


TOWN OF WESTON

Plan of Conservation and Development

Town Center Report

June 24, 2019

 MILONE & MACBROOM

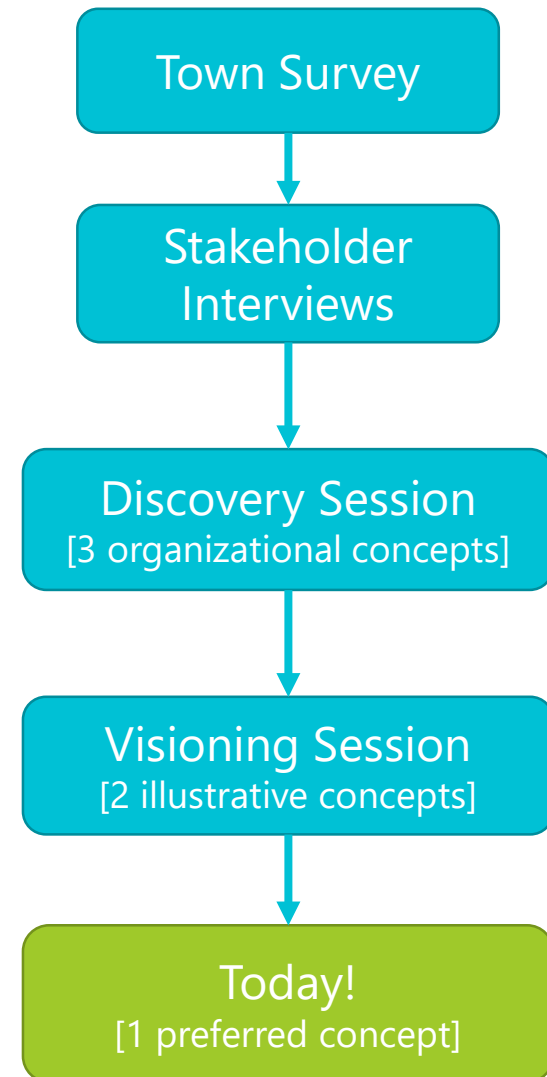
AGENDA

- Review of process
- Preferred concept
- Recommendations



OUTREACH EFFORTS

- Over the last several months we have engaged in an intensive public engagement process.
- Not only to gather data on public opinion but also to build consensus on what goals should be set for the Center.
- This process assisted the project team in developing the final recommendations.



OUTREACH TAKE-AWAYS

- Town Center needs more amenities especially:
 - Restaurant/ Food Service
 - Shops
 - Community/ Civic Center
 - Public Spaces
- The pedestrian and biking environment needs to be improved
- Traffic safety is a priority
- The bus depot should be relocated away from the Center
- Keep Weston's small-town charm



PREFERRED CONCEPT

Keep in mind:

- Aspirational – shows an overall vision for the Town Center.
- Conceptual in nature and that actual development may not look exactly like what is depicted.
- Development will occur over time.



PREFERRED CONCEPT

3. Create a gateway with decorative crosswalks and intersection streetprint.
4. Convert existing colonial home into commercial space and construct 3 new small commercial buildings.
5. Potential redevelopment of existing home including a series of connected buildings.
6. Maintain overflow parking at church and construct new sidewalks along Norfield Rd. connecting to town amenities.



