



The Woods

RESTAURANT & BARN

The Woods is a new restaurant for the Town of Weston, designed and operated by restaurateur Brian Piccini and his 20+ year established hospitality team, located in the Historic Josiah Smith Tavern — marking the first public liquor license granted at the property since Prohibition. Inspired by the nature surrounding his Weston home, Brian's vision brings the woods indoors while showcasing the character of the historic Inn and Barn, reimagined into two distinct spaces: a cozy, casual BARN and a more traditional dining room that is airy and bright, with increased windows and exposed barn beams reaching to the roofline, complemented by three additional private dining rooms, each offering its own unique experience.

The menu is farm & sea to table, centered on a wood-fired grill and local, seasonal ingredients. True to its name, The Woods will plant a tree for every tree used and cultivate herb gardens on-site, grounding its cuisine and drink program in a genuine commitment to sustainability.

Executive Summary



1. Construction Documents

- 100% Construction documents submitted on 6/8 to all approval boards
- Since submission, we've provided clarifications, accommodated requests and completed updates to the documents.
- HNE Approved
- PBC has reviewed the 100% construction document set and deemed those sufficient to be submitted for a building permit. Design team will continue to coordinate with PBC to provide information as requested.

2. Project Costs Estimates

- \$4.3M total project cost; \$335K paid to date by operator. Cost breakdown on slide 3
- \$2.3M for construction build-out-estimates provided by Knox Construction

3. Business Plan, Schedule, and Performance Milestones

- March 2027 opening requires the following critical path milestones (timeline on slide 4)
- July: Select Board approve lease amendments & construction escrow
- August: ZBA approves parking variance, building permit is issued and construction starts at the end of Aug.
- BU West has finalized legal council selection for parking variance (Slide 5)
- Lease amendments seek to accomplish original intent of providing a rent free period through 9th month of operating after public opening

4. Permitting Memorandum

- Detailed in project timeline. (Slide 6)

5. Historic New England Deed Restriction Amendment

- HNE has approved all project designs.
- BU West and FOJST believe because the existing deed restriction and amendment were executed between the Town of Weston and Historic New England, the Town is best positioned to lead those discussions in coordination with HNE.

6. Financial Security

- BU West and FOJST has proposed an escrow account to prefund construction costs at schedule, a solution that KP Law has signaled works well ensuring the funds are available to complete the renovation. Draft returned 7/2, and being reviewed.

Project Financial Summary & Security



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Category	Budgeted Amount	Paid to Date	Remaining
Total Project Cost	\$4,304,118	\$335,000	\$3,969,118
Construction Build-out	\$2,289,561	\$0	\$2,289,561
FF&E + Small wares	\$373,459	\$0	\$373,459
Kitchen / Equipment	\$750,000	\$0	\$750,000
Legal, Administrative & Licensing	\$721,098	\$335,000	\$386,098
Opening Labor + Inventory	\$170,000	\$0	\$170,000

Key Notes on Budget

Elevated Pre-Development & Administrative Costs

The **Legal, Administrative & Licensing** budget of **\$721,098** is significantly higher than industry norms for a new restaurant (typically 3–5% of total project cost). This is a direct result of the extensive and unprecedented approval process required in Weston, including:

- **Multiple town board meetings and reviews**
- **Historic New England coordination and deed restriction amendments**
- **Creating the first full liquor license pathway in Weston’s history**
- **Securing zoning variance support and Certificate of Occupancy requirements**

While we anticipated above-average development costs due to the historic nature of the building, actual costs have run approximately 3–4x higher than a typical new restaurant build-out because of these regulatory and precedent-setting hurdles.

Construction Contingency

The construction budget includes an 8% contingency (\$168,000), which is double the standard 4% typically carried on new restaurant projects. This provides additional protection given the complexities of working in a historic structure.

Construction Security Escrow

BUWest and FOJST has proposed an escrow account to prefund construction costs at schedule, a solution that KP Law has signaled works well ensuring the funds are available to complete the renovation — Draft received 7/2, under review to execute before construction commencement.

Milestones

- ✓ Liquor License Issued
- ✓ Historic New England Approval Recieved
- ✓ Weston Historic Commission Final Approval Recieved
- ✓ Planning Board Site Plan Approval Recieved
- ✓ Board Of Health Occupancy And Septic Confirmed For Proposed 175 Seats
- ✓ 100% Construction Documents Complete
- ✓ Construction Documents Submitted For Pbc Review On June 8
- ✓ Select Board Approved Supporting Zba Variance (Will Forward Final Draft)



Current Barn Rear



Historic New England Approved

Critical Path Items

1. Parking Variance Required
2. Building Permit application & issuance
3. Select Board Approval
4. Sublease Amendment

For the restaurant project to remain financially viable long-term, it is crucial to have the same deferred rent terms as the original lease, aligned with the updated opening timeline.

