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Proponent

Applying Entity (Proponent)

Town of Weston, Public Works, Water Division

Point of Contact (Name/Title)

Leon Gaumont

Email

gaumont.l@westonma.gov

Phone

(781) 786-5020

Owner of the land/interest in land subject to the Art. 97 Action

Town of Weston

Legislation

Legislation

Drafted but not filed

Drafted but not filed

[KP-1032107-v1-WEST Water Tanks Special Legislation Article 97.pdf](#)

*** Alternatives Analysis**

Alternatives Analysis

[AttC_part2 Figures-13-to-36.pdf](#)

[AttC_part1 Figures-1-to-12.pdf](#)

[AttP Newspaper-Notice.pdf](#)

[AttO Cat-Rock-Re-Evaluation.pdf](#)

Entry ^ v ▲

Entry Id: 784

Submitted on: 2026/05/21 at 3:42 pm

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Notifications ^ v ▲

Notification Email - Public Lands Preservation Act (PLPA) Online Submittal

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- [AttN Stormwater-Memo.pdf](#)
- [AttM FAA-Notices-and-Responses_Compiled.pdf](#)
- [AttL Weston-Water-Storage-Tank-Swap-Appraisal-Report.pdf](#)
- [AttK March-STM.pdf](#)
- [AttJ Land-Swap-Parcel_Compiled.pdf](#)
- [AttI Survey-Plans_Compiled.pdf](#)
- [AttH Updated-Tank-Site-Alternatives-Analysis-Report_2024-06-12.pdf](#)
- [AttG EJ_Compiled.pdf](#)
- [AttF RMAT_Compiled.pdf](#)
- [AttE MHC-Forms_Compiled_Optimized.pdf](#)
- [AttD NHESP.pdf](#)
- [AttB PermitList.pdf](#)
- [Att-A Distribution-List.pdf](#)
- [Proposed-EIR_No-Attachments.pdf](#)

Approval

List entities that must approve the Art. 97 Action itself.









Weston Select Board - The Select Board must vote by a majority to approve the change in use of Article 97 land to construct the replacement tanks and approve of the land swap parcel to be placed into protection for conservation under Article 97. The Select Board voted to approve the proposed Paines Hill and Doublet Hill tank sites on January 23, 2024 and the Cat Rock tank site on February 27, 2024. The Select Board then voted to approve the proposed land swap parcel on August 27, 2024.

Weston Conservation Commission - The Conservation Commission must vote unanimously to declare the Article 97 land at the replacement tank sites as surplus and approve of the land swap parcel to be placed into Article 97 protection under Article 97. On August 27, 2024, the Conservation Commission voted unanimously to approve the proposed land swap parcel.

Weston Town Meeting - During a Special Town Meeting held on March 12, 2025, the Town residents voted by a two-thirds majority to authorize the land swap and file for Article 97 legislation. The Warrant for the March 2025 Special Town Meeting is included as Attachment K.

Consistency between local approval language and that of legislation authorizing an Art. 97 Action is important. So that it can be confirmed, if proposed or passed warrant article or other approval language. is available attach it here, along with documentation of any approval that has already occurred. Suitable language could come from a variety of sources such as a draft or approved warrant article from the clerk, meeting minutes, or other suitable documentation.

- [2024-08-27 Select-Board-Meeting-Minutes-for-ConCom-Approval.pdf](#)
- [2024-02-27 Select-Board-Meeting-Minutes.pdf](#)

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[2024-01-23 Select-Board-Meeting-Minutes.pdf](#)

Status of Local Approval Language

Already approved

Attach the approved warrant from the clerk, meeting minutes, or other suitable documentation.

[2024-08-27 Select-Board-Meeting-Minutes-for-ConCom-Approval1.pdf](#)

[2024-02-27 Select-Board-Meeting-Minutes1.pdf](#)

[2024-01-23 Select-Board-Meeting-Minutes1.pdf](#)

Impacted Land

Location









0 Chestnut Street, 0 Drabbington Way, 0 Doublet Hill Road
Weston, Massachusetts 02493
United States

Current Holder of the Conservation Interest (identify any public entity that owns a property interest subject to Article 97 that will be impacted by the proposed Art. 97 Action)

Weston Conservation Commission

Natural resources present and current Art. 97 Use(s) such as Active Recreation, Passive Recreation, Habitat Protection, or Climate Change Mitigation that would be impacted by the proposed Art. 97 Action

