous appropriations of \$111,000, is \$1,972,350: \$217,150 in cash CPA funds and \$1,755,200 in borrowed general funds. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee will report its position on this Article at Town Meeting.

ARTICLE 21: APPROPRIATE FOR INTERSECTION IMPROVEMENTS AT BROWN STREET AND WELLESLEY STREET

To appropriate a sum of money for the installation of a traffic signal and related improvements at the intersection of Brown Street and Wellesley Street, and all incidental costs related thereto, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 21 Explanation: In May 2013, Town Meeting appropriated funds to design a traffic signal and reconfigure the intersection of Brown Street and Wellesley Street. Following completion of the design and review by the School Committee and Traffic & Sidewalk Committee, this article now seeks the necessary funds to construct improvements. This location serves as the primary entrance and exit for the Weston Middle School onto Wellesley Street and all school buses during morning drop-off. The Town currently budgets approximately \$43,000 per year in personnel costs to provide assistance to students crossing Wellesley Street. Staffing consists of a police officer in the morning and a crossing guard in the afternoon, although the Schools have been unable to fill the crossing guard position for most of the current school year. Based on a cost/benefit review, both committees favored eliminating the original plan to align Brown Street with the Middle School driveway in order to reduce overall cost and still achieve the desired safety benefits. Therefore, the project recommended under this article is the installation of a traffic signal at this intersection, leaving Brown Street in its existing location. A traffic signal with a pedestrian-activated "walk light" will eliminate the Town's ongoing personnel costs and provide a safer and controlled access at all times for pedestrians, vehicles, and school buses. The amount estimated to be requested is \$372,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee, by majority vote, opposes adoption of this Article.

ARTICLE 22: APPROPRIATE FOR DEPARTMENT OF PUBLIC WORKS – DRAINAGE IMPROVEMENTS

To appropriate a sum of money for the construction or reconstruction of surface drains and all incidental costs related thereto, including the acquisition of such temporary or permanent easements as may be necessary for this project, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 22 Explanation: This request is part of the ongoing program to replace, upgrade or install new storm drainage lines and structures to improve substandard drainage systems in town. Future projects on the high priority list are on Summer Street, Pine Street, Warren Place, Winter Street, and Longmeadow Road. These funds will also be used for a variety of public/private partnerships whereby both the Town and property owner contribute to resolve deficient drainage systems that are on both public ways and private property. Drainage funds are also used for street drainage repairs for the road paving program. Future projects include North Avenue, Newton Street, and Country Drive. The amount to be requested is \$300,000. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 23: APPROPRIATE FOR DEPARTMENT OF PUBLIC WORKS – SOUTH SIDE DRAINAGE IMPROVEMENT PROJECT

To appropriate a sum of money for the construction or reconstruction of surface drains and all incidental costs related thereto, including the acquisition of such temporary or permanent easements as may be necessary for this project, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of M.G.L. Chapter 44, section 7, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Board of Selectmen, to issue bonds or notes for this purpose; or take any other action relative thereto.

Article 23 Explanation: Improvements to the entire Shady Hill Road/Ledgewood Road/Woodchester Drive/Pond Brook Circle area stormwater drainage water shed are long overdue. Residents in this area regularly experience flooding of their properties due to an outdated and undersized drainage infrastructure. A recent study of this area has resulted in a phased construction plan totaling approximately \$2.9 million in improvements over five years. This is the third year of funding for this project (\$1,195,000 was previously approved); the amount to be requested is \$995,000 to upgrade the drainage in the area between Pond Brook Circle and Shady Hill Road. A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 24: APPROPRIATE FOR CAPITAL PROJECTS

To raise and appropriate or transfer from available funds sums of money for the following capital purposes:

Purpose	Amount	Expend Under Direction of:
A. Fire Department Equipment – Air Packs	\$275,000	Town Manager
B. Pedestrian Crossing Signal	<u>50,000</u>	Town Manager
Total	\$325,000	

Or take any other action relative thereto.

