

# **TOWN OF WESTON MASSACHUSETTS**

**Warrant for March 2025  
Special Town Meeting**



**Please bring this with you on  
Wednesday, March 12<sup>th</sup> at 7:00 p.m.**

**(Check-in begins at 5:00 p.m. Meeting Begins Promptly at 7:00 p.m.)  
March 13<sup>th</sup> second night if needed**

**[www.westonma.gov/TownMeeting](http://www.westonma.gov/TownMeeting)**

# IMPORTANT UPCOMING DATES

## **Annual Town Caucus – March 10, 2025 – 7:00 p.m. Town Hall Auditorium**

At the Caucus, prospective candidates for the various town elective offices are nominated to be placed on the ballot for the Annual Town Election, held in May each year. The two candidates for each open position who receive the largest number of votes at the caucus are designated "Caucus Nominees" on the Town Election ballot. Each caucus nominee must receive a minimum of 8 percent of the votes cast that evening.

## **Annual Town Election – May 3, 2025 All Precincts Report to Town Hall Auditorium**

The election of Town Officers will be held at the Town Hall Auditorium for all four precincts. Only registered voters of Weston may vote in the Town Election. Visit the Town's website at [www.westonma.gov/TownElection](http://www.westonma.gov/TownElection) for the list of candidates a description of the duties of each office, and the ballot question. The polls will be open from 8:00 a.m. to 6:00 p.m. Contact the office of the Town Clerk at (781) 786-5010 for information if you cannot vote in person on May 3<sup>rd</sup>.

## **Annual Town Meeting – May 5, 2025 – 7:00 p.m. High School Auditorium**

Town Meeting is Weston's legislative body of government where all spending decisions for the budget and various projects are made. A description of the Warrant articles is contained within a booklet similar to this one, and additional project information can be found on the Town's website at [www.westonma.gov/TownMeeting](http://www.westonma.gov/TownMeeting). Town Meeting will be called to order at 7:00 p.m. Be sure to leave enough time for parking and to check in to receive your personal handheld voting device. If a second night is needed, it is scheduled for Wednesday, May 7<sup>th</sup> at 7:00 p.m.

**Stay Informed with What is Happening in Your Town  
Visit [www.westonma.gov](http://www.westonma.gov) to get started**



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via email or text



Town of Weston, MA



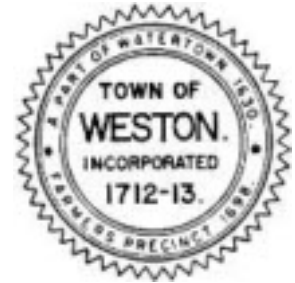
@Town\_of\_Weston



Watch Gov't  
meetings online

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# WARRANT FOR SPECIAL TOWN MEETING March 12<sup>th</sup>, 2025



Second Night March 13<sup>th</sup>, 2025

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 High School Auditorium at 444 Wellesley Street in said Town on Wednesday, the twelfth day of March 2025, at 7:00 o'clock p.m., to act upon the following articles:

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## **ARTICLE 1:    AUTHORIZE LAND EXCHANGE FOR WATER TANKS PROJECT AND FILING OF ARTICLE 97 LEGISLATION (BY CITIZEN PETITION)**

To authorize the transfer of the care, custody and control of three (3) parcels of land, being (i) 1.28 acres, more or less, shown on a plan entitled "Approval Not Required Plan Paines Hill Tank Water Supply Land" and being a portion of Parcel ID 31-6-30 and described in a deed recorded with the Middlesex South District Registry of Deeds in Book 13093, Page 604 (Paines Hill); (ii) 1.55 acres, more or less, shown on a plan entitled "Approval Not Required Plan Cat Rock Tank Water Supply Land," and being a portion of Parcel ID 14-6 and described in a deed recorded with the Registry of Deeds in Book 9040, Page 366 (Cat Rock) and (iii) 1.54 acres, more or less, shown on a plan entitled "Approval Not Required Plan Doublet Hill Tank Water Supply Land," and being a portion of Parcel ID 40-37 and described in a deed recorded with the Registry of Deeds in Book 12355, Page 279 (Doublet Hill), as said plans may be amended, said plans on file with the Town Clerk, from the Conservation Commission for conservation and open space purposes to the Select Board for general municipal purposes, including, but not limited to, for the purpose of the siting of water tanks and related appurtenances; and to authorize the Select Board to submit a petition to the General Court for a special act authorizing the transfer of said parcels under Article 97 of the Amendments to the Massachusetts Constitution; and, further, to satisfy the requirements of Article 97, G.L. c. 3, §5A, and any other applicable laws and/or regulations, to provide land in mitigation for the foregoing parcels, to transfer the care, custody and control of a parcel or parcels of land, from the Select Board for general municipal purposes to the Conservation Commission, for conservation and open space purposes, pursuant to G.L. c. 40, §8C, as shown on a plan entitled "Lot 9A Concept Subdivision," dated November 1, 2024, said plan on file with the Town Clerk, being a portion(s) of "Lot 9" as shown on a plan of the Case Estates recorded with the Registry of Deeds as Plan 779 of 2021, and being a portion(s) of the property described in a deed to the Town of Weston, dated June 6, 2016, recorded with the Registry of Deeds in Book 67393, Page 247, said transfer to become effective upon the enactment of the Article 97 legislation; or take any other action relative thereto.

