



The League of Women Voters Of Weston

April, 2013

No. 154

OPENING MESSAGE

Katty Chace

League of Women Voters of Weston

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This LWV/Weston Newsletter is published monthly except July and August. The LWV is a nonpartisan political organization open to all citizens of voting age.

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This spring has been extremely busy for the League, with three coffee hours behind us and one more (on deer hunting in Weston) yet to come, as well as three elections, Candidates' Night, and possibly three nights of Town Meeting. We have also agreed to co-sponsor a meeting with Weston Citizens against Gun Violence, an offshoot of Dialogue for Peace and Justice, which has been holding vigils at the flowerpot on Saturday mornings for the last ten years. The meeting would explain the legislation proposed by Natick Representative David Linsky to control gun registration and gun and ammunition sales in various ways and will take place on the evening of May 21st at the library's Community Room. Police Chief Steve Shaw will also be present to describe the current extent of gun ownership in Weston.

Candidates' Night will take place on Thursday, May 2 at 7:00 pm at the Amy Potter Center at the Weston Middle School. We will be focusing on the four offices that are contested, starting with the contenders for the 2 year term for the Recreation Commission (Isabella Jancourtz and Alison Slater), then moving on to the race for the 4 year term on the Planning Board (Steve Oppenheimer and Glenn Cardozo), then the one year term for Moderator (Harvey Boshart and Tom Crane), and finishing up with the 3 year term for Selectman (Doug Gillespie and Bill Sandalls). In each section, the two candidates will have an opportunity to present their case for 5 minutes, then there will be 20 minutes for audience questions. This is clearly the most exciting election Weston has had in many years, so come hear the candidates to help you can make an informed vote.

A forum on deer hunting in Weston has been scheduled for Saturday morning, May 4 at 10:30 in the Community Room of the library. Brian Donahue will be presenting the case for continued bow-hunting for the Conservation Commission and Alicia Primer, a founder of Weston Deer Friends, will be speaking for the opposition. This matter will be up for a vote at the Town Meeting. Each side will be holding a separate meeting in advance of the League's, but our Coffee Hour is the

only place where both sides will be given an equal hearing.

Our Coffee Hours with Weston's new State Senator Mike Barrett and the one featuring the topics of a new Police Station, the Case Campus Master Plan, and the Roundabout at Case's Corner were well attended and produced many good questions. You can find articles with pictures on pages 6-9 of this Bulletin.

On Saturday, April 20, the town will hold its annual Hazardous Waste Day from 9:00 am to 1:00 pm at the DPW building on Route 20. This is a departure from last year's site at the Transfer Station, which caused some problematic back-ups at the Transfer Station, so make a note of that. The list of appropriate materials to bring for disposal can be found on the Town website.

Many thanks to Beth Keene, who has had a busy month manning the table at the High School for voter registration of students (she signed up 35

new voters!), as well as making sure that our Weston300 Quest questionnaires are available on the League website, and also at the library in paper form.

Don't forget that the primary for US Senator (to fill John Kerry's seat) will be on Tuesday, April 30 at the regular polling places: the Methodist Church on Route 117, St. Peter's, and the Westgate Church on Winter Street. This will be followed up by the final election on Tuesday, June 25 at those same sites. In the middle will be our regular Town Election on Saturday, May 11 at the Town Hall. Town meeting will start on Monday, May 13 at 7:30, with a second night planned for Wednesday, May 15, and a third night, if needed, the following Monday.

More details on various important issues, including the warrant for the Town Meeting, the new police station, the Case Campus Master Plan, and the roundabout at Case's corner, can be found on the town website, www.weston.org

The League of Women Voters of Weston
wishes to extend sincere thanks to the following Friends
and Sponsors who have generously given their support to our work.

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WHEN IT'S TIME FOR ACTION

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President Barack H. Obama
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(202) 224-4543
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Governor Deval Patrick
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BOARD HIGHLIGHTS

Kathleen Rousseau

The LWVW meeting was held at the home of Barbara Fullerton.

Robin Reisman recruited people to take part in a survey of Weston lands for lady slippers.

This study will form a base line for noting changes in the prevalence of wild flowers in the area.

We have tentatively chosen Thursday, May 23 for our Annual Meeting. This will depend upon getting a speaker and room for that date.

Beth Keane has registered 35 high school students to vote.

We discussed a suggestion that we offer people rides to Town Meeting, but with the variation in times that people arrive and leave it was felt that this would not be feasible. Eileen Bogle of the COA will see that a taxi is available. We will still offer to drive people to the polls on the town election day.