Article 24 Explanation:

- 1. Fire Department Replacement Equipment – Air Packs - \$275,000:** *This request is to replace the department's self-contained breathing apparatus (air packs), which will be 15 years old. This*

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equipment has met the life expectancy set forth by the National Fire Protection Association and is essential for firefighter safety.

- 2. **Pedestrian Crossing Signal – School Street - \$50,000:** The existing pedestrian crossing signal located between the Public Library and the Scout House is not consistently observed by vehicles, which is a safety concern. The existing signal flashes yellow when activated, but does not turn red. The Traffic & Sidewalk Committee is proposing to replace this signal with a “HAWK” signal that would turn from yellow to red when activated by a pedestrian, providing a safer crossing.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 25: APPROPRIATE \$2 MILLION TO ACQUIRE 11+ ACRES AT 52 GUN CLUB LANE (SUBMITTED BY CITIZENS’ PETITION)

The Town of Weston shall appropriate the sum of \$2,000,000 to be raised from available free cash and by borrowing under the authority of Massachusetts General Law, Chapter 44, section 7 or any other enabling authority, to acquire by purchase or by eminent domain the 11+ acres of land and the buildings thereon located at 52 Gun Club Lane for municipal purposes, including but not limited to affordable housing, open space and parking for the coming rail trail which abuts the property.

Article 25 Explanation (provided by the petitioners): A vote on this Article at the May 12, 2014 Annual Town Meeting would require the Town to acquire the property currently for sale at 52 Gun Club Lane, Weston and to appropriate the sum of \$2,000,000 to do so. If developed as affordable housing, Community Preservation Funds could be used to build on this land. If the housing built were to be sold, with affordability deed restrictions on future sales much of the money paid to acquire this land could be recouped by the town. A YES vote on this Article would also allow use of this land for other municipal purposes, including open space and parking for the new rail trail, which abuts the property.

The Finance Committee unanimously opposes this Article.

COMMUNITY PRESERVATION ACT ARTICLES

ARTICLE 26: APPROPRIATE FOR FISCAL YEAR 2015 COMMUNITY PRESERVATION COMMITTEE OPERATING BUDGET

To hear and act on the report of the Community Preservation Committee on the fiscal year 2015 Community Preservation budget and to appropriate from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for fiscal year 2015; and further, to reserve for future appropriation for purposes consistent with the Community Preservation Act the amounts as recommended by the Community Preservation Committee for open space, including land for recreational use, historic resources and affordable housing; and further, to appropriate from the Community Preservation Fund a sum of money for payment of debt service on Community Preservation projects previously approved by Town Meeting, all as recommended by the Community Preservation Committee, or take any other action relative thereto.

Article 26 Explanation: The Community Preservation property tax surcharge will raise over \$1,800,000 in fiscal year 2015, which is expected to be matched, in part, by the State. By law, a minimum of 10% of Community Preservation funds raised by the surcharge and as matching funds from the state must be spent or set aside for future spending in each of three categories: open space, which recent legislation has defined to include land for recreational use; historic resources; and community housing. The remaining 70% of available funds may be allocated to any one or a combination of the three categories, all as specified in G.L. c.44B, §5(b)(2), as most recently amended.

The administrative expense budget, limited by law to no more than 5% of annual Community Preservation Fund revenues, is estimated to be \$115,000 and is funded from the Community Preservation Fund. Any administrative funds remaining unused at the end of the fiscal year are returned to the Unallocated allocation of the Community Preservation Fund. The administrative expense budget covers the cost of a

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part-time staff person for the Committee and Committee expenses such as appraisal fees, legal fees, and advertising for public hearings.

The appropriation for debt service includes \$248,189 for Brook School Apartments and \$443,550 for Case Estates.

The Finance Committee, by majority vote, supports adoption of this Article.