Town Counsel, KPLaw, concluded that existing parking conditions and town-supplied supporting documents were not sufficient to support the sub-tenant's 175-person occupancy; thus, zoning relief and a variance are required. Without this occupancy, the business cannot generate the revenue needed to support renovation costs and long-term financial viability.

BUWEST has now retained local counsel and has been preparing a drafted argument for the ZBA variance.

Counsel:
Luke H. Legere, Esq.
Luke H. Legere Law, LLC
260 Boston Post Road, Suite 8
Wayland, MA 01778

PARKING REQUIREMENTS					
ORIGINAL DESIGN			PROPOSED DESIGN		
USE	DATA	REQ. SPACES	USE	DATA	REQ. SPACES
Restaurant	105 seats @ 1 space per 4 seats	26 spaces	Restaurant (interior seating)	134 seats @ 1 space per 4 seats	34 spaces
			Restaurant (exterior seating)	41 seats @ 1 space per 4 seats	11 spaces
Restaurant (employee)	2 spaces per 3 employees: 12 employees/3x2 = 8	8 spaces	Restaurant (employee)	2 spaces per 3 employees: 20 employees/3x2 = 13.333	14 spaces
Community Rm.	49 seats @ 1 space per 4 seats	12 spaces	Community Rm.	49 seats @ 1 space per 4 seats	12 spaces
Office	1500 s/f @ 1 space per 250	6 spaces	Office	1500 s/f @ 1 space per 250	6 spaces
	Total spaces required	52		Total spaces required	77
	On-Site Provided	43*		On-Site Provided	43*
	Off-Site Provided	12		Off-Site Provided	39**
	Total Spaces Provided	55		Total Spaces Provided	82
* Includes two handicap spaces			* Includes two handicap spaces		
			** Per Town of Weston By-Law Section VIII Subsection, A(2)		



Permitting Memo: Timeline & Schedule to Open



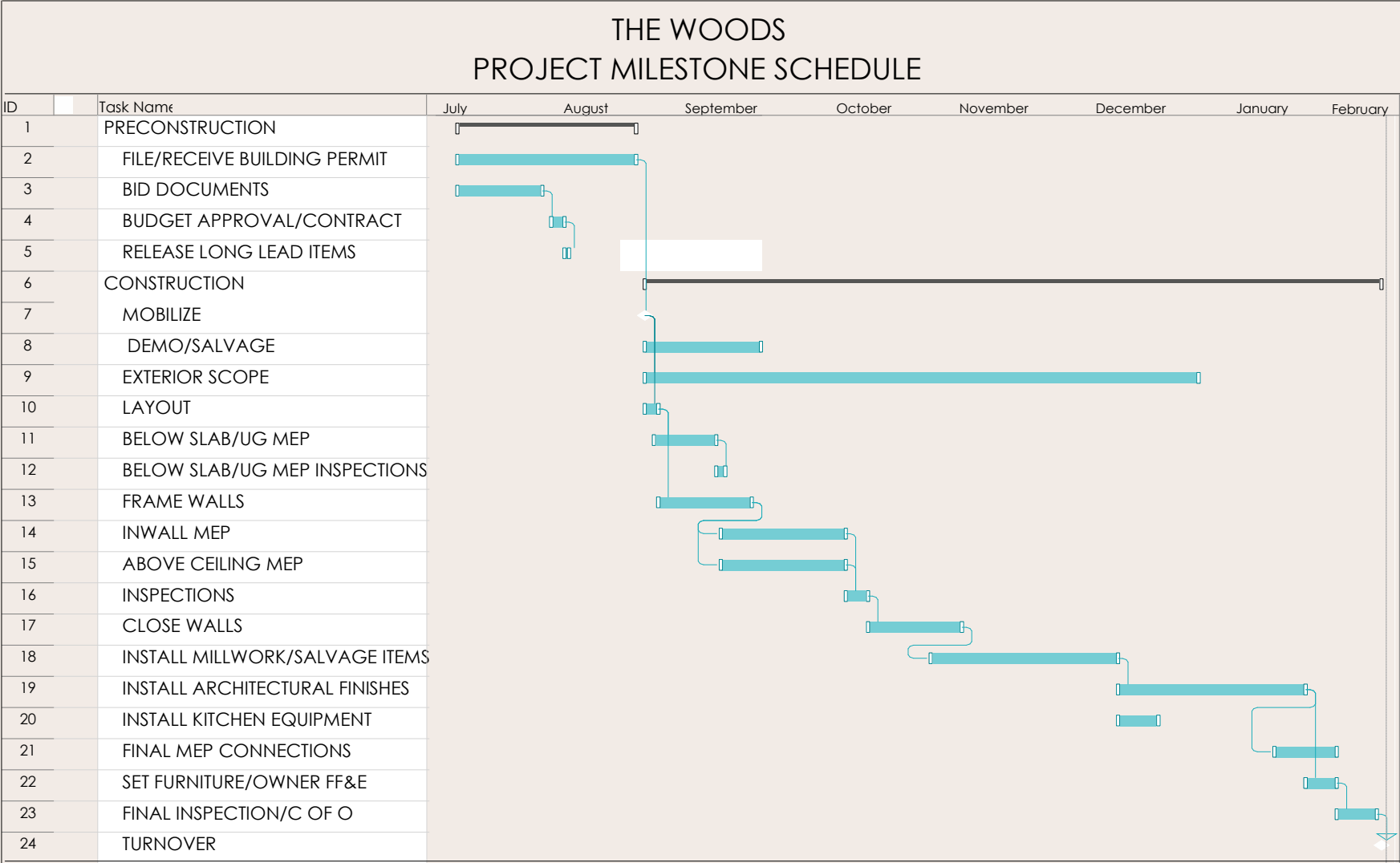
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BUWEST has made great progress and momentum. We're now clear on required path to open. The project critically needs continued town support co-coordination for this public private partnership.

	COMPLETE
	IN PROGRESS
	AT RISK
	WAITING ON APPROVAL

Project Milestone	Target Date	Lead / Decision Authority	Opening Date Impact	Status	Next Steps
Liquor License Renewal	Complete	Town			Liquor license renewed and payment made.
Historic New England Approval	Complete	HNE			Approval letter received 5/15/26.
Complete Construction Documents	Complete	BU West			100% CDs submitted 6/11/26. Includes MEP, kitchen design & full project specifications.
Planning Board Approval	Complete	Planning Board			Approval (with conditions) received 6/24/26.
Historic Commission Approval	Complete	Historic Commission			Approval June 30. This is the final preservation approval required before construction authorization
Select Board & PBC Authorization to Proceed	7/15/26	Select Board PBC	Every day this approval is delayed Any delay pushes opening 1 for 1.		Critical path to finalize construction budget, apply for building permit.
Lease Amendment & Construction Escrow Finalized	7/17/26	KP Law / Town	Construction can't begin until complete. Any delay pushes opening 1 for 1.		Escrow agreement will provide financial security during construction period. KP Law approval.
"Preconstruction - Final Budget & Construction Contract"	7/24/26	BU West	Construction can't begin until complete. Any delay pushes opening 1 for 1.		Construction documents and budget will be presented for authorization to proceed. Draft contract provided 6/18.
Building Permit - Application Submitted	7/24/26	BU West	Construction can't begin until complete. Any delay pushes opening 1 for 1.		Requires full sign off by PBC/ Select Board.
"Zoning Board of Appeals Submit Application"	7/31/26	BU West	Construction can't begin until complete. Any delay pushes opening 1 for 1.		Finalize attorney selection, finalize argument, obtain Select Board approval/ support.
"Zoning Board of Appeals - Final Approval"	8/14/26	ZBA	Construction can't begin until complete. Any delay pushes opening 1 for 1.		ZBA meeting (approval) two weeks after application is submitted. Project can't move forward without parking variance approval
Final Town Approval	8/21/26	Select Board	Must occur before construction mobilization		Dependency on parking variance approval
Building Permit - Issued	8/21/26	Town of Weston Building Inspector	Must occur before construction mobilization		Four weeks after building permit application submitted.
Escrow Agreement Funded & Construction Commencement	8/28/26	BU West (Knox Construction)	Opening moves by the same number of days this milestone is delayed		One week for mobilization.
Construction Complete	Late February	BU West (Knox Construction)	Opening moves by the same number of days this milestone is delayed		Includes 24 weeks of construction barring any unforeseen delays.
Final Sign-Offs/ Certificate of Occupancy	Early March	Building Inspector / Board of Health?	Opening moves by the same number of days this milestone is delayed		Assumed two weeks for permit sign offs.
Restaurant Grand Opening	Late March	BU West	Opening moves by the same number of days this milestone is delayed		Two weeks for training and soft opening following certificate of occupancy.