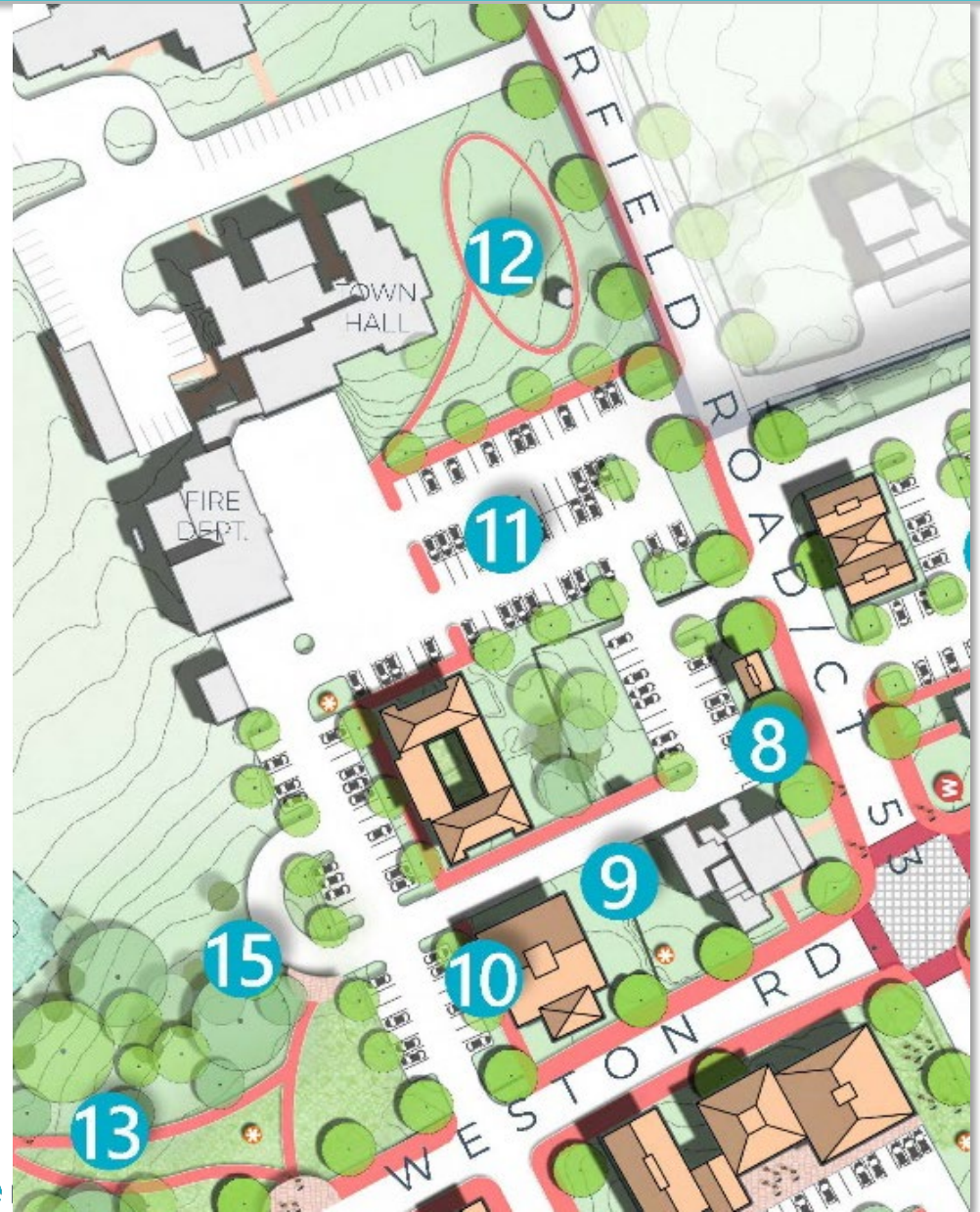
PREFERRED CONCEPT

7. Relocate Parks and Recreation, and convert existing historic home into commercial space and add new buildings with dedicated parking.
8. Potential new location for Onion Barn.
9. Convert existing historic home into commercial space with dedicated parking.
10. Move Onion Barn and construct a 2-story municipal or commercial building with dedicated parking.



PREFERRED CONCEPT

- 11. Expand existing Town Hall parking lot.
- 12. Future Memorial Walk/
Town Green project.



PREFERRED CONCEPT

13. Open lawn, linear sculpture park links schools and senior center to the core of the Town Center. Install a wall/fence with a vegetated buffer. Sculptures, benches and landscaping throughout new park.
14. Convert bus depot building into a community/ art center with associated parking and outdoor event space. Relocate bus depot operations.
15. Dedicated pick-up/ drop-off area, double as food truck parking area.



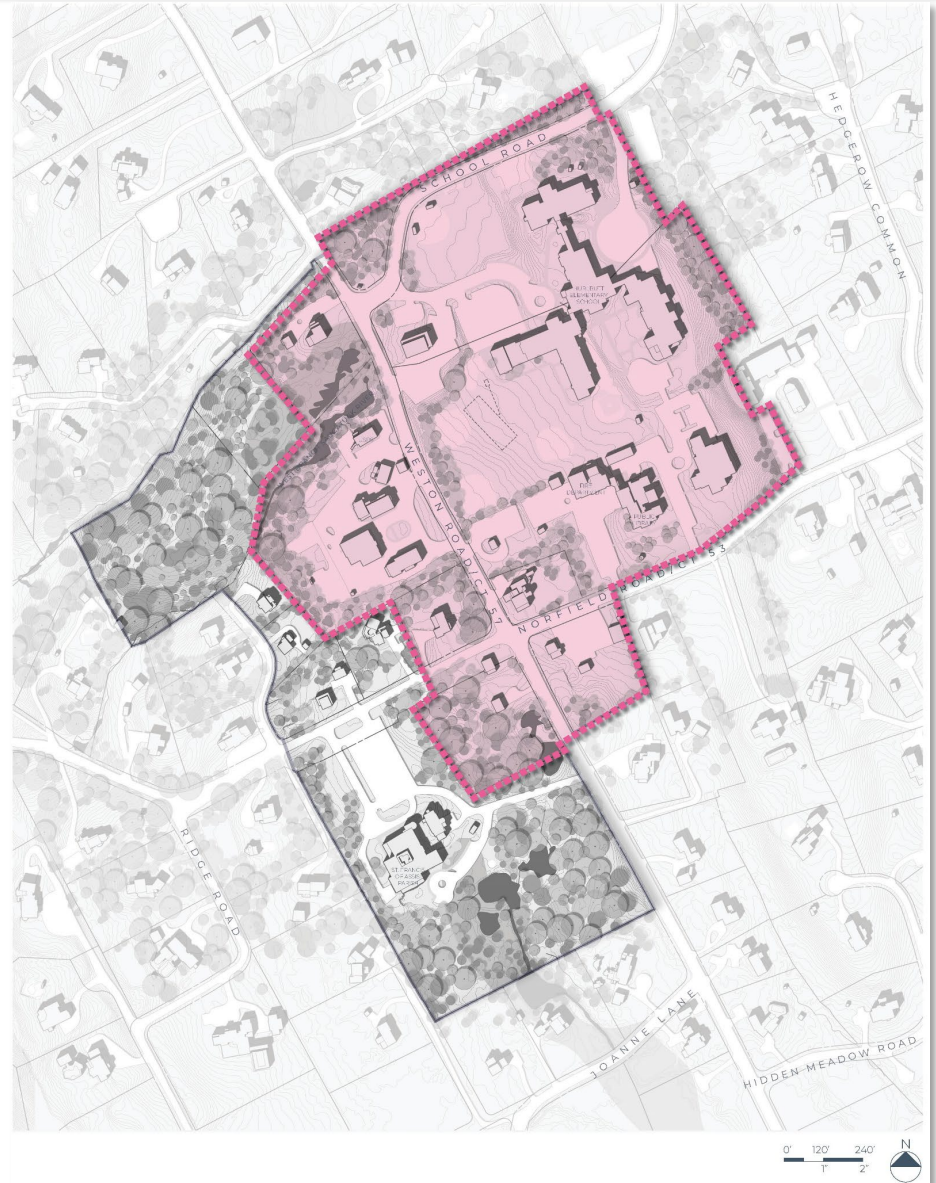
PREFERRED CONCEPT

1. Reconfiguration of Town Shopping Center to include 5 two-story buildings. 2nd story can accommodate offices or residences. Interior sidewalks connect outdoor plazas to the sculpture park across Weston Rd.
2. Improve existing crossing and include destination plazas. Provide painted "sharrows" along Weston Rd. construct new sidewalks, and install new street trees and lighting.



RECOMMENDATIONS

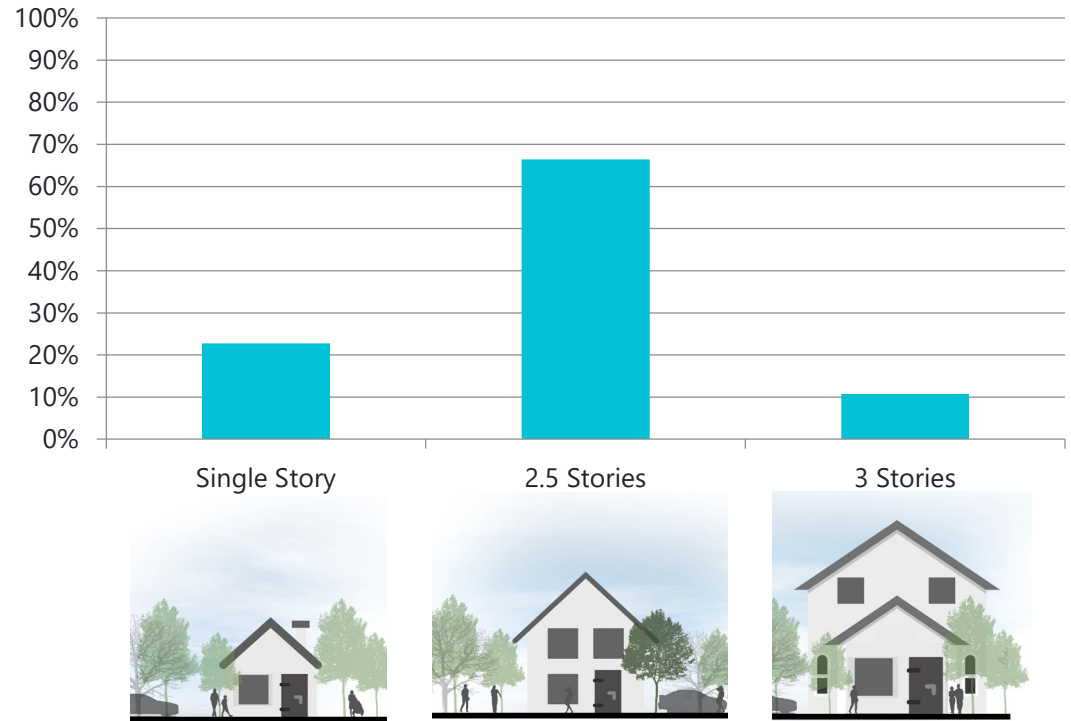
- Revise commercial zoning and expand commercial zone
- New commercial zoning should include minimum and maximum front yard set backs to encourage street oriented development
- Should also include language around outdoor dining as that was a popular concept for the new Town Center
- Create Design Guidelines



RECOMMENDATIONS

- Zoning can control for scale and intensity. It is recommended that:
 - Individual buildings may not exceed 11,000 square feet in area.
 - All buildings on a parcel should not exceed 25% coverage of their respective parcel.
 - Buildings should not exceed 2.5 stories in height.

What building height would you prefer in Weston Center?



RECOMMENDATIONS

- Commercial zoning should allow for:
 - Restaurants and food service
 - Coffee Shop
 - Bakery
 - Ice Cream Shop
 - Pub/ Bar
 - Medical offices
 - Community spaces
 - Retail
 - Offices and residences (above the first floor)



RECOMMENDATIONS

- Work with the Historic Commission to create Design Guidelines
- Guidelines supplement zoning are non-binding
- Provide applicants a flexible framework to reinforce Town Center aesthetics



RECOMMENDATIONS

How else can Weston take the lead?

- Implement and continue to seek funding for sidewalk network expansion
- Develop a plan for relocation of Parks & Recreation, Bus Depot, ballfield, and Onion Barn
- Implement Memorial Walk/Town Green project
- Expand existing Town Hall parking lot
- Establish framework for encouraging redevelopment



DISCUSSION

The Future of Four Corners