*Article 1 Explanation: As provided by the citizen petitioner, the explanation is provided for as presented in the 12-3-24 STM Warrant: The Town has identified land parcels for the siting of the water tanks. The proposed locations of the new tanks are currently protected under Article 97 of Massachusetts General Law for conservation or recreation purposes. The law stipulates that in order for Article 97 land to be used for a different purpose, the Town may designate other municipal property to be classified as Article 97 protected land; the Town Meeting must concur with the transfer; the Conservation Commission must approve the swap by unanimous vote; and the Massachusetts Legislature must concur. Over the past several years, the Select Board and Conservation Commission have been considering this and have proposed the swap of a portion of Parcel 9 of the Case Estates as the preferred site in exchange for the three water tank parcels. The Conservation Commission voted unanimously, and the Select Board voted by majority, to support the land swap of the identified 3 parcels*

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*with the choice of a portion of Parcel 9 of the Case Estates as the preferred site. **A two-thirds vote is required to approve this article.***

**ARTICLE 2: AMEND ZONING BY-LAWS – MUNICIPAL UTILITY STRUCTURE STANDARDS (BY CITIZEN PETITION)**

To see if the Town will vote to amend the Zoning By-Laws as follows, or take any other action relative thereto:

Part A. Insert in Section II Definitions, the following new definition:

***MUNICIPAL UTILITY***

***Any infrastructure owned and operated by the Town used to provide essential or emergency services including: electricity, natural gas, water, sewage, telephone, and broadband internet telecommunications.***

Part B. Insert in Section VI. Dimensional Standards a new Section G, entitled "Municipal Utilities", and reletter the existing Section G and Section H as appropriate.

***G. Municipal Utilities***

***The following dimensional standards shall apply for the following municipal utilities in any zone:***

***1. Water Tank***

***a. Height - not to exceed 410 feet in total elevation based on datum NAVD 88 (North American Vertical Datum of 1988) not including any appurtenances necessary for the proper operations of the tank or related infrastructure.***

***For any use or dimension not listed, the dimensional standards of the zoning district(s) of the parcel(s) shall apply.***

***Article 2 Explanation:*** As provided by the citizen petitioner, the explanation is provided for as presented in the 12-3-24 STM Warrant: The Town has determined that it must increase the storage capacity, i.e., height, of the existing, aging water tanks to improve system capacity and system pressure to best serve customers and maintain public safety. Because adding height to the tanks is necessary to create system pressure and capacity, Zoning Bylaws need to allow for this increase in height. The proposed Bylaw change would create a separate zoning height bylaw for water tanks, thereby removing a barrier to their design and construction. **A two-thirds vote is required to approve this article.**

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**ARTICLE 3: APPROPRIATE FOR WATER SYSTEM IMPROVEMENTS (BY CITIZEN PETITION)**

To appropriate a sum of money to pay the costs of locating, designing and constructing of water storage tanks, and all incidental and related costs, to be spent under the direction of the Town Manager, the money so appropriated to be raised by borrowing under the authority of G.L. c.44, §8, or any other enabling authority, and to authorize the Town Treasurer, with the approval of the Select Board, to issue bonds or notes for this purpose; or take any other action relative thereto.

***Article 3 Explanation:*** As provided by the citizen petitioner, the explanation is provided for as presented in the 12-3-24 STM Warrant: In 2019, at the request of the Select Board, Wright-Pierce engineers completed a Water System Master Plan. The highest priority improvement recommended in the Master Plan's Capital Improvement Program was to increase the active storage volume within the Town's water system to address system service issues and public safety concerns. Increasing the active storage in Town water storage tanks will improve water pressure throughout the system and will address public safety concerns by providing adequate pressure to fight fires. The existing water system does not have enough active storage volume, or tank height, to meet these demands. Sufficient active storage volume to meet the Town's needs can only be provided by water storage tanks