**ARTICLE 27: APPROPRIATE FOR LAND FOR RECREATIONAL USE – MOVE
TAVERNSIDE PLAYGROUND TO LAMSON PARK**

To appropriate a sum of money for land for recreational use under the Community Preservation Program for the relocation of Tavernside Playground, currently adjacent to 374 Boston Post Road, to Lamson Park, Town House Road, including the purchase and installation of new playground equipment, and all incidental costs related thereto; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 27 Explanation: This request, supported by the Recreation Commission, is to replace the equipment at Tavernside Playground, which is located next to the Josiah Smith Tavern. The equipment was last replaced in 1994 by the WCCA as a community project, and the lifespan is 15-18 years. The equipment was designed for children aged 3-7. Replacement of the equipment would include compliance with new safety regulations and expansion to include a new section for children aged 8-12. In addition, the proposal is to relocate the playground to Lamson Park, located next to the Town Hall, to move the entry and parking from the very busy Boston Post Road to Town House Road. The amount to be requested under this article is \$225,000.

The Finance Committee unanimously supports adoption of this Article.

**ARTICLE 28: APPROPRIATE FOR LAND FOR RECREATIONAL USE – GAIL ROAD FIELD
REHABILITATION**

To appropriate a sum of money for land for recreational use under the Community Preservation Program for the restoration and rehabilitation of the Gail Road field for recreational purposes, and all incidental costs related thereto; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Unallocated allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 28 Explanation: The November 2012 Special Town Meeting appropriated \$82,500 in design fees for Burt Field at Gail Rd. and High School Fields 7 and 8. Burt Field is designed and almost permitted, and the current request would fund rehabilitation/restoration work at Burt Field including the following: 1) the slight expansion of the existing little league outfield to allow the installation of an 8 vs. 8 soccer field; 2) the installation of a new irrigation system; 3) the installation of new handicap parking and access to fields; and 4) the re-grading of the existing entrance to the field to improve drainage and reduce ponding in the parking lot. The amount to be requested under this article is \$200,000.

The Finance Committee, by majority vote, supports adoption of this Article.

ARTICLE 29: APPROPRIATE FOR HISTORIC RESOURCES – OLD LIBRARY

To appropriate an additional sum of money for historic resource purposes under the Community Preservation Program to be used for the preservation, rehabilitation and restoration of the historic Old Library building, located at 356 Boston Post Road, including all incidental costs related thereto, to be spent under the direction of the Town Manager; said sum to be transferred from the Historic Resources allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 29 Explanation: The May 2011 Annual Town Meeting appropriated \$850,000 in CPA funds to be used to restore the exterior of the Old Library in order to stabilize it and prevent further deterioration. At that

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time, only emergency repairs were made. The Permanent Building Committee worked with the Historical Commission to develop plans and specifications for appropriate restoration of the exterior, which is currently underway. The cost estimate for all the work initially proposed in 2011 exceeded the original appropriation, so the PBC revised the scope of work to fit within the previous appropriation and identified remaining work which could be completed if additional funds were approved. The funds requested under this article would enable the full scope of restoration originally approved in the May 2011 appropriation to be completed. The amount to be requested under this article is \$300,000.

The Finance Committee, by majority vote, supports adoption of this Article.

ARTICLE 30: APPROPRIATE FOR COMMUNITY HOUSING – REGIONAL HOUSING SERVICES OFFICE & HOUSING STAFF SUPPORT

To appropriate a sum of money for community housing purposes under the Community Preservation Program in order to provide funds needed to participate in a regional housing services office and for staff assistance for the creation, preservation, and support of community housing; to be spent under the direction of the Town Manager, and as funding therefor, to transfer said sum from the Community Housing allocation of the Community Preservation Fund; or take any other action relative thereto.