Open Space
All three tank replacements will impact portions of land preserved for conservation. This is because the existing tanks must remain online while the replacement tanks are constructed, and the existing tank parcels are too small to accommodate a new tank. Figure 9 shows an overview of Weston’s Article 97 lands and the three tank locations. A total of 4.501 acres of Article 97 land currently preserved for conservation and/or recreation would be changed to Article 97 land preserved for water supply. This change in use will result in a slight reduction in the area sizes of the Highland Town Forest, Cat Rock & 80 Acres Conservation Area, and Doublet Hill Conservation Area. The replacement tanks were sited such that they minimize if not avoid impacts to important features of these parks including the Cat Rock lookout point and the Doublet Hill peaks. Construction of the replacement tank will require changing the use of 1.268 acres of the Highland Town Forest from conservation use to water supply use. Figure 10 shows Article 97 land at Paines Hill and the Town-approved tank replacement site. The new site will need to be cleared of trees and vegetation to accommodate construction activities while maintaining the existing tank in service. Efforts will be made to maintain the vegetative screening along the southern, northern and western

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property boundaries with abutting residences. Regrading of the new site will be needed to provide a somewhat flat working area for casting the tank panels and constructing the tank foundation and accessway. Regrading will require extensive cutting and filling including ledge removal and import of additional fill materials. Approximately 400 feet of new water main will be installed to connect the new tank to the distribution system. The existing water main will also be replaced from the existing tank to Highland Street.

Construction of the new Cat Rock tank will require changing the use of 1.718 acres of the Cat Rock & 80 Acres Conservation Area from conservation/recreation to water supply. Figure 11 shows Article 97 land at Cat Rock and the Town-approved tank replacement site. The accessway to the existing tank traverses the Cat Rock & 80 Acres Conservation Area. This accessway will be incorporated into the water supply land and will be used to access the new tank. Based on the topography of the potential available land, significant leveling and filling will be required to provide a level base for the tank foundation and staging of equipment and materials. This will require clearing of trees and vegetation between the northwest side of the Cat Rock lookout and the Bradford Road cul-de-sac. The replacement Cat Rock tank will be located approximately 140 feet northwest of the popular Cat Rock lookout point. Approximately 380 feet of new water main will be installed to connect the new tank to the distribution system. The existing water main will also be replaced from the tank site to North Avenue.

Construction of the new Doublet Hill tank will require changing the use of 1.515 acres of the Doublet Hill Conservation Area from conservation to water supply use. Figure 12 shows Article 97 land at Doublet Hill and the Town-approved tank replacement site. The new tank would be located approximately 240 feet northwest of the Doublet Hill peaks. Earthwork including ledge removal would be required to construct level areas for the tank foundation and storage of materials and equipment. Like the other sites, portions of the new tank site will need to be cleared of vegetation but upon completion of construction, portions of the site, including the old tank site, will be re-naturalized after construction and demolition are completed. Hiking paths that currently traverse the proposed site will be modified to allow for construction. Approximately 430 feet of new water main will need to be installed to connect the new tank to the distribution system.

Cat Rock & 80 Acres Conservation Area, Doublet Hill Conservation Area, and the Highland Street Forest are protected spaces open to the public (both residents of Weston and non-residents) which are primarily used for hiking. The existing accessways for the water tanks on each site also serve as accessways to the hiking trail systems. A portion of the protected conservation land would be converted to water supply land to construct the replacement water storage tanks. The transfer of the Article 97 lands to facilitate the construction of the Paines Hill replacement tank, the Cat Rock replacement tank, and the Doublet Hill replacement tank would result in the destruction or impairment of open spaces and natural areas which is considered "Damage to the Environment" as defined in 301 CMR 11.02. As a result of the replacement tanks construction, hiking trails through the tank sites will need to be redirected during and after construction. Users of these recreational spaces will be impacted in that the hiking areas contained within Cat Rock & 80 Acres Conservation Area, Doublet Hill Conservation Area, and the Highland Street Forest will be

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reduced, and hiking paths will be modified. After construction of the tanks and demolition of the old tanks, it is anticipated that accessways to the conservation areas will be open for use by the public and hiking paths will continue to traverse the tank sites.









Natural Resources

Construction of the tanks will require clearing trees and vegetation within the footprint of the new tank, in the footprint of the new accessway, in a buffer area around the new tank to allow for crane access during construction and future maintenance, and in the contractor’s laydown area. Tree removal will be limited to the extent practicable. The old tank site and parts of the construction laydown areas where utilities will not be installed will be re-naturalized once construction and demolition are completed. A tree inventory and survey of the proposed tank sites was completed in June 2025. The tree inventory documented the location, species, diameter at breast height, the arborist’s conditions rating, canopy radius, approximate height and condition notes of all trees greater than 4 inches caliper within the proposed tank sites. The goal of the re-naturalization plan will be to allow the landscape to grow with native plant species that are already present in the surrounding forest. The benefits of reclaiming the existing water tank area for re-naturalization will maintain carbon sequestration, reduce the hazardous risks of soil erosion, reduce stormwater management requirements, and restrict the spread of invasive species. The re-naturalization plan will be implemented upon completion of construction of the new tank and demolition of the old tank.