Construction Timeline



Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

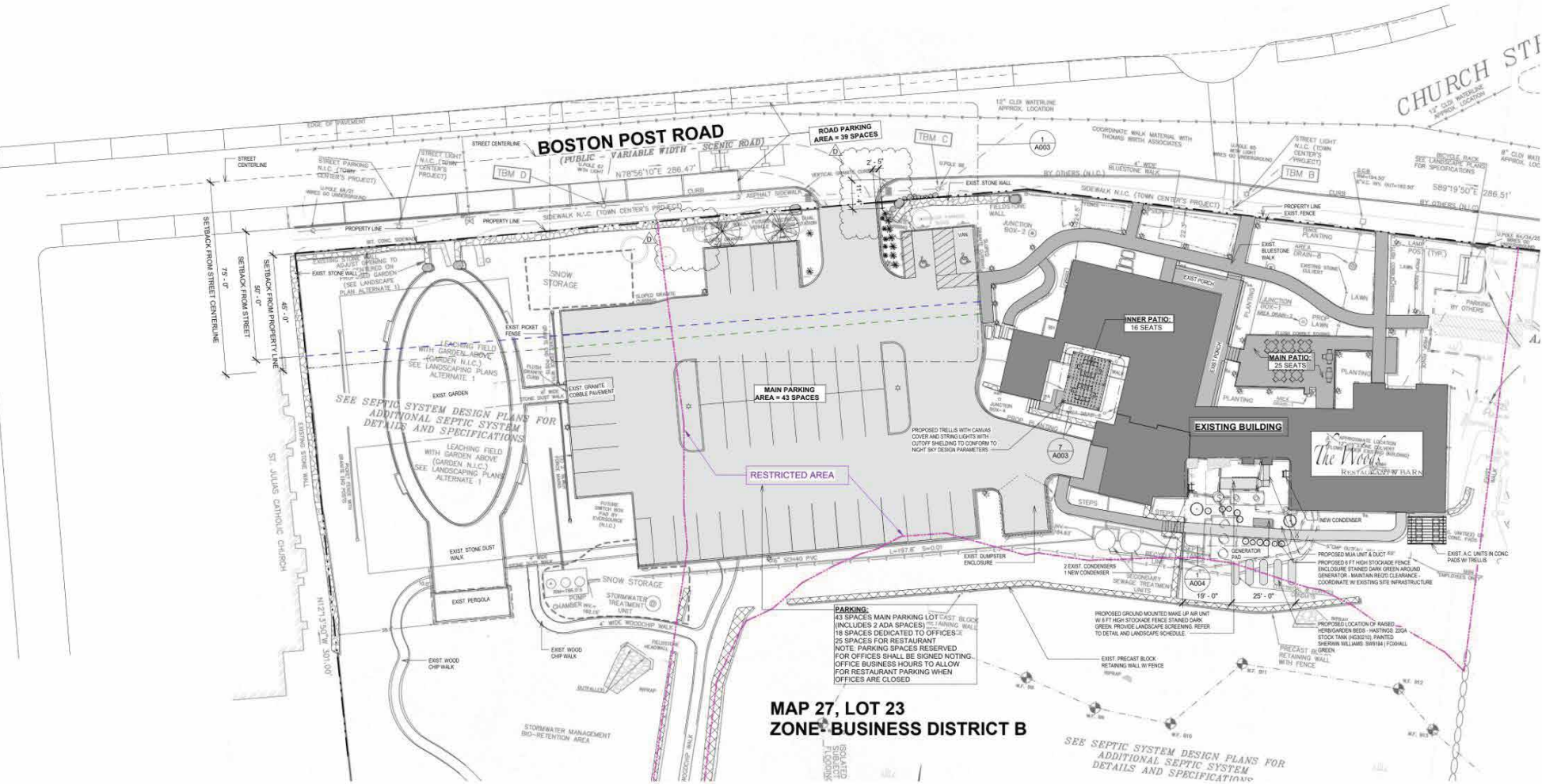
Manual Progress

Appendix

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Approved Site Plan



MODIFICATIONS & REVISIONS

MARK	REMARKS	DATE
A	ISSUES PRE-CD. MARKED WITH ITTER REV'S POST CD MARKED BY R	11.10.20
B	PER BOH & PB COMMENTS	12.22.20
C	PER PB COMMENTS	12.24.20
D	ISSUE CONSTRUCTION SET	11.05.20

ISSUED FOR:	DATE ISSUED:
PRICING	06/05/26

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338 Boston Post Rd, Waton, MA 02462