A town anti-violence group will be bringing David Linsky (a representative from Natick) to Weston to speak on gun control measures. Previous meetings have been disrupted, so he wants assurance that this will not happen again. Chief Shaw will be on the panel, and Jean Thurston will be the moderator. The forum will take place on May 21, and the LWV has agreed to co-sponsor the event.

We have been asked to sponsor a coffee hour on the affordable housing proposal for the old water department houses on Warren Avenue. With all of the other meetings being scheduled for this spring we could not find a time to fit this one in.

The LWV of Massachusetts convention will be held on May 17-18 this year.

Since there are four contested races in Weston's election this year, we will not be inviting unopposed candidates to speak. This will leave more time to hear and ask questions of the candidates for the contested positions.

WESTON QUEST IS NOW HAPPENING – Look at our web-site www.westonlww.org to get our questions about Weston to celebrate the Weston 300.

**CALENDAR
APRIL – JUNE 2013**

April 30, Tuesday..... 7:00 a.m. – 8:00 p.m.	Primary Election for U.S. Senator (to fill John Kerry’s seat)
May 2, Thursday..... 7:00 p.m. Amy Potter Center, Weston Middle School	Candidates’ Night
May 4, Saturday..... 10:30 a.m. – 12:00 Noon Community Room, Weston Public Library	LWVW Coffee Hour Warrant article on Bow Hunting of Deer in Weston
May 11, Saturday..... 8:00 a.m. – 6:00 p.m., Weston Town Hall	Town Election
May 13, Monday..... 7:30 p.m. (Second night on Wednesday, May 15, if necessary) High School Auditorium	Annual Town Meeting
May 14, Tuesday..... 9:15 a.m., 31 Coburn Rd. (David Hutcheson, 781-891-8046)	LWVW Board Meeting All members welcome
May 15, Wednesday..... 7:30 p.m., High School Auditorium	2nd night of Town Meeting
May 17-18, Friday-Saturday..... Boston Marriott Peabody Peabody, MA	LWVMA Convention
May 20, Monday..... 7:30 p.m., High School Auditorium	3rd night of Town Meeting (if necessary)
June 25, Tuesday..... 7:00 a.m. – 8:00 p.m.	Election for U.S. Senator (to fill John Kerry’s seat)

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MIKE BARRETT COFFEE HOUR Katty Chace



Mike Barrett answers questions from the attendees.

Below: Senator Mike Barrett

We finally connected with Weston's new State Senator Mike Barrett, after having cancelled our Coffee Hour back in early March for the blizzard in which no one was allowed to drive. Senator Barrett observed that he finds state government much cleaner than during his first term, which ended in the 90s. He said no politicians have any family



members or friends on the payroll any more. He answered questions about gun control, fathers' rights, medical marijuana, the most progressive way to tax citizens (income versus sales taxes), whether chiropractic should be covered by health insurance as a cost-saving alternative to back surgery, and many other topics.

COFFEE HOUR ON APRIL 6, TO DISCUSS PROPOSED NEW POLICE STATION AND CASE CAMPUS MASTER PLAN, INCLUDING PROPOSED ROUNDABOUT Katty Chace and Barbara Fullerton

1. Do we need a new Police Station, and why?

On April 6, Harvey Boshart spoke for the committee which has been investigating the need for a new police station. The committee was charged with determining the need for a new station (the current one opened in 1974), as well as determining the best location

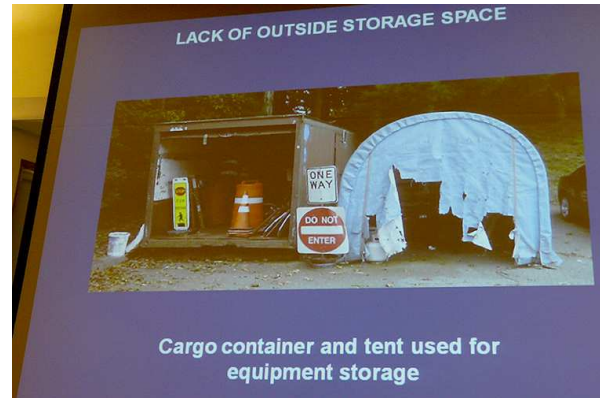
for such a station. Police chief Steve Shaw treated us to a graphic slide show of conditions at the current site, which were clearly appalling. The committee then considered several possible sites, deciding that the two most suitable would be rebuilding at the present site or building on

Route 20 across from Colpitts Road. The main drawback of the current site, of course, would be the necessity of relocating the departmental functions during the building process. Any prisoners would have to be housed at neighboring police stations. Chief Shaw said they have 50-100 occasions a year to use a cell, a number he said is down considerably since marijuana was decriminalized. The committee recommends rebuilding the station on its current site.