Article 30 Explanation: For the last three years, Weston has collaborated with the Towns of Acton, Bedford, Concord, Lexington, and Sudbury to provide a regional housing services office, which has been housed in Sudbury but will be moving to Concord as of July 1. Professional staff with expertise in affordable housing offer a variety of services related to lottery, monitoring, administration of the subsidized housing inventory, and consultation on specific projects. The amount requested is Weston's share, which represents 7% of the total cost. This request will also fund hours worked by an existing employee on affordable housing-related issues in the amount of 2.5 hours/week. The amount to be requested under this article is \$14,985.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 31: REDUCE THE COMMUNITY PRESERVATION ACT SURCHARGE FROM 3% TO 1% (SUBMITTED BY CITIZENS' PETITION)

To see if the Town will vote to amend its acceptance of the Community Preservation Act, Massachusetts General Laws Chapter 44B, Section 3 through 7 inclusive, approved under Article 6 of the March 12, 2001 Special Town Meeting and accepted at the May 5, 2001 Annual Town Election, by decreasing the surcharge on real property from 3% to 1%; provided, however, that before such decrease in the surcharge may take effect, the change must also be approved by the voters at the May 2015 Annual Town Election; or take any other action relative thereto.

Article 31 Explanation (provided by proponents): This article, if approved and then ratified by voters in the May 2015 town election, will provide some tax relief for all Weston tax payers, beginning with Fiscal Year 2016, by reducing the surcharge to the statutory minimum of 1%. In view of the substantial unallocated balance in the town's Community Preservation Act fund, there is no present need to levy the surcharge at its maximum statutory rate of 3%. Furthermore, Weston's forbearance will serve to free up state matching grants for other towns with more immediate funding needs.

The Finance Committee, by majority vote, supports adoption of this Article.

ARTICLE 32: PROPOSALS FOR THE REUSE OF THE OLD LIBRARY (SUBMITTED BY CITIZENS' PETITION)

To see if the Town will vote to urge the Board of Selectmen and the Josiah Smith Tavern/Old Library Working Group to give preference to proposals for the reuse of the Old Library that preserve the architectural integrity of both the exterior and the interior architectural features, and to proposals that allow public access to its interior so that all Weston residents may enjoy it.

Article 32 Explanation (provided by proponents): The citizens' petition for Article 5 at the Special Town Meeting on December 2, 2013, urged the conversion of the Old Library to the Weston Center for the Arts.

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While the vote passing this article was advisory only, the substantial majority in its favor indicated strong voter support for the reuse of this publicly owned landmark in the town center for the benefit of the public. Subsequently the results of a town survey confirmed the Town Meeting vote, as an arts/cultural center led all other choices in the survey of the reuse of the Old Library as well as the Josiah Smith Tavern. In general, choices that offered more public access to and community use of these buildings scored higher than those that did not. Accordingly, the Board of Selectmen and the Josiah Smith Tavern/Old Library Working Group are urged to take this preference into account in selecting a proposal for the reuse of the Old Library in particular.

The Finance Committee opposes this Article because it limits the Town’s options.

GENERAL BY-LAWS ARTICLES

ARTICLE 33: AMEND GENERAL BY-LAWS – ARTICLE XXVII – STORMWATER AND EROSION CONTROL BY-LAW

To amend the By-Laws of the Town of Weston, Article XXVII as follows:

1) In Section II. Definitions, delete the definition for “DISTURBANCE OF LAND” and replace it with:

DISTURBANCE OF LAND (Land Disturbance): Any action causing any removal of vegetation including tree and brush clearing; importation, removal or redistribution

And add the following definition:

EXISTING LAWN: Grass area which has been maintained and mowed in the previous two years.

2) In Section IV. Applicability, B. No Permit Required, add a new section 7:

8. Routine maintenance and improvement of institutional, open space, and recreational uses, provided that an annual letter or plan is filed with and approved by the SWPA describing the work to be done.

Or take any other action relative thereto.

Article 33 Explanation: The Stormwater Permitting Authority (SWPA) is proposing minor amendments to the Stormwater By-law, in order to clarify the existing definition of Disturbance of Land, add a new definition for a term that was not previously defined, and create a new category of “no permit required” actions for routine maintenance of institutional, open space and recreational uses.

The Finance Committee takes no position on this Article.

