

**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**
James Clarke – Director

The Department of Planning and Community Development is pleased to submit its annual report for FY 2008-09 covering the period from July 1, 2008 to June 30, 2009. The department is involved in all aspects of land development and regulation in the town and is constantly working to maintain and enhance the character of the community. Certain actions include administration of existing land use rules and regulations, implementation of master plan elements and revising and updating of codes and ordinances.

Weymouth Landing was the focus of several initiatives during the past year. The town continued to press the MBTA to complete traffic signal work associated with the Greenbush line commuter rail station. The inability to get the MBTA to complete this work frustrates our efforts to improve traffic flow in the Landing. The town, in conjunction with Braintree, prepared a state PWED application for over two million dollars in streetscape improvements in both communities. The application was favorably received at a public hearing in March and we are waiting to see if our application is funded.

Braintree and Weymouth also worked with the South Shore Chamber of Commerce to apply for District Local Technical Assistance funding from the Metropolitan Area Planning Council (MAPC). We were selected for funding that will be used by MAPC to study building form, development opportunities, and zoning options to improve the village character of the area. This work will be completed in late 2009. The town continues to explore funding opportunities to complete landscape improvements and the municipal parking lot.

The Clapp Memorial Building, a former YMCA, was put up for sale in early 2007. A prospective purchaser expressed interest in a new state initiative, Chapter 40R, to convert the site to multi-family housing. Chapter 40R creates a carefully crafted overlay zoning district that would permit multi-family housing and payments to the town for adoption on the district, building permit issuance, and educational costs for children housed at the site. Staff spent time developing the text of the overlay district and the Planning Board held a public hearing on the proposal. A report from the Planning Board was forwarded to the Mayor. The Mayor forwarded the draft overlay district regulations to the state and they were approved in June. The next steps will include citizen outreach by the developer and submission of the proposed zoