

**Minutes of Regular Meeting
Select Board
Tuesday, November 15, 2022
Remote Online Meeting (Zoom 885 4724 7360)
Called to Order at 6:30 p.m.**

Remotely participating were Board members, Chair Christopher Houston, Harvey Boshart and Laurie Bent. Also present were Town Manager Leon A. Gaumond, Jr., Assistant Town Manager/Human Resources Director Lisa Yanakakis, and Assistant to the Town Manager/PIC, Michelle LeBlanc

Mr. Houston called the remote meeting to order and read the following:
Chapter 107 of the Acts of 2022, "An Act Relative to Extending Certain State of Emergency Accommodations", authorizes municipal boards to hold fully remote or hybrid meetings through March of 2023. The law does not mandate or prohibit in-person meetings; instead, it allows the Town flexibility in that regard. As required, if a meeting is held fully remotely or as a hybrid meeting, adequate alternative access is provided through a video conferencing link included on the meeting agenda.

Resident Comments:

Ms. Diana Chaplin, 26 Love Lane, stated that she attended two events recently at the Josiah Smith Tavern and was inquiring about the status on the lease between the Friends of the Josiah Smith Tavern and the Town. Mr. Houston said that he was checking on one more item, and that it should be ready shortly. Ms. Chaplin was also inquiring about the timeframe on the search for a restaurant tenant for the Josiah Smith Tavern before deciding to go with an alternate plan. Mr. Houston stated that he wants to see how the search goes and does not wish to put a timeline on it.

Ms. Barbara Fullerton, 3 Winter Street, a member of the Tree Advisory Group, however not officially representing the Group, wanted to acknowledge a problem with approximately #40 trees that had been planted as part of the Town Center project. The trees were planted with the metal cages and plastic root ball coverings still on them. Mr. Boshart stated that he was aware of this issue. Ms. Fullerton is wanting the cages/burlap to be removed. She stated the company hired to plant them, had it written in their contract that they were to remove the coverings prior to planting the trees. She wants the company held accountable, and to address the issue. Mr. Boshart stated there was justification from the landscaper as to why some of the coverings were purposely left on the trees. Mr. Gaumond stated that he could get the materials that outlined the reasoning to the Select Board. He did mention that numerous discussions took place with the Committee, Consultants and Contractor over this issue. Mr. Gaumond also informed everyone that the trees are under warranty if anything should happen.

Interviews with candidates for The Zoning Board of Appeals

Present were ZBA Chair Jane Fisher Carlson, and candidates Wendy Kaplan Armour, Derek Hui and Laura Mintz

Ms. Carlson gave a brief description as to what the Zoning Board of Appeals is all about. The Board is comprised of 3 full members and 3 associate members. There is 1 full member vacancy, and two associate vacancies. She said people come onto the board as an associate member, then with seniority, move their way up to a full member status. She noted that Steve Larocque is currently serving as an associate member and is next to move into the full board member status. If Mr. Larocque moves into the full member status, there will be 3 associate member vacancies. Ms. Carlson stated the Board tries to have 3 member panels for each ZBA case, with at least one member being a full board member. She stated it is a fluid process, and that both full and associate members are responsible for decisions.

Mr. Hui has lived in Weston since 2014. He has a real estate broker license, works in real estate and works in the IT Department at a company located in Millis. He applied because he is interested in learning more about real estate, and the Town of Weston. He is looking to give back to the Town of Weston and to help in any way he can.

Ms. Mintz stated she has lived in Weston for about 16 years. She is an operator within the Commercial Real Estate business. She has managed in the field for over 30 years. She sat on the PBC before, and she felt she did not have much of a voice with her role in that process. She had personally dealt with the Zoning Board of Appeals a few months prior, which sparked her interest in learning more about them. She has experience serving on the PBC, so she when saw the vacancy for the Zoning Board of Appeals she wanted to apply. She feels her skillset would be a good fit for the Zoning Board of Appeals.

Ms. Kaplan Armour stated she has lived in Weston since 1978. She was a member of the Zoning Board of Appeals from 1992-2010, 2005-2010 where she served as Chair of the Zoning Board of Appeals during her tenure. She had to resign from the Board for personal reasons. She is an attorney, and recently retired academic. She taught at Boston University School of Law where she directed the Criminal Trial Practice. She is used to dealing with people in public. She is asking to be appointed as an associate member. She feels she can contribute, and the role appeals to her as it serves the public interest which is within her skillset.

Mr. Houston asked Mr. Hui which type of real estate he works with, and if anyone at his company does business within the Town of Weston. Mr. Hui stated his dealings are mainly residential, with occasional dealing with commercial properties. He said there is someone at the firm that has a current transaction for real estate in the Town of Weston. Ms. Carlson pointed out that they do not have residential realtors serving on the board due to conflict of interest. Mr. Hui stated he understood and thanked them for the opportunity to interview. Mr. Hui expressed interest in seeking another board/committee he would be able to serve on with his real estate license. Mr. Houston suggested Mr. Hui to explore Planning Board, School Committee Recreation Commission, or the Affordable Housing Trust. Ms. Kaplan added Mr. Hui should check out the Town's website to watch the recent housing roundtable discussion to see if Housing sparked his interest, and if so, he should apply.

Ms. Carlson asked Ms. Mintz if she deals with residential properties, and she stated that she did not. Ms. Mintz stated she watched the Zoning Board of Appeals meetings and read up on decisions they made. She feels that it's a productive board and feels she would be able to help.

MOTION: Ms. Bent moved to appoint Steve Larocque as a full member on the Zoning Board of Appeals, term set to expire June 30, 2023. 2nd by Mr. Boshart.

Roll call vote: Ms. Bent, Mr. Boshart and Mr. Houston voted in the affirmative. **Approved unanimously.**

MOTION: Mr. Houston moved to appoint Laura Mintz as an associate member on the Zoning Board of Appeals, term set to expire June 30, 2023, and appoint Wendy Kaplan as an associate member of the Zoning Board of Appeals, term set to expire June 30, 2024. 2nd by Ms. Bent.

Roll call vote: Mr. Boshart, Ms. Bent and Mr. Houston voted in the affirmative. **Approved unanimously.**

Meeting with Weston Provisions

Present was Mr. Chris Nicholl, co-owner of Weston Provisions

Chris Nicholl stated that he along with his wife, and Weston Residents Mark and Candace Lucas own Weston Provisions. He currently works in Town with Lucas Irrigation as an estimator. His intention is to bring awareness that they are seeking a beer and wine license at their establishment. He said that his store has a lot of local products, and that they source locally too. He understands that obtaining a beer and wine license can be controversial and political. He has obtained signatures of residents in support of the license. He would like to get a vote on it so he can bring it to Special Town Meeting. Nicholl would like to have more locally based beer options, and some imported wines.

Mr. Houston stated they are glad to see his business in town. He stated that the earliest they could possibly do a Special Town Meeting, would be January, and if the license passes, it will need to go to The State Legislature for special legislation, which could take time. Mr. Nicholl acknowledged that it would take some time. He gave all his necessary paperwork to his lawyer before September, because he was hoping to go before the Board at the Special Town Meeting this past September. However, his lawyer was unable to process the paperwork in time to get to that Special Town Meeting. Mr. Houston stated that if #100 signatures are received, then it would be enough for a Citizens Petition on the Warrant for a Special Town Meeting, and if #200 signatures are received it would be enough to have the Special Town Meeting called. Mr. Houston stated that it's around \$15,000- \$20,000 to host a Special Town Meeting. Mr. Nicholl thought it would cost only \$4,000-\$5,000 to hold a Special Town Meeting. Mr. Boshart advised Mr. Nicholl to do some research on it, because it's not a guarantee that it will pass at the May Annual Town Meeting, let alone a Special Town Meeting. Ms. Bent suggested Mr. Nicholl to wait until Annual Town Meeting because there will be additional issues that will be voted on, as opposed to a Special Town Meeting where it's just a single issue that is voted on. Mr. Nicholl stated that it will be more beneficial to wait until May's Annual Town Meeting as opposed to trying to get a Special Town Meeting sooner.

Vote to fill vacancy on the Traffic and Sidewalk Committee

Present was candidate Linda Nelson

Mr. Jay Doyle, Chair of the Traffic and Sidewalk Committee sent an email to the Board in support appointing Linda Nelson for the current vacancy, and in anticipation on another vacancy, he stated he would like to have that seat filled by Frank Odell. Mr. Odell could be appointed without the need for another interview.

MOTION: Mr. Boshart moved to appoint Linda Nelson as a member of the Traffic and Sidewalk Committee, term set to expire June 30, 2025. 2nd by Ms. Bent.

Roll call vote: Mr. Boshart, Ms. Bent and Mr. Houston voted in the affirmative. **Approved unanimously.**

Vote to Approve Final Modifications to the Projects & Priorities

Ms. Bent is seeking to get a proposed set of three forums on this topic, one each in February, March & April. These forums would be separate from Select Board Meetings. Each one would have its own topic; (a) Hydraulics and Engineering of the project (b) Siting issues and (c) Finances. These are the 3 main issues on the Water Tank Replacement that are important to let the community know about. Ms. Bent

wants these to be highly publicized so residents can stay informed. She wants the community to be fully involved. Ms. Bent wants to be able to answer any questions residents may have.

The Projects and Priorities for 2022- 2023 can be found on the Town's website:

<https://www.weston.org/351/Select-Board> under Projects & Priorities

MOTION: Mr. Houston moved to approve the Projects & Priorities for 2022-2023 as presented. 2nd by Ms. Bent.

Roll call vote: Ms. Bent, Mr. Boshart and Mr. Houston voted in the affirmative. **Approved unanimously.**

Consent Agenda

MOTION: Ms. Bent moved the Consent Agenda as follows:

Approval of minutes October 11, 2022, and October 21, 2022

Approve a request for a permit to close Town House Road on Saturday, December 3, 2022, from 1:00 p.m. to 5:00 p.m. for the purpose of the Women's Community League Winter Festival. The request has been approved subject to conditions by the Fire and Police Departments, the Department of Public Works, and the Board of Health.

Laurie Bent
Clerk

Note: A copy of all documents, explanatory material, and exhibits presented to and used by the Select Board as part of this meeting are attached to the approved minutes