ARTICLE 34: AMEND GENERAL BY-LAWS, ARTICLE I, SECTION 11: PROCEDURES FOR CONDUCT OF TOWN MEETING

To amend the By-Laws of the Town of Weston, Article I, Section 11 to replace the words “Roberts’ Rules of Order” with “Town Meeting Time,” or take any other action relative thereto.

Article 34 Explanation: The Selectmen’s Town Meeting Advisory Committee has recommended the amendment of this by-law to allow the conduct of Town Meeting to be governed by “Town Meeting Time,” written by the Massachusetts Moderators Association specifically for Town Meeting. Currently, the by-law calls for the use of “Roberts’ Rules of Order,” which was written to cover a broad range of meetings and is not always easily applicable to Town Meeting.

The Finance Committee takes no position on this Article.

STATE LAW ACCEPTANCE AND OTHER

ARTICLE 35: **AMENDMENTS TO THE DISTRICT AGREEMENT OF THE MINUTEMAN REGIONAL VOCATIONAL SCHOOL DISTRICT**

To vote, consistent with Section VII of the existing “Agreement With Respect to the Establishment of a Technical and Vocational Regional School District” for the Minuteman Regional Vocational School District, to accept the amendments to said Agreement which have been initiated and approved by a vote of the Regional School Committee on March 11, 2014 and which have been submitted as a restated “Regional Agreement” bearing the date of March 11, 2014 to the Board of Selectmen of each member town, or take any other action relative thereto.

Article 35 Explanation: *The Minuteman Regional Vocational School District was formed in 1970 with 12 member towns. Four additional towns joined the District shortly thereafter, and the Agreement was last amended in 1980. The proposed amendments to the Agreement would make a number of changes, including: 1) revising the formulas for determining the assessment of annual operating and capital costs to member communities; 2) implementing weighted voting for each member community based on the number of students enrolled; 3) providing the mechanism for capital contributions by new member communities; 4) establishing revised procedures for a member community to withdraw from the District, making it a less onerous process; and 5) providing for payment of facility fees by non-member communities that would reduce the cost of capital projects for member communities. The Minuteman High School is in serious need of renovation or replacement. A revised Agreement is necessary in order for that to happen. In addition, it provides the mechanism for Weston to withdraw from the District, if so voted in the next Article.*

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 36: **VOTE TO WITHDRAW FROM THE MINUTEMAN REGIONAL VOCATIONAL SCHOOL DISTRICT**

To withdraw from the Minuteman Regional Vocational School District (“District”) pursuant to Section IX of the “Restated Agreement With Respect to the Establishment of a Technical and Vocational Regional School District” bearing the date of March 11, 2014 (“Restated Agreement”) on the July 1 following the third full school year after the effective date of the Restated Agreement, and to authorize the Town Manager and other appropriate Town officials to take such action as may be necessary to carry out the vote taken hereunder; provided, however, that the vote to withdraw from said District taken hereunder shall take effect simultaneously with the effective date of the Restated Agreement, and further, that should said Restated Agreement fail to take effect within five years of the date of the vote taken hereunder, the vote shall be null and void with no further action required by Town Meeting or any Town official unless such vote is sooner revised or rescinded, or take any other action relative thereto.

Article 36 Explanation: *In order for this Article to be considered, the previous Article must be approved by Weston and all 15 other towns in the Minuteman Regional Vocational School District. Weston has historically sent between 0 and 5 students each year to the Minuteman High School. Changes related to assessment of capital cost and weighted voting that are proposed in the Regional Agreement are not favorable to Weston. At this time, rather than standing in the way of a needed building renovation or replacement, it is believed that the best outcome for all concerned would be for Weston to withdraw and send its students as a non-member community, paying tuition and a facility fee as assessed by the District.*

A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee unanimously supports adoption of this Article.