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

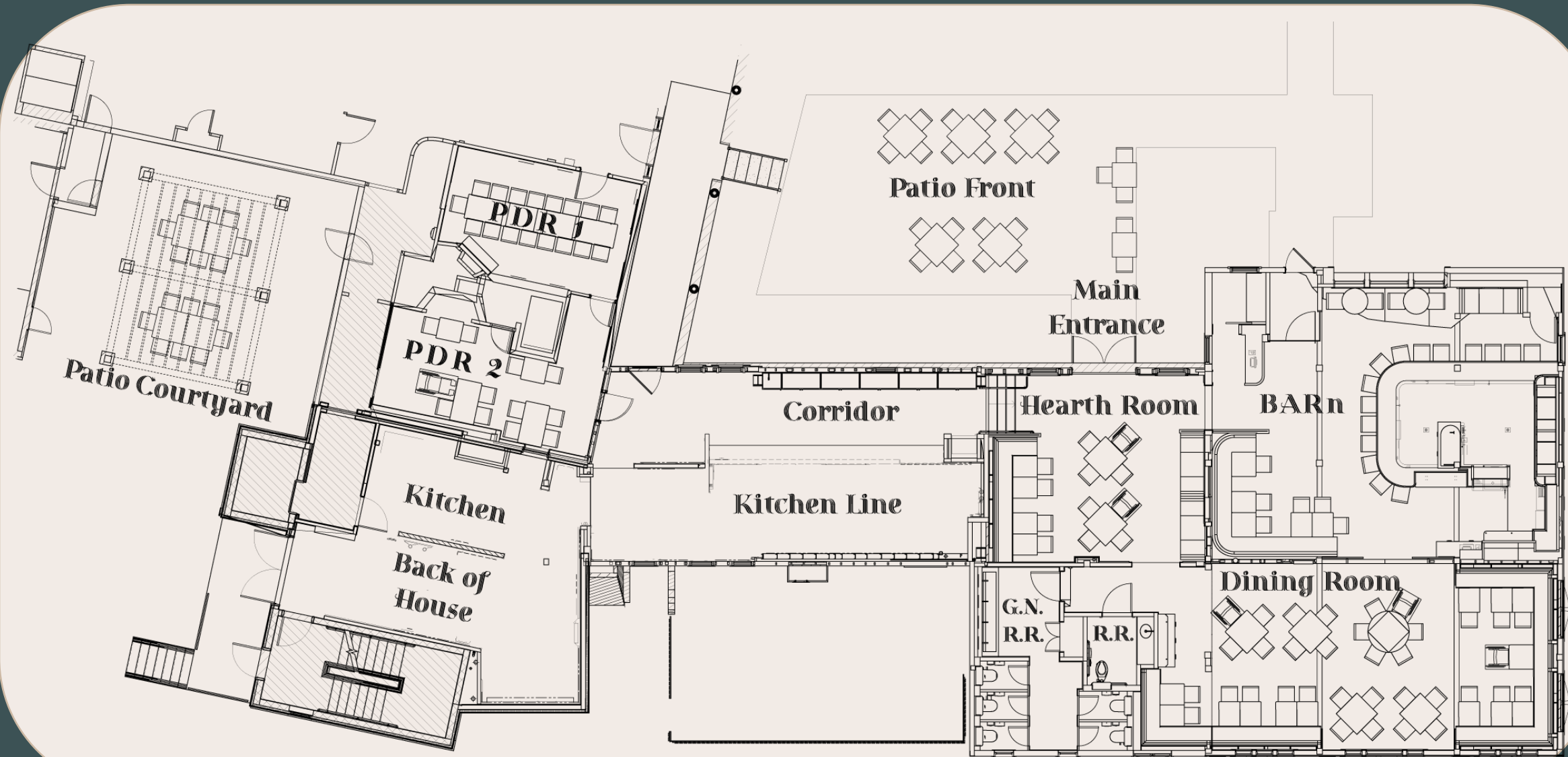
PERMIT DWG DATE: 3/3/26	PROJECT NUMBER: 24-01-001
DRAWN BY: MC	CHECKED BY: BM

DRAWING NUMBER:

A002

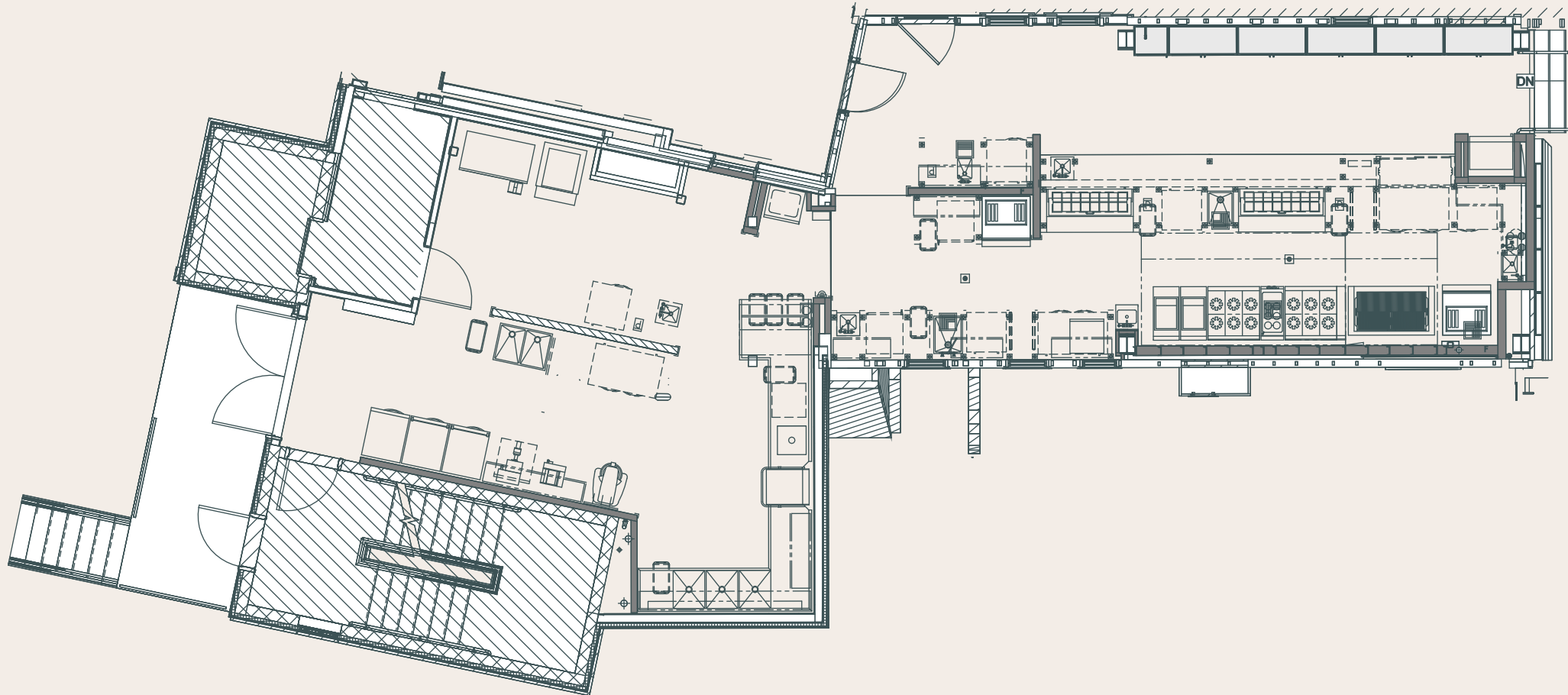
NOT FOR CONSTRUCTION

Restaurant Layout



Kitchen Layout

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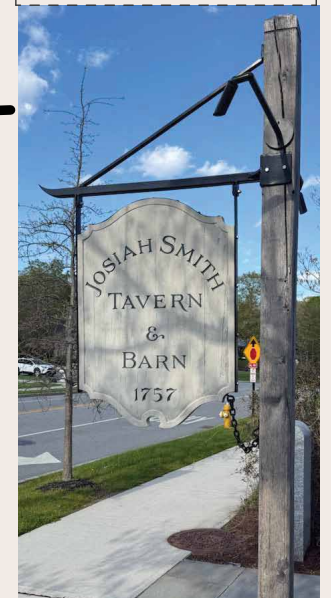
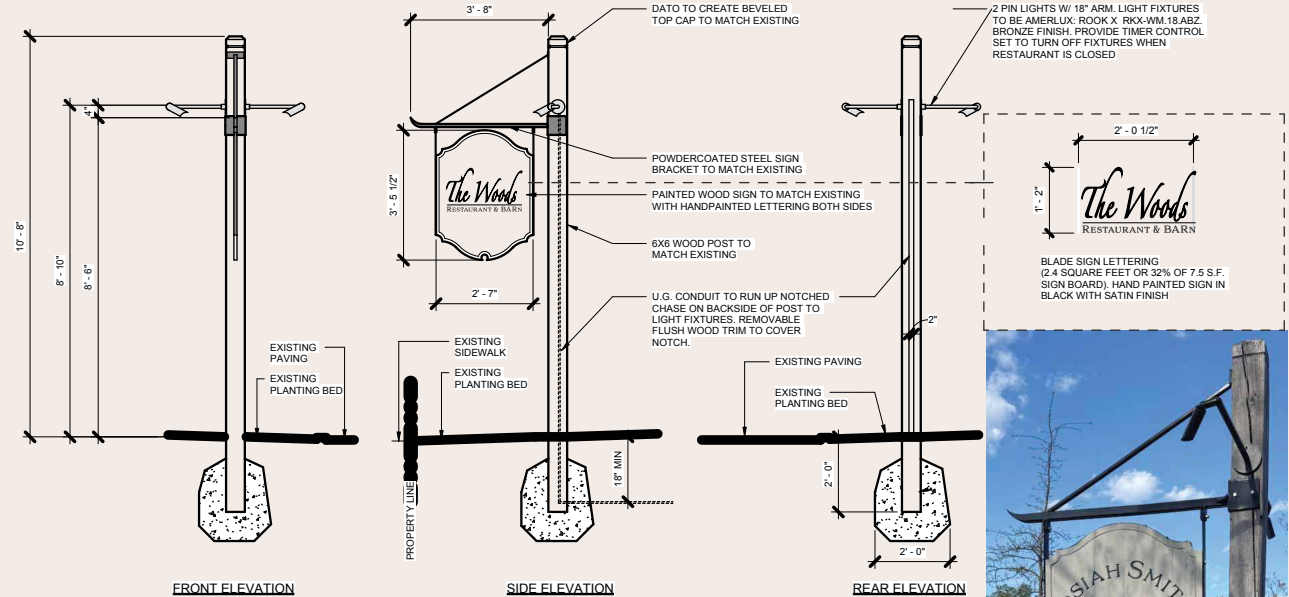


Approved Signage

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- Blade sign designed and will be built to completely match existing JST sign.
- Barn sign lighting custom painted to match existing clapboard color.
- Removed Monument sign.