If Town Meeting approves the recommendations and the funds for proceeding to the next step, the Permanent Building Committee will take on the responsibility for overseeing the design phase of the project.



Police Chief Steven Shaw explains why they need a new station



Only one of the many reasons for building a new police station.

Coffee Hour photographs by Katherine Wolfthal



The dual-purpose Coffee Hour, with discussion of a new Police Station as well as the traffic patterns on Case Campus and roundabout at Case Corner attracted a large and attentive group of attendees who had many questions to ask and observations to make.

2. Should we proceed straight ahead or roundabout?

During the second part of the Coffee Hour, Ed Heller, School Committee member and member of the Master Plan Committee described the proposed changes in the traffic pattern and parking arrangement on the Case Campus, which includes the Country, Woodland, and Field Schools, the Case House School Administration building, and the Public Library and Community Center.



Ed Heller described the new traffic patterns on the Case Campus, and the advantages of the proposed roundabout.

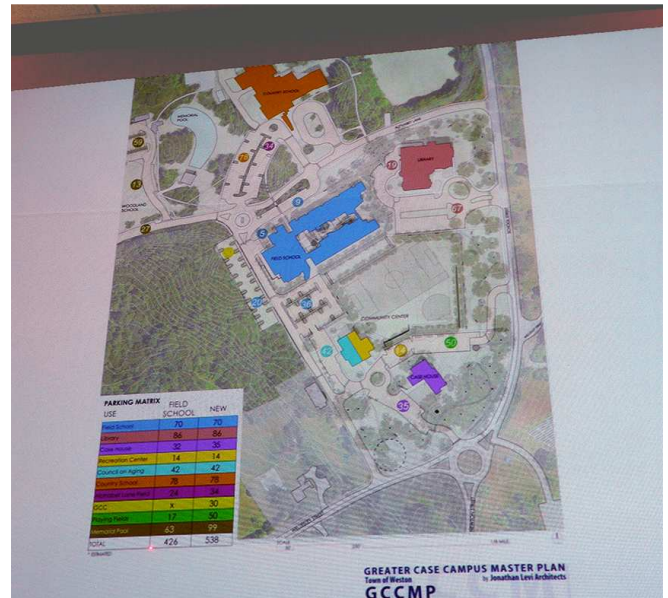
Phase 1 of this plan will be presented at Town Meeting. Included in that proposal is a recommendation from the Traffic and Sidewalk Committee for a roundabout at Case's Corner, which attempts to slow down traffic at that intersection, in part to make safer the increased traffic which will be emerging from Alphabet Lane from the new Field School.

Existing issues with the Case Campus include pedestrian safety, public safety, a parking shortage for all the buildings, narrow roads with no handicapped accessibility, no parent drop-off areas for the schools, and traffic speed and congestion.

Traffic has long been an issue in this area, and with the current construction of the new Field School building, traffic patterns and volume are due to change significantly.

The Weston Traffic and Sidewalk Committee previously worked on this issue, but left it temporarily until the completion of the Field School construction plans.

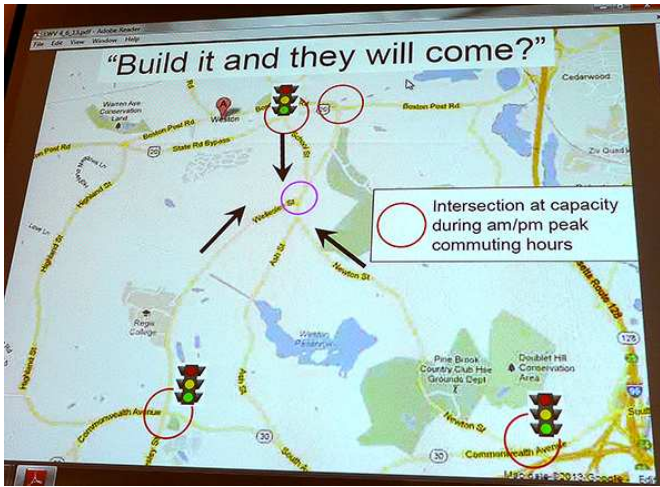
The traffic committee's number one priority has been safety around the schools, and they are picking up their discussion again. They felt that this is the appropriate time to address the issue, since money has already been appropriated for a redesign of the roadway through the Case Campus.



Case Campus Master Plan, as proposed

The traffic committee is proposing a roundabout at Case's Corner as well as the narrowing of the roads between the roundabout and the corner of Wellesley and School St. It is hoped that this will slow traffic and make it safer for pedestrians to cross to and from Land's Sake and the schools and library. Another problem at Case's Corner is the weekday-morning backup of cars driving

north on Wellesley St. The town currently has a police officer directing traffic from 7:50 to 8:30 am in order to keep traffic flowing.