ARTICLE 37: **TRANSFER 0 SANDERSON LANE FROM MUNICIPAL PURPOSES TO CONSERVATION PURPOSES**

To authorize the transfer from the Treasurer for tax title purposes to the Conservation Commission for conservation purposes, a parcel of land, known as 0 Sanderson Lane and shown as Assessors Map 36, Lot 48-15, and described in a deed recorded with the Middlesex South Registry of Deeds as Book 51700, Page

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145, comprising 2.8 acres more or less, and to authorize the Conservation Commission to record notice of such action at the Middlesex Registry of Deeds; or take any other action relative thereto.

Article 37 Explanation: The Conservation Commission has requested the transfer of this land from municipal purposes to conservation purposes. The parcel is located immediately behind (east of) #54, #60, and #68 Westerly Road and north of #4 and #10 Audubon Lane. It contains wetlands and an extensive trail system which connects to a larger conservation parcel to the east. The property is shown as on a plan entitled "Sanderson Lane Definitive Subdivision" as "Lot D Open Space" with a notation: "To be conveyed to the Town of Weston and not to be considered a buildable lot"; dated 1/4/95. Apparently the lot was never conveyed by the owner (Weston Village Corp.) to the Town as Open Space. The property was taken by the Town of Weston on 11/16/98 for failure to pay taxes. The final judgment in Tax Lien Case (Town of Weston vs. Weston Village Corp.) was adjudged and Ordered on July 24, 2008. (Case No.: 02 TL 128627). A two-thirds vote of Town Meeting is required for approval of this article.

The Finance Committee takes no position on this Article.

ARTICLE 38: GIVE TENANTS IN AFFORDABLE HOUSING UNITS THE OPTION TO PURCHASE THEIR HOMES (SUBMITTED BY CITIZENS' PETITION)

The voters of Weston request that all tenants in affordable housing units owned by the Town of Weston, or any of its agencies (except for the Brook School Apartments), shall have the option to purchase their homes at an affordable price, with a deed restriction on the resale of the housing at an affordable price.

Article 38 Explanation (provided by the petitioners): A YES vote on this Article would give the town a sense of the degree of public preference for ownership of affordable housing units in town, as opposed to rental. This vote would be advisory only, and not binding.

The Finance Committee unanimously opposes this Article.

ARTICLE 39: ALLOW 71 WARREN AVENUE TO REMAIN A SINGLE FAMILY HOME (SUBMITTED BY CITIZENS' PETITION)

The voters of Weston request that the home at 71 Warren Avenue, owned by the Affordable Housing Trust, shall remain a single family home, and shall not be divided into two units.

Article 39 Explanation (provided by the petitioners): A YES vote on this Article would give the town a sense of the degree of public preference for the house at 71 Warren Avenue (across from the old Water Department) to remain a single family home, as it has been for about 100 years. There are plans currently to divide this historic house into two affordable housing units. This vote would be advisory only, and not binding.

The Finance Committee unanimously opposes this Article.

ARTICLE 40: ASK SELECTMEN TO APPOINT 3 NEW MEMBERS TO THE AFFORDABLE HOUSING TRUST (SUBMITTED BY CITIZENS' PETITION)

The voters of Weston request that the Board of Selectmen appoint 3 new members to the Affordable Housing Trust, to replace the 3 members who have resigned, so that the Trust shall once again include 7 members, as it had at its inception.

Article 40 Explanation (provided by the petitioners): A YES vote on this Article would give the Board of Selectmen a sense of the public preference for an Affordable Housing Trust composed of 7 members, a number originally deemed necessary, and a number which would better reflect the diverse views of the Weston community. This vote would be advisory only, and not binding.

The Finance Committee takes no position on this Article.

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And you are to serve the warrant by posting four attested copies thereof at the Town Hall, at the Kendal Green Railroad Station, at the Town of Weston Transfer Station and on the kiosk at the front of the Weston High School on Wellesley Street by the gymnasium, seven days at least before the time appointed for said meeting.

Hereof fail not to make due return of this warrant with your doings thereon to the Selectmen at the time and place of said meeting.

Given under our hands April 9, 2014.

Edward H. Coburn
Douglas P. Gillespie
Michael H. Harrity
Selectmen of the Town of Weston