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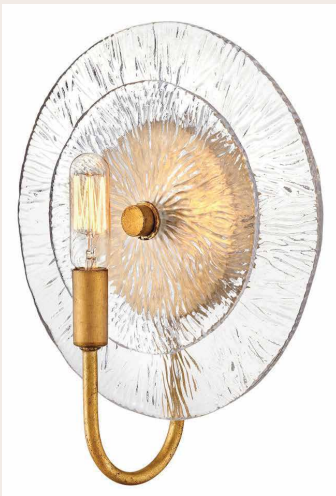
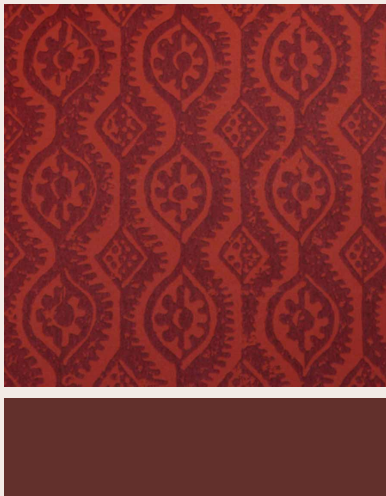
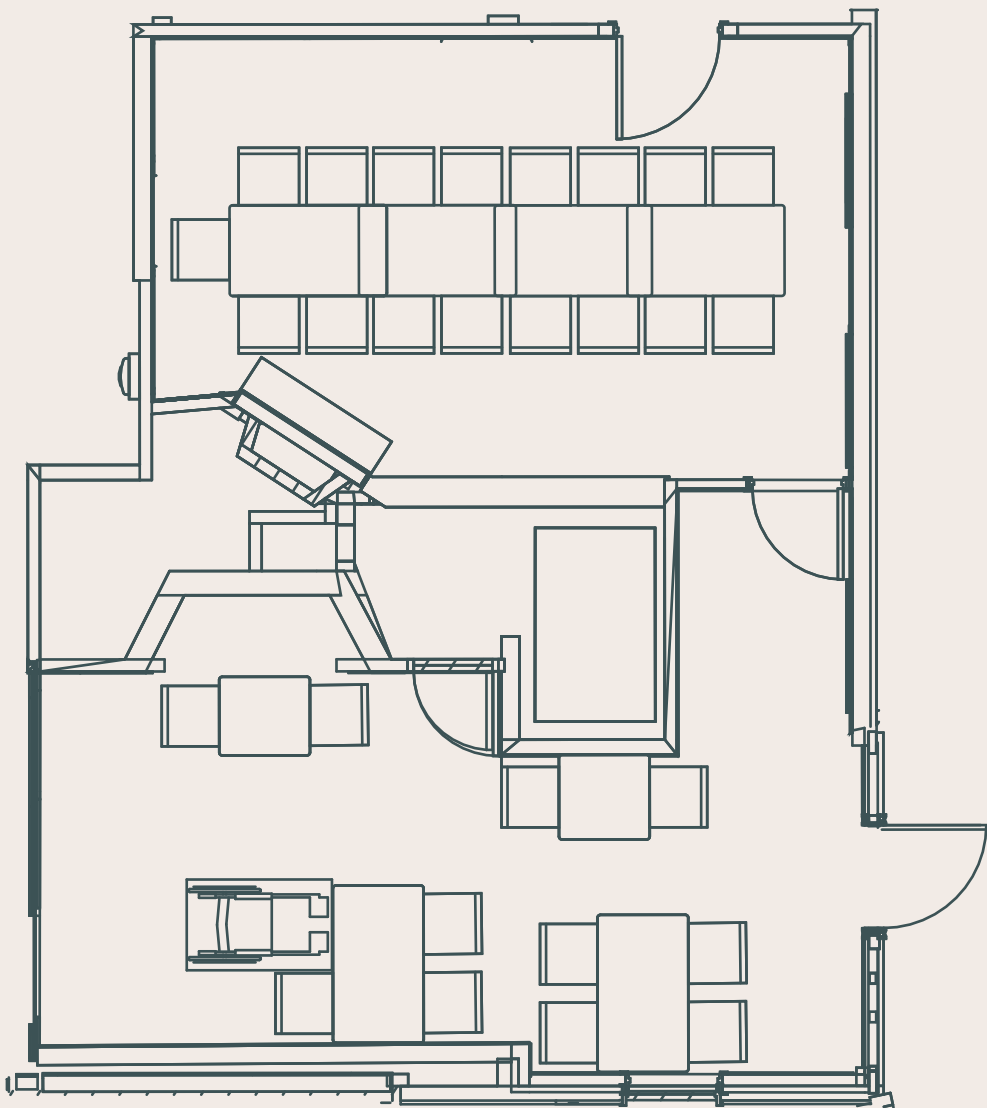
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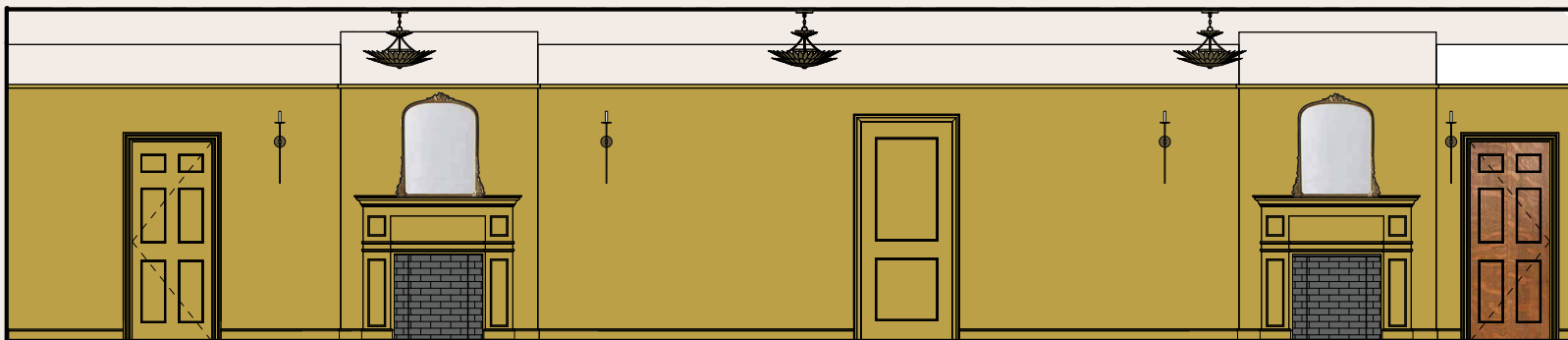
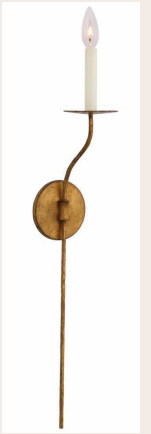


