



**In two phases  
the Old Library and the Josiah Smith Tavern  
will become the  
Weston Civic Center  
serving Weston's  
social, art, cultural and civic interests,  
financially self-supporting and  
with no need for taxpayer or other subsidy**



**Phase 1**

**Restore the Old Library**

**with**

**A nice, small, quality, modestly priced restaurant**

- It's the **preferred** location (according to multiple professionals)

**And**

**Small Art Gallery in the Reading Room**

**And**

**Rental and support space in the lower level**

Restaurant support, business and possibly the Media Center

**NO TAXPAYER OR OTHER SUBSIDY RETURNS \$40,000+ TO THE TOWN**



## A restaurant in the Old Library



**Just imagine!**







**The restaurant in the main floor, with art gallery space in the reading room, commercial space in the lower level**



**Space for the restaurant**



**Waiting area and small bar in the front, Art gallery in the rear**

**Lower level for commercial space and restaurant support**



## Phase 2

### In the Josiah Smith Tavern

- Civic organizations in the Main Building
  - “Makerspace” in the connector
- Media Center or commercial space in the Barn
  - The Ballroom for cultural events, etc.





## The Tavern as home for active and important non-profit and other civic organizations



Clothing  
Exchange



Arts and Crafts  
Association show



**We do agree the  
WAIC and  
“Makerspace”  
concept has value  
for the Town**



“Makerspace” workshop at St. Marks

**But they could be located  
in the Barn and Connector of the Tavern.**





**No taxpayer or  
other subsidy  
needed.**

**\$40,000+ a year  
returned to the  
Town.**







# The Weston Civic Center

- A Restaurant in the Old Library
- A place for Art and Cultural events
- A home for Town's key civic organizations
  - and the WAIC and the Media Center
  - Managed by a non-profit organization
- Fully self-sustaining financially without subsidy
  - \$ 40,000 or more to the Town each year.

Responsible • Financially sound • Achievable



# How will the Civic Center be managed?

- A non-profit company: “Weston Civic Center LLC”
- An inclusive Board of Trustees approved by the Selectmen
- Maintenance and day-to-day management outsourced to a professional company
- Tenant Programs coordinated by Board member(s)



**This is a responsible,  
achievable proposal**  
**There is a detailed business plan  
with full details of revenues, costs  
and a letter of intent from owners  
of a leading restaurant in  
Concord.**



**See details at [www.westongateway.com](http://www.westongateway.com)**





Here's what we recommend:  
**Vote "YES" on Article 34**  
**This will get the project going.**

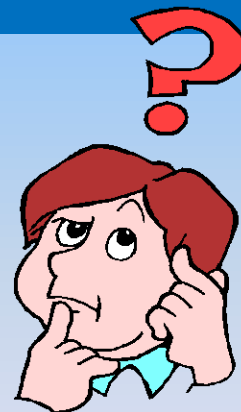
Most of the information developed can be used for either the Restaurant or the Art and Innovation Center in the Old Library.  
**The BIG money – about \$3 MM for construction - will not be voted until a later Town Meeting.**

We expect that many of open issues will become clearer over the summer, and that the Selectmen, the Working Group and most important, the voters will see that the "Civic Center" proposal is the **best for the Town in the long run.**





**"Considering all the facts,  
will you prefer a restaurant  
in the Old Library or the "Art  
and Innovation" center?"**



**Your vote will decide  
at a later Town Meeting.**



**A restaurant  
in the Old Library**



**Let the Voters decide**