

**Minutes of Regular Meeting  
Select Board  
Tuesday August 27, 2024  
Hybrid Meeting, Police Station Training Room (Zoom: 842 2590 7091)  
Called to Order at 6:00 p.m.**

Participating in person were Board members, Chair Thomas Palmer, Lise Revers, Clerk, and Laurie Bent, member. Also, Town Manager Leon A. Gaumond, Jr., and Assistant to the Town Manager Stephen Addonizio.

Mr. Palmer called the hybrid meeting to order and read the following:

*Under current state law public bodies may continue holding hybrid and fully remote meetings, without a quorum of the public body physically present, as long as adequate, alternative access is provided. Information about how to join a hybrid or fully remote hearing will be included in the required Open Meeting Law posting.*

**Resident Comments:** None

**Consider request from Council on Aging to add position to the Recreation Master Plan Committee** (This item was taken out of order)

Town Manager Gaumond presented a request from the Council on Aging (COA) to amend the Membership of the Recreation Master Plan Steering Committee to include a COA specific position. The request had support from the Recreation Master Plan Steering committee and Recreation Commission. It was also noted that if the Select Board approved this request it would be sent to the School Committee who would also have to take a vote on the request prior to the change taking effect.

**MOTION:** Ms. Bent made a motion to amend membership of Recreation Master Plan Steering Committee to include a Council on Aging representative, pending School Committee approval. Seconded by Ms. Revers.

**Roll Call Vote:** Ms. Bent, Ms. Revers, and Mr. Palmer voted in the affirmative. **Approved Unanimously.**

**Joint Meeting with Conservation Commission: Art. 97 land swap discussion regarding water tank replacement (PP#01)**

The Select Board and Conservation Commission held a joint meeting to discuss the Article 97 land swap related to the water tank replacement project. Ms. Bent provided background on the project, noting that at the upcoming December 3rd town meeting, three articles related to the water tank project will be voted on: a zoning bylaw change, a land swap, and construction funds. All three must pass for the project to proceed. The purpose of the land swap is to ensure that there is no net loss of conservation land when the new water tanks are built on existing conservation land. The Town must identify municipal land to exchange for the conservation land that will be taken for the tanks. Amy Coppers, from Wright-Pierce Engineers, reviewed the state MEPA requirements for a land swap. The newly protected conservation land must be of equal or greater conservation value in terms of acreage, monetary value, and natural resource value. The Conservation Commission recommended using part of Case Estates parcel 9 for the swap. This would preserve a link between the Case Estates properties and conservation land. Mr. Palmer expressed his view that other parcels under consideration could meet the equal or greater value swap requirements, and it was better to keep Parcel 9 unencumbered for future Town use, including possible sale as envisioned when the Case Estates was initially acquired. He argued future residents should have the option to determine how best to use the land, rather than perpetual protection under Article 97. Ms.

Revers and Ms. Bent argued that protecting Parcel 9 provides a huge conservation benefit that the Town will appreciate. Details were still to be worked out on the exact acreage and shape of the parcel 9 portion. Amy Coppers will continue discussions with the MEPA office.

**SELECT BOARD MOTION:** Ms. Bent moved to designate approximately 5 acres of Case Estates Parcel 9 in an L-shape along the western and southern borders of the parcel, to be swapped for the conservation land to be used for water tanks, pending Conservation Commission approval. Seconded by Ms. Revers.

**Roll Call Vote:** Ms. Revers and Ms. Bent voted in the affirmative Mr. Palmer voted against the motion.  
**Motion Approved by Majority Vote 2-1.**

**CONSERVATION COMMISSION MOTION:** Ms. Alison Fronk Barlow made a motion to support the transfer of protected Article 97 parcels at Cat Rock, Dublin Hill and Paine's Hill to be used for new water tanks for approximately 5 acres of Case Estates Parcel 9 land as specified by the Select Board, which it finds to be of equal or greater conservation value... Seconded by Ms. Ellen Freeman Roth.

**Roll Call Vote:** Mr. Mosher, Mr. Tulloss, Ms. Fronk Barlow, and Ms. Freeman Roth voted in the affirmative. **Approved Unanimously.**

**MOTION:** Mr. Mosher moved to adjourn the joint meeting. Seconded by Ms. Freeman Roth.

**Roll Call Vote:** Mr. Tulloss, Mr. Mosher, Ms. Fronk Barlow, and Ms. Freeman Roth voted in the affirmative. **Approved Unanimously.**

**Joint Meeting Adjourned. Select Board proceeded with Regular Meeting Agenda.**

#### **Potential water tank rehabilitation article for STM (PP#01)**

Town Manager Gaumond raised concerns about the condition of the existing water tanks and requested that the Select Board consider an article for the fall town meeting to fund \$5 million in tank improvements in case the water tank replacement articles fail in December. The DEP has recently cited tank deficiencies in inspections. Mr. Gaumond feels it would be irresponsible not to address these immediate concerns. The estimated cost for repainting and repairing the three tanks is up to \$5 million. This would only buy a few more years of use. Tom Palmer expressed concern that this could be seen as an "out" and residents may opt for the \$5M repairs vs \$30M replacement. Ms. Revers questioned the cost estimates and suggested getting more definitive numbers if this will be an actual warrant article. DPW Director Tom Cullen explained the costs are mostly for the extensive painting needed inside and out of the tanks to prevent further deterioration. Some immediate repairs in the \$200K range are also needed per DEP. The Select Board agreed that Mr. Gaumond should prepare the article but not officially add it to the warrant yet. They will revisit once cost estimates are refined. The Board finds that it would be responsible to have it ready in case, but doesn't want to commit to including it yet, as the focus should be on the replacement articles.