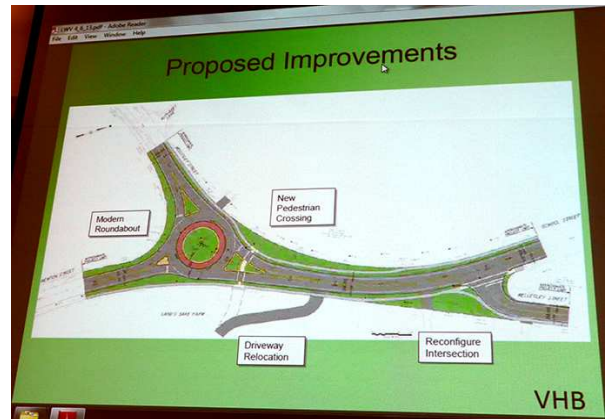
The intersection in its current configuration

Roundabouts have been used in many communities as a way of organizing traffic flow without the use of traffic signals; cars entering the roundabout must yield to cars already circling in it. Drivers will also need to decrease their speed (hypothetically to about 20mph) in order to pass through safely.

Those attending the meeting were able to watch a simulation video of traffic in a generic roundabout.

Some of the discussion centered on the issue of whether drivers would actually need to slow down in order to go around the circle, or whether they would continue to speed, especially later in the day when traffic is lighter.

Another question was raised about the relative cost of hiring a police officer for an hour a day versus paying a huge sum of money for the reconstruction of the corner. Finally, it was suggested that we wait to see what the actual traffic problems are after the completion of the Field School and address the road redesign at that time.



The proposed roundabout at Case Corner

Additional information and architectural plans for the proposals are available on the Town of Weston website under "Town Projects."



CONSERVATION COMMISSION NEWS

Robin Reisman

Deer Management

As many of you probably know, the Town-sanctioned bow hunting program in Weston as a measure to curb deer overpopulation is being challenged at Annual Town Meeting by a citizen group called Weston Deer Friends. Both the Conservation Commission and the Weston Deer Friends group have

scheduled informational public events in the weeks remaining before Town Meeting, and League of Women Voters is featuring the issue at its May 4th Coffee Hour with representatives from both sides.

It seems that everyone can agree that deer overpopulation is not a good thing: for the deer, but also for the health and balance of the forest,

and the effects that ripple outwards, from the decimation of native plants and proliferation of invasive plants, to unwelcome effects on other animal species; at issue is how best to manage the problem. Whether you favor the bow hunting program, oppose it, or are undecided, there will be ample opportunities upcoming to educate yourself so you can vote at Town Meeting from an informed standpoint. It now seems likely that the deer management article will not come up until the second night of Town Meeting, Wednesday, May 15th. Both sides hope for good voter turnout to decide the issue in their favor.

Dates of the various deer-management events follow, in date order.

April 23 7:30 PM

Deer Management Forum
Great Room at the Community Center
Sponsored by the Conservation Commission
Panel of specialists in deer management and Lyme disease,
Dr. Sam Telford, Dr. Allen Rutberg, Dr. John McDonald, to speak

April 27 10 AM – Noon

Guided Deer Browse walk on Conservation Land
Depart from the Melone House on Sears Conservation Land, 27 Crescent Street
Sponsored by the Conservation Commission

May 1 7:30 PM

“Living with Deer and **Without** Lyme Disease”
Library Community Room
Panel of specialists in deer management and Lyme disease to speak
Sponsored by Weston Deer Friends

May 4 10:30 AM

LWV Coffee Hour
Library Community Room
Conservation Commissioner Brian Donahue and Weston Deer Friends member Alicia Primer to speak about Town Meeting deer management article

Sponsored by the League of Women Voters

Lady's Slipper Census

The Conservation Commission has a new initiative this spring: a lady's slipper census to take place in May. It is to be hoped that it will be the first annual such undertaking but not the last. The ConCom has asked the three Weston three garden clubs to take the lead in coordinating as many small teams of two or three observers as they can muster to canvass the woods of Weston, looking for the increasingly rare and protected species of May-flowering woodland plant.

However, the ConCom would like to invite **everyone** to go out in the woods in May for lady's slipper spotting walks. If you would like to join a team or form a new team, you may reach the Conservation Commission at conservation@westonmass.org by email or call 781-786-5068 to leave your contact information, to be forwarded to a team coordinator who will get back to you.

