

2/5/2018 - Initial meeting with the town manager, Chairman of Board of Selectmen, Planning Board Chairman or Planning Board Member & Planning Director was held at town hall and was the introduction to the proposed project at 751-761 Boston Post Road as a 40B Rental Community on this 61.79 Acre Site. The proposal was fully supported by all.

August 2018 - Upon executing an option agreement with the landowners in August of 2018, I personally introduce myself to each abutting neighbor to and explain the plans to permit and construct luxury apartment residences under the 40B program.

8/23/2018 – Second meeting with town manager, Chairman of Board of Selectmen, Planning Board Chairman or Planning Board Member & Planning Director to discuss density, traffic, historic, architecture, perimeter buffers, access to rail trail, wetlands, Weston Forest & Trails, fiscal impacts, waste water treatment, introduction to neighbors and to town boards.

9/5/2018 - Meeting with Town of Weston Rail Trail Committee Chairman regarding possible comfort station on the property in existing field adjacent to the Rail Trail and potential for some limited public parking with in the proposed project.

9/12/2018 – Selectman’s meeting to present conceptual site development plans, which included conceptual bubble diagrams showing possible development areas and protective buffers. Traffic, School, Neighbor impacts, 61A process & Density of 160 to 180 apartments were discussed.

9/20/2018 – Initial meeting with conservation commission agent to review the conceptual site development plans. The property is made up 3 Up-Land Parcels and a series of cart paths that connect these up-land parcels. Further study is required to determine the best use of these Up-Land parcels. We also discussed storm-water, standard wetland setbacks and ability to formalize with Weston Forest & Trails Association & Conservation Commission the existing trails throughout the property.

9/20/2018 – Meeting with Town of Weston School Board Chair & Co-Chair. It was request that when the fiscal impact study consultant is engaged, we should use the highest estimates for school children that will attend the Weston school system. Also they asked that all school buses have the ability to enter the property so not to impact traffic flow on Boston Post Road (Route20). And lastly, to the extent possible any advance notice of planned occupancy & anticipated school age children who will be attending the school system. This is very import to this board for staffing purposes.

9/25/2018 – Warren Ave Neighborhood meeting was hosted by a resident of 14 Warren Place, Neighbors, Mark Romanowicz & the town manager, Chairman of Board of Selectmen, Planning Board Chairman or Planning Board Member & Planning Director were in attendance. The meeting started with a brief presentation from the Planning Board Chair regarding 40B and the Town’s Housing Production Plan. The Warren Ave neighbors had 2 concerns: 1) No entry to community onto Warren Ave and 2) No Rail Trail Parking on Warren Ave or Gun Club Lane for to be provided as part of the proposed project, although parking for Rail Trail with in the proposed community is acceptable to the Warren Ave Neighborhood.

10/1/2018 – Meeting with Weston Fire Department – Chief Deputy Chief & Fire Safety Officer to review the conceptual site development plans, primary & emergency access, roadway designs and building fire protection.

10/3/2018 – Meeting with Town of Weston Historic Commission to present conceptual site development plans. There are currently 3 structures on site that shall be review and studied as part of the preservation efforts.

10/4/2018 – Meeting with Weston Affordable Housing Trust to present conceptual site development plans. The Regional Housing Services Office representative was also present; they are affordable housing consultant for the Town of Weston.

10/15/2018 – Meeting with Rail Trail Committee to recap possible comfort station and limited public parking with in proposed development with access to Rail Trail via new or existing walking trails. The development would have direct access for walking and bicycles via existing trail system.

10/13/2018 – Boston Post Road & Elliston Road Neighbors (direct abutters) meeting was hosted on the 751 Boston Post Road property. All direct abutters, the the town manager, Chairman of Board of Selectmen, Planning Board Chairman or Planning Board Member & Planning Director & Mark Romanowicz were in attendance. The meeting started with a brief presentation from the Planning Board Chair regarding 40B and the Town’s Housing Production Plan. Some of the topics discussed were density, traffic, primary access, emergency access, privacy screening, construction timeframe & permitting timeframes.

10/17/2018 – Meeting with Weston Planning Board to present conceptual site development plans and report on general progress to date. The Planning Board & the Planner are most familiar with all aspects of the proposal since they have been involved with neighborhood meetings as well as most of the other town boards & commissions meetings / presentations for this proposal.

10/23/2018 – Meeting with Conservation Commission to present conceptual site development plan. We discussed the possibility of conservation restriction on the wetland and possibility of a formal trail easement for the existing trails on site today. We have stated to all boards & commissions that once building & site design is complete, we will work with Forest & Trails Commission & Conservation Commission to grant easements for the trail system. It was noted that some trails may need to be relocated to accommodate future development.

11/6/2018 – Meeting with Town of Weston DPW director, Water Department Superintendent & Engineering Director to present conceptual site development plans. This group had no initial concerns with the proposal, but look forward to reviewing more detailed submissions as we progress.

11/8/2018 – Meeting with Town Planner, Town’s Traffic Consultant and Jeff Dirk of Vanasse & Associates, Inc. to “Set the Scope of Work” needed for the Traffic Study and discussed other related transportation concerns that we should address as part of the overall proposal.

11/14/2018 - Meeting with Town of Weston Police Chief to present conceptual site development plans. No specific concerns were raised. The Police Chief had no initial concerns with the proposal, but look forward to reviewing more detailed submissions as we progress.

12/12/2018 – Meeting with Weston Traffic & Sidewalk Committee to present conceptual site development plans. The committee mentioned that roadways should be designed to accommodate school buses and that sidewalks with in the proposed community are required.

2/18/2019 – Status meeting with town manager, Chairman of Board of Selectmen, and Planning Board Chairman.

2/26/2019 – Pre-Application meeting with MassHousing. Attended by Chairman of Board of Selectmen.