**MOTION:** No action was taken.

#### **Review and authorize the issuance of the RFQ's for the disposition of the Case Buildings (131 Wellesley Street and 133-135 Wellesley Street) (PP#02)**

The Select Board discussed issuing the RFPs for the sale of the Case Estates buildings at 131, 133 and 135 Wellesley St. The working group has reviewed the draft RFPs and historic preservation restriction

documents. Some final details are still being worked out. Ms. Revers reported that the documents are ready to be issued. While some of the interior restrictions proposed by the Historical Commission were a concern, she believes they understand that these are negotiable if needed to get the properties restored and transferred to a new owner after eight years of town ownership. Phyllis Halpern of the Historical Commission confirmed the interior restrictions are minimal for the main house and schoolhouse, more extensive for the barn. The priority is to get a new owner to steward the buildings as soon as possible. Mr. Gaumond and Town Counsel Katie Klein are working to finalize details on energy efficiency requirements, timelines for restoration, soil testing, driveway easements, etc. The RFPs have a 2-year timeline currently proposed for the new owner to complete improvements.

**MOTION:** Ms. Bent made a motion to issue the RFPs for disposition of the Case Estates buildings as currently written and to authorize the Town Manager and Town Counsel to make any non-material changes needed. Seconded by Ms. Revers.

**Roll Call Vote:** Ms. Revers, Ms. Bent and Mr. Palmer voted in the affirmative. **Approved unanimously.**

### **Consider amendments to the Appointment Policy**

Town Manager Gaumond proposed several amendments to the Select Board's appointment policy including changing references from "selectmen" to "select board" and "chairman" to "chair." Removing the requirement for paid ads in local papers for vacancies; allow posting on the town website and social media instead, as the town can no longer use the Town Crier. Removing outdated language about defunct committees in Section 9.

The Board agreed the changes were straightforward and made sense.

**MOTION:** Ms. Revers moved to amend the Select Boards appointment policy as recommended by the Town Manager. Seconded by Ms. Bent.

**Roll Call Vote:** Ms. Bent, Ms. Revers and Mr. Palmer voted in the affirmative. **Approved Unanimously.**

### **Discuss Town Manager performance & consider contractual merit increase**

The Select Board discussed Town Manager Leon Gaumond's performance and considered approving the 2% merit pay component of his contract for the previous fiscal year, which amounts to about \$4500. Chair Palmer said he continues to be happy with Mr. Gaumond's performance and advocates for the merit payment. Ms. Bent and Ms. Revers agreed wholeheartedly that the merit pay was deserved. No comments from the public.

**MOTION:** Ms. Bent moved to approve the 2% merit pay for Town Manager Gaumond per his contract. Seconded by Ms. Revers.

**Roll Call Vote:** Ms. Revers, Ms. Bent and Mr. Palmer voted in the affirmative. **Approved unanimously.**

### **Consent Agenda**

**MOTION:** Ms. Bent moved the consent agenda. Seconded by Ms. Revers.

**Roll Call Vote:** Ms. Bent, Ms. Revers, and Mr. Palmer voted in the affirmative. **Approved Unanimously.**

- Approve a request for a permit to close Town House Road on Saturday, October 26, 2024, from 10:00 a.m. to 12:00 p.m. for the purpose of the WCCA Annual Halloween Parade. The request has been approved subject to conditions by the Fire and Police departments, the Department of Public Works, and the Board of Health.
- Approve a request for a 5K road race permit and Town House Road closure from Weston Police Relief Association, Inc., on Saturday, October 12, 2024, between the hours of 8:00 a.m. and 2:00 p.m. The Police, Public Works, and Fire departments have reviewed and approved this request, subject to conditions.
- Approve a request for permission to use Weston roads for the 37th annual fundraising Bikes not Bombs Bike-a-Thon, on Sunday, September 8, 2024.
- Accept gift received from the Weston High School Class of 2024 to the Arts & Innovation Center in the amount of \$350
- Approve Minutes of April 30, May 06, May 14, and May 28 meetings
- Approve request from Land Sake to rotate previously approved building plan
- Concur on conflict-of-interest disclosure from KP Law re: Substance Abuse Coordinator position
- Approve correction to the Parkland Policy: fee for road banner
- Approve Comcast Agreement for Brook School Apartments
- Approve letter of testimony in favor of H4987 (An Act increasing the age limit for retired police officers serving as special police officers in the town of Weston)

#### **Adjourn**

**MOTION:** Ms. Bent moved to adjourn. Seconded by Ms. Revers

**Roll Call Vote:** Ms. Bent, Ms. Revers, and Mr. Palmer voted in the affirmative. **Approved Unanimously.**

Regular Meeting Adjourned at 8:20 p.m.

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Lise Revers  
Clerk