Observers will be asked to look for, count, and determine to the best of their ability the locations of pink lady's slippers (the most common), yellow lady's slippers (not commonly seen), and showy lady's slippers (rare). Teams will be assigned to generally prescribed zones to preclude insofar as possible the problem of double-counting the same plants and will have the entire month of May to go looking, although because it has been such a cold spring so far, the flowers are not apt to bloom early this year so going later in the month will probably be more fruitful.

Each team will have a map of their territory, and a simple data sheet to record their findings. Observers not belonging to a team who find lady's slippers should try to pinpoint the location of the plant(s) and then contact the ConCom at the above email address or phone number with the information. The team assigned to that zone can then go out to verify whether those plants have already been counted; if not, they will be added to the data sheet for that precinct.

Besides actually spotting the flowers, defining their locations may pose the biggest challenge. People with an iPad or Smartphone with a compass application installed can use the compass on those devices to identify the GPS coordinates. People with a Garmin or TomTom or other portable GPS device should also be able to produce GPS coordinates. Those with no GPS capability might try an old-fashioned compass and

counting paces from an identifiable landmark. Also, digital photos might be helpful, so bringing a camera would be a good idea.

All in all, it seems like a fun exercise and a great excuse to invite your spouse or a friend to go walking in the woods in May. Don't you agree?



TOWN MEETING WARRANT: A CONCISE OVERVIEW

Pam Fox

Town Meeting begins Monday, May 13 and the selectmen project that the 41 articles will take at least two nights, if not three. The second night would be Wednesday May 15 and the potential third night is scheduled for Monday, May 20.

Article 1

Report on election results

Articles 2 to 11

These ten articles relate to finances and include approving not only the 2014 operating budget but also "enterprise" budgets for town entities that generate their own funds, departmental revolving funds, and other budget-related items.

Of these, an item likely to generate discussion is Article 11, a request from the Weston Media Center Inc. for a grant of \$150,000, to be requested on an ongoing basis to allow the station to maintain and expand its services. The Weston Media Center is an independent, non-profit corporation that provides PEG (Public Educational and Government) television programming funded through a "pass through" charge of 3.25% from Comcast and Verizon cable subscribers. Total gross revenues last year were \$174,000, which also includes donations, grants, and DVD sales. The additional funding is needed

to sustain operations and expand services. Funding will allow the station to continue covering the currently broadcast government meetings, create Video On Demand feature for all of its programming beginning in FY 2014, create a DVD archive of all of its programming since operations began in 2009, pay its employees a competitive compensation package, and possibly expand coverage to include School Committee meetings. Video On Demand allows viewers to watch Weston Media Center content on their computers, mobile devices or web TV without a cable TV subscription, any time and anywhere.

Articles 12 to 19

These eight articles relate to capital projects. Money is requested for design fees for a new Police Station (\$1.2 M of which \$400,000 is left over from the DPW project) and for design and construction of Phase I of the Case Campus Master Plan (\$709,000). The amount of \$681,000 is requested for Traffic Calming and Safety Improvements at Case's Corner, which would include the cost of a roundabout. A number of public meetings have been held to explain these three projects, including an excellent forum sponsored by the League of Women Voters.

Additional capital projects involve drainage improvements and are part of an ongoing

program to replace, upgrade or install new storm drainage lines and structures to improve substandard drainage systems in the town. Also on the warrant are improvements to the Kendal Green parking lot, as well as additional funds for replacement of the transfer station bridge, design of a traffic signal for the intersection of Wellesley and Brown Streets, and purchase of a new Fire Department pumper.

Articles 20 through 25

The citizen's petitions were submitted by town residents. Likely to generate discussion is Article 20, a General By-law amendment to prohibit hunting on town-owned land. One of the petitions deals with the filling of board vacancies and another with the method used to choose the four at-large members of the Community Preservation Committee (a change from appointed to elected.) Also in this section is the request by the Omni Supermarket to be allowed to sell malt beverages (beer) as well as wine.

Articles 26 to 36

These eleven articles relate to the Community Preservation Act. Three involve the ongoing effort to readapt the Josiah Smith Tavern and Old Library to new uses.

Last summer the town received a proposal from Urbanica Inc. to create a mixed-use development in the two buildings. The Board of Selectmen decided that, because of the complexity of the overall project and the ongoing review, the Old Library component should be split off for consideration now. This part of the project would turn the OL into three condominiums, one large unit in the main block of the building and two smaller units in the ell. Approval of all of the following articles is necessary for the Old Library project to go ahead.

Article 27

This amendment to the Zoning By-law provides for "Historic Structures Preservation Development" (HSPD) for the purpose of "encouraging and promoting the

rehabilitation and re-use of historically important structures" by allowing a mix of commercial and residential uses. Present zoning of the Old Library for commercial use would not allow for residential condominiums. The HSPD zoning provision would require Town Meeting approval of a Concept Plan for the Josiah Smith Tavern followed by Planning Board site plan approval and special permit review. The intent of the by-law is to preserve Weston's historical character while providing for and encouraging the rehabilitation and re-use of historic structures. A two-thirds vote is required for approval.

Article 28

This article transfers ownership of the Old Library from the Board of Selectmen (BOS) for municipal purposes to the BOS for the purpose of conveyance, thus allowing the BOS to sell the building to Urbanica. This requires a majority vote.

Article 29

This article allows the money approved two years ago for restoration of the exterior of the Old Library to be granted to Urbanica for use on the Old Library restoration. The original amount was \$850,000, of which \$70,000 has already been spent on emergency repairs. This transfer requires a majority vote.

Two CPA articles (#30 and 31) relate to the proposal for affordable housing in three buildings on a single parcel on Warren Avenue. A two-thirds majority is required to convey the parcel for affordable housing purposes, and \$180,000 is being requested to prepare plans and specifications and complete pre-development work.

CPA funds are also being requested for Farmers' Burial Ground and Central Cemetery Restoration. The estimated \$500,000 project is phased over five years, and the amount requested for this first year is \$125,000. These two historic cemeteries,

established in 1703 and 1792, are described in the warrant as "outdoor museums in poor condition and deteriorating."

Additional funds in the amount of \$150,000 are requested as a supplement to the money voted last year (\$317,000) to reconstruct the Hobbs Pond Dam. The design as developed since that time includes a restoration of the pond to its historic depth elevation, rather than one foot lower as originally designed, and also incorporates other beneficial features. This

project is also being funded by \$100,000 from private donors and \$80,000 from FEMA.

The final CPA article is a citizens' petition to reduce the Community Preservation Act surcharge from 3% to 1%. To go into effect, this vote would have to be ratified by voters at the May 2014 election.

Articles 37 to 41

The last articles cover a variety of general by-law and other issues, all of which would appear to be non-controversial. But with Town Meeting, one never knows.



ARTICLE 39: SOME GENERAL INFORMATION...

Nina Danforth

Article 39: To Transfer and Authorize a Long-Term Lease to Placed Solar Panels on the Closed Landfill.

The newly formed Solar Photovoltaic Site Assessment Committee has been prioritizing town-owned sites which may be used for solar panels to generate electricity for the town. In two months' time they arrived at what they agreed was the most feasible site, 5 acres on the top of Weston's old landfill. At Town Meeting you will be able to vote on the possible rental of this site to a company which will assume all the costs of building and

maintaining the 1 Megawatt array of ground-mounted panels. A Saturday tour of the proposed site and an evening informational meeting are being set up as this bulletin goes to press; these will be advertised through Patch, the Town website and Town Crier. A FAQ informational sheet is being drawn up by Don Stewart and committee members. Stay tuned for more details of this interesting project- Weston's first renewable energy project!

...AND SOME MORE DETAILED INFORMATION:

FREQUENTLY ASKED QUESTIONS

Warrant Article 39: Transfer and Authorize a Long-Term Lease to Place Solar Panels on the Closed Landfill

OVERVIEW

What is a solar photovoltaic array? Is it the same as a solar panel? A solar panel is the mechanical mount for a group of solar photovoltaic cells. The

cells are semiconductor wafers that convert energy from the sun to electricity. A solar photovoltaic array is an arrangement of solar photovoltaic panels.

What is a closed landfill? A closed landfill no longer accepts waste for disposal; Weston's landfill was closed in the early 1990s. Closing a landfill requires specific steps mandated by the state to minimize impact on nearby land, water and atmosphere. After closure the town must continue to monitor the landfill for minimal impact.

What does a solar photovoltaic array do for me? It provides electrical energy without consuming fossil fuels like natural gas, fuel oil or coal or discharging exhaust wastes and contaminants like sulfur and lead. The energy from the sun is directly converted to electricity, bypassing the infrastructure supporting a fuel-based generating station.

Are other towns using solar photovoltaic arrays on closed landfills? 38 Massachusetts towns have approved Landfill Post-Closure Use permits for solar, a necessary state permit required for landfill use. Towns with permits for proposed arrays include Acton, Billerica, Canton (array operating since August 2012), Lancaster, Maynard and Sudbury. The average array for these six towns produces 2.6 Megawatts on 19 acres. The proposed array for Weston will produce approximately 1 Megawatt on 5 acres.