Private Dining Rooms 1&2 Finishes

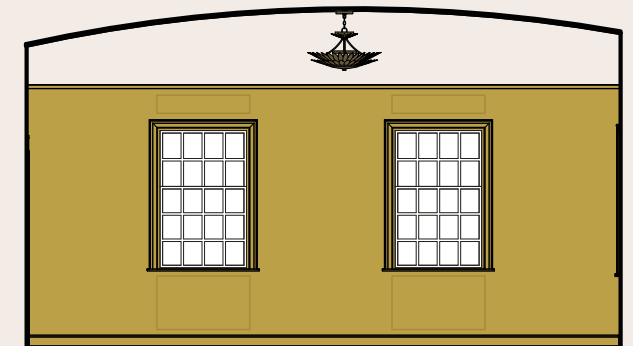


Community Ballroom Design

- Replace existing light fixtures without interrupting any ceiling work (HNE's requirement)
- 3d Faux painting ceiling from acclaimed local artist. Placed and leaned mirrors
- Ceiling inspiration taken directly from Thomas Jefferson's Monticello ceilings.
- Occupancy 49



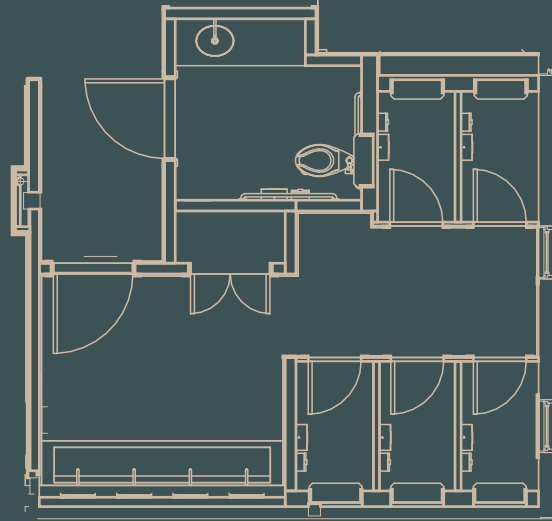
west elevation



north elevation

Restroom Layout

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General Contractor, Construction

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Knox Builders, A premier restaurant builders has been selected and approved by FOJST. Recent projects include:

- Porto
- Saloniki
- Burtons Grill & Bar
- La Padrdona

KNOX
BUILDING CO.



• La Padrdona