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*that are higher than the existing tanks. Under the current water tank configuration, if a fire were to occur on a day of maximum demand, there might not be enough water to fight the fire or to supply water customers with water. After it reviewed the Water System Master Plan, the Town engaged engineers to analyze whether to refurbish or replace the Town's water tanks. The water tanks were constructed in 1958 (Paines Hill), 1931 (Doublet Hill), and 1946 (Cat Rock). At the December 2019 Special Town Meeting, voters unanimously supported undertaking this analysis. The analysis indicated that the Paine's Hill Water Tank has reached the end of its useful life and must be replaced. In tandem with the analysis of the Paine's Hill tank, the analysis recommended that the Cat Rock and Doublet Hill tanks should also be replaced, due to their age, condition, and lack of the height needed to provide the water pressure necessary to effectively serve the entire system and maintain public safety. The next step in the project is to design and construct three replacement tanks, related water mains, pump station and pressure controls at an estimated cost of \$43 million. **A two-thirds vote is required to approve this article.***

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And you are to serve the warrant by posting attested copies thereof at the Town Hall, the Police Station, the Public Library, the Transfer Station and on the kiosk at the front of the Weston High School on Wellesley Street by the gymnasium, fourteen 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 Select Board at the time and place of said meeting.

Given under our hands February 5, 2025.

Thomas Palmer  
Laurie Bent  
Lise Revers  
Select Board of the Town of Weston

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Did you know there are many ways for you to keep aware of what is happening in the Town.

- Visit our website and sign up for notifications
  - Under the Help Center Tab you can click on sign up for town notifications.
  - Under the Town Projects Tab most major projects have a dedicated section.
- Our social media:
  - Facebook: Town of Weston, MA (official)
  - X (formerly Twitter): @town\_of\_weston
  - Instagram: @townweston
  - Nextdoor: Town of Weston
- The town managers' Podcast: Select Board Rewind

to be best  
point of view.  
**Volunteer** [vɒləntɪər]  
any service of one  
without constraint  
something v

The Town of Weston can't do all the work it does without the dedicated volunteers that commit their time, and expertise to the various boards, committees, and groups that they serve on.



Opportunities are available if you have the time and expertise in a certain area please consider volunteering, the Town and you will be better for it!



# CELEBRATE WESTON!

Saturday, May 17, 2025 | 11:00 a.m. – 3:00 p.m.

Music & Entertainment • Local Food • Historical Exhibits  
Games & Activities • Fun for All Ages

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Admission is **free!**

Join us at Weston Town Center on Saturday, May 17<sup>th</sup> between  
11:00 am - 3:00 pm (rain date Sunday, May 18<sup>th</sup>) for a day full of fun!

SCAN QR CODE  
TO REGISTER  
FOR THE  
CELEBRATE  
WESTON  
MARKETPLACE



SCAN QR  
CODE FOR  
SPONSORSHIP  
OPPORTUNITIES

For further information, please contact Dusty Rhodes  
at [drhodes@conventures.com](mailto:drhodes@conventures.com) or call at 617-204-4200.

[www.westonma.gov/Celebrate](http://www.westonma.gov/Celebrate)

**Select Board  
Town Hall  
Weston, MA 02493**

**Presort Standard  
U.S. POSTAGE  
Paid  
Weston, Mass.  
Permit No. 55193**

**Carrier Route Presort  
POSTAL PATRON  
WESTON, MA 02493**

**SPECIAL TOWN MEETING  
Wednesday, March 12, 2025  
7:00 p.m., High School Auditorium  
444 Wellesley Street**



**Additional information on the warrant articles can  
be found at [www.westonma.gov/TownMeeting](http://www.westonma.gov/TownMeeting)**

**Know what is happening in your town. Get  
notifications at [www.westonma.gov/StayInformed](http://www.westonma.gov/StayInformed)**

**Last day to register to vote  
for Special Town Meeting is February 28, 2025  
BY 1:00 P.M.**

*You must be a registered voter in Weston  
in order to participate in Town Meeting.*





THE COMMONWEALTH OF MASSACHUSETTS  
OFFICE OF THE ATTORNEY GENERAL

CENTRAL MASSACHUSETTS DIVISION  
10 MECHANIC STREET, SUITE 301  
WORCESTER, MA 01608

ANDREA JOY CAMPBELL  
ATTORNEY GENERAL

(508) 792-7600  
(508) 795-1991 fax  
[www.mass.gov/ago](http://www.mass.gov/ago)

June 10, 2025

Janet M. Murphy, Town Clerk  
Town of Weston  
P.O. Box 378  
Weston, MA 02493

**Re: Weston Special Town Meeting of March 12, 2025 --- Case # 11714  
Warrant Article # 2 (Zoning)**

Dear Ms. Murphy:

**Article 2** – We approve Article 2 adopted at the Weston March 12, 2025, Special Town Meeting.

**Note:** Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute.

Very truly yours,  
ANDREA JOY CAMPBELL  
ATTORNEY GENERAL

*Kelli E. Gunagan*

By: Kelli E. Gunagan  
Assistant Attorney General  
Director, Municipal Law Unit  
10 Mechanic Street, Suite 301  
Worcester, MA 01608  
(774) 214-4406

cc: Town Counsel Lauren F. Goldberg