FINANCIAL

Would a solar array save the town money? The estimated savings from the solar array would be \$113,000 annually for the first year of a 20-year contract, with electrical output decreasing by less than 0.5% per year. The estimated savings is about \$3.1 million over 20 years. The savings occurs because the town would pay a lower kilowatt-hour (kWh) rate for energy from the array than the rate available from an electrical supplier via NStar wiring.

Does it affect my tax rate? The array affects the price paid for about 20% of the electrical energy purchased by the town; it does not affect the town's indebtedness or credit-worthiness. The lower price for the electrical energy generated by

the array is a cost savings that helps to reduce the tax rate.

How long would the town use a solar photovoltaic array? The contract period is 20 years. The town may be offered a buy-out price at any time that it can choose to accept or ignore.

What contractual relationship exists between the owner of the solar photovoltaic array and the town? The owner of the array is typically a private company, so it can capture tax breaks like depreciation expenses for the array that are not available to the town, a non-taxed entity. There are two contracts between the array owner and the town. The first is a long-term lease from the town to the owner to allow construction of the array on the closed landfill. The second commits the town to buying all electricity generated by the solar array at an agreed-to price, typically for 20 years. The later contract is a power purchase agreement (PPA). The PPA also says that the owner is responsible for all design, construction, operation, maintenance and disassembly of the array for the duration of the contract. Financially, the only responsibility of the town is to pay the contracted price for the electricity generated. This is an expense item only with no effect on the capital budget.

PERMITS REQUIRED

What permits must a solar photovoltaic array have prior to construction in Weston?

State permit required: Landfill Post-Closure Use Permit

Town permits required:

Site plan (from Planning Board)

Environmental: Wetlands, wildlife habitat, relocation of walking trails (from Conservation Commission)

Environmental: Storm water run-off and erosion (from Town Engineer)

Building permit

Electrical permit

Electrical utility interconnection permit from Nstar



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RISK

Does the town take any financial risk using a solar photovoltaic array? The town's risk is buying electricity at a contracted rate for 20 years. At the beginning of the contract, electricity from the array is estimated to be about \$0.07 less per kilowatt-hour. For the utility rate (NStar and generator) to be less than the array would require a sustained reduction in their pricing that has not happened since the 1960's.

Are there financial risks if the town does not use a solar photovoltaic array? The town's risk is buying electricity at a market (variable) rate for 20 years. Staying with the market rate is not a good deal when it exceeds the contracted price. That is the case at the beginning with the contracted price estimated at \$0.07 per kWh less. From there, you assess risk of staying with the market rate by estimating the market price for future years and comparing it with the contract.

ENVIRONMENT

How does a solar photovoltaic array affect the environment? Manufacturing the array components including semiconductors is energy intensive and therefore contributes to CO₂ and pollutants in the atmosphere. Transportation to the array site, installation, maintenance and disassembly contribute to energy demand. In operation, an array will reflect sunlight that appears as glare in very specific locations as the sun crosses the sky. These locations are readily calculated and are mitigated by installing the array in exact locations.

Is electricity from a solar photovoltaic array considered renewable energy? Yes, the renewable energy sources are solar, wind, biomass (primarily wood), hydropower, tidal and heat from the earth (hot springs).

TECHNICAL

Why locate a solar array on the closed landfill? A closed landfill may be used for a new purpose, but with restrictions that exclude nearly all buildings and uses that could potentially damage the one-

millimeter thick plastic cap that diverts rainwater from all waste. A solar photovoltaic array is a permitted use if construction, use, maintenance and disassembly do not damage the cap. A Weston array can be placed without shade from trees and with mechanical mounts that allow a southern exposure for maximum energy per panel.

How large is it? The total area of the array is about five acres, roughly equal to five football fields. It would cover nearly all the plateau on the landfill. An access road for construction, maintenance and disassembly is necessary.

Is there any other use for the closed landfill besides solar PV? To date, there are no other known uses.

If approved, when would a solar photovoltaic array be installed on the closed landfill? A feasibility study shows project completion by September 2014. Physical construction would take 6 months, December 2013 to June 2014.

How is the electrical energy from a solar photovoltaic array distributed to the town's buildings? Each town or school building has one or more meters that measure the kilowatt-hours consumed from the electrical grid. The solar array also has a meter, but one that operates in reverse, so each kilowatt-hour measured decreases the town bill. On average, the array would provide about 20% of the electrical energy, so for every 5 kilowatt-hours consumed from the grid, the solar array adds 1 kilowatt-hour of electricity to the grid.