Climate Change

The RMA Climate Resilience Design Standards Tool determined that all three sites are considered to have high risk ratings for urban flooding and extreme heat but low risk ratings for sea level rise/storm surge and riverine flooding. The Weston Storage Tanks Replacement project will include stormwater management systems at each site designed such that there is no net increase in surface runoff. The tanks are also located at the highest elevations in Weston and therefore, these sites are far less likely to be affected by flooding than lower elevation areas. For these reasons, the replacement tanks are not expected to contribute to additional flooding risk nor are they expected to be susceptible to the impacts of urban flooding.

One of the main goals described in the Weston Climate Action and Resilience Plan (2021) is to enhance Weston’s infrastructure to be resilient to the impacts of climate change. The existing tanks were constructed over 70 years ago and are reaching or are already at the end of their useful lives. The replacement tanks will be constructed in accordance with the latest design standards and will therefore be much less vulnerable to damage from extreme weather including falling trees from windstorms and extreme heat and cold than the existing outdated infrastructure. The proposed storage capacity of the new tanks includes equalization storage for projected future peak-hour fluctuation, fire protection, and emergency storage. Under existing conditions, the Town is at risk of emptying their storage tanks during periods of high demand or drought when the pumps at the Wellesley Street Booster Pump Station and the system piping cannot keep up with the demand. These risks will be reduced by the Project since the proposed tanks will provide active

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storage for the system, which will greatly improve Weston’s ability to fight fires and supply water to residents during periods of drought. The new tanks are expected to reduce the demands on the pumps at the Wellesley Street Booster Pump Station which will reduce energy usage at this facility. Climate change risks associated with urban flooding and extreme heat are expected to affect the region as a whole. It is predicted that the Town of Weston and much of Massachusetts will experience increased precipitation and flooding, more intense storms and more heat waves and drought. The proposed tank sites are located at the highest elevations in the town and therefore offer the best protection against flooding. The new tanks are expected to improve the resiliency of Weston’s water system during periods of drought.

Size – Acres or Square Feet Impacted by the Art. 97 Action

4.501

Map(s) of impacted area (Attach suitable base map(s) with the property boundaries delineated at a scale where the land and surrounding property uses are clear)

- [AttI_Survey-Plans_Compiled1.pdf](#)
- [Fig12_DoubletHillSite_Art97.pdf](#)
- [Fig11_CatRockSite_Art97.pdf](#)
- [Fig10_PainesHillSite_Art97.pdf](#)
- [Fig9_OverviewTankSites_Art97.pdf](#)

Appraised Value (if not waived)

\$160,000 per site for total of \$480,000

Appraisal

[AttL_Weston-Water-Storage-Tank-Swap-Appraisal-Report1.pdf](#)

Legal Description of the Impacted Area (if not included in provided legislation) (Deed, other dedication, and/or site plan) – attach relevant documents.









[AttI_Survey-Plans_Compiled2.pdf](#)

Past Funding Received to Acquire or Improve the Impacted Land from an EEA or Federal Source









No

Additional impacted land.

No

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<p>Funding in Lieu Request</p>
<p>Funding in Lieu Request</p>
<p>no</p>
<p>Replacement Land</p>
<p>Location</p>
<p>0 Ash Street Weston, Massachusetts 02493 United States</p>
<p>Current Ownership</p>
<p>Town of Weston</p>
<p>Current Uses (Demonstrate as needed that the replacement land is not already conserved)</p>
<p>Case Estates Parcel 9 (parcel ID 032-023-020) is a 10.59 acre parcel located at 0 Ash Street and owned by the Town of Weston. The 62.5-acre Case Estates land was historically operated as an experimental farm, practical school, and horticulture center. The Town worked for over 10 years to acquire the Case Estates, officially purchasing 62.5 acres of land in 2016. In the 2017 Open Space and Recreation Plan, the Conservation Commission set an objective to permanently protect Parcel 9 as conservation land. In 2019, the Town established a trail through Parcel 9 to connect their Legacy Trail to Ash Street.</p>
<p>Explain</p>
<p>The impacted parcels are used primarily for hiking. It is the Conservation Commission’s intention for the proposed land swap parcel at Case Estates Parcel 9 to be used a walking path to connect multiple trail systems in Weston.</p>
<p>Intended Means of Conferring Art. 97 Status to the Replacement Land</p>
<p>Dedication of Land owned by the public entity that is not already Subject to Art. 97</p>
<p>Size – Acres or Square Feet</p>
<p>5.0</p>
<p>Map(s) (Attach USGS topographic or other suitable base map(s) with the property boundaries delineated at a scale where the land and surrounding property uses are clear)</p>

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[AttJ Land-Swap-Parcel_Compiled1.pdf](#)

Appraised Value Appraised Value (if not waived see "Appraisals" on page 5 of the Guidance)

\$2,000,000

Appraisal

[AttL Weston-Water-Storage-Tank-Swap-Appraisal-Report2.pdf](#)

Legal Description of the Land

[Land-Swap-Parcel-Site-Plan.pdf](#)

Additional replacement land.

No

Notes



Bulk action

Apply



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added May 21, 2026 at 3:42 pm

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