Does a solar photovoltaic array really pump energy into the electrical grid? Yes, electrons generated by the solar array go through an inverter and then a transformer connected to the grid. Where the electrons go is determined by the direction of electric fields at the exact instant the electrons enters the grid. The meter on the solar array determines the amount of electricity provided to the grid, not its destination.

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Have you heard about the Keystone XL Pipeline, but want to know more about why it is generating so much buzz? Or why Weston residents have headed down to Washington DC to join tens of thousands of others in protest? Come to a special screening of the new movie "Do the Math," a lively 42-minute film about our need to face climate change, and how we can all help. The Weston Climate Group presents "Climate Movie Night" this Sunday at 7 PM at the Congregational church at 130 Newton Street. Refreshments and discussion will follow. More information about the movie and its topic can be found at www.350.org.

WARREN AVENUE PROJECT
Sarah Rhatigan
Chair of the Weston Affordable Housing Trust

In May 2011, the Town voted to establish the Weston Affordable Housing Trust, a municipal trust whose purpose is to create and support affordable housing in the Town of Weston. The voters at Town Meeting also voted to appropriate \$100,000 of Community Preservation Act (CPA) funds to the Housing Trust for a study to evaluate the feasibility of creating affordable housing on a Town-owned property located on Warren Avenue which includes a single-family dwelling (71 Warren Avenue), a two-family dwelling (66-68 Warren Avenue), and the former Water Division building (74 Warren Avenue). The Town has rented apartments in 66-68 Warren Avenue and 71 Warren Avenue to Town employees for many

years, but both 71 Warren Ave. and 74 Warren Ave. are currently vacant. Though the parcel comprises approximately eight acres, nearly 85 percent of the site is either wetlands or lies within 200-feet of a river front and will be subject to various environmental laws and regulations.



66-68 Warren Ave



74 Warren Ave. The "Water Division Building"

The Trustees were appointed by the Board of Selectmen in September 2011, after which they commenced an extensive review of the Warren Ave. property and engaged legal, engineering and environmental services to establish the potential parameters for use of the site. Preliminary engineering site plans were prepared by MetroWest Engineering, which provided

information about septic capacity, wetlands and flood plain and riverfront areas. In August 2012, the Trust, through an RFP process, selected TBA Architects, Inc. to provide feasibility and rough cost estimates for the repurposing of the Warren Ave. properties. TBA Architects, Inc. has presented conceptual designs for the renovation of the existing structures into 7 community housing units: 2 at 71 Warren Ave., 2 at 66-68 Warren Ave., and 3 at 74 Warren Ave. The Trust and TBA have been meeting with Town Departments, Committees, neighbors, and other interested parties to advance this proposal.



71 Warren Ave.

At May Town meeting, voters will be asked to appropriate an additional \$180,000 in CPA funds to prepare plans and specifications and to complete the predevelopment work for this project which will enable the Trust to request construction funding in the fall. With this first

undertaking, the Trust hopes to create a development that is environmentally and historically sensitive, financially sustainable, and sensitive to neighborhood concerns - in short, a development in which we can all take pride.



League of Women Voters of Weston

MEMBERSHIP FORM 2012-2013

The League of Women Voters is a non-partisan, political organization, which encourages informed and active participation in all levels of government and influences public policy through education and advocacy. We serve the local community in many ways:

- Sponsor Candidates and Issues nights before elections
- Provide voter information and conduct voter-registration drives
- Encourage voter participation with banners and rides to the polls
- Study local, state and national issues and hold open meetings
- Act upon carefully considered positions by lobbying and circulating petitions
- Publish a "Know Your Town" booklet
- Train members to be active and involved citizens.

Our membership year runs from July 1 to June 30. As a Weston member, you also belong to and receive publications from the State and National Leagues.

Name _____ Date _____

Address _____

Phone _____ Fax _____

Email _____

Check one: Renewal New Member

I enclose a check made payable to **The League of Women Voters of Weston*** for:

\$60 Individual Membership (covers required local dues to the State and National Leagues)

\$75 Family Membership (two individuals in the same household)

Name of second household member: _____

\$50 Basic Membership

\$ _____ Additional Contribution

(Any contributions above and beyond regular dues are greatly appreciated and assist our local league in providing more services and offsetting our operating expenses.)

\$ _____ TOTAL ENCLOSED

.....

\$ _____ LWV Education Fund (Tax-deductible contribution made payable by separate check to the LWV Education Fund)

Return form to: Lenore Lobel, 31 Love Lane, Weston, MA 02493

Do you know a friend who might be interested in joining the League of Women Voters?

Name, address & phone _____

* It is the policy of the LWV of Weston that no resident shall be refused participation in the League because of inability to pay. If a hardship preventing payment of dues exists, please contact KatyChace at 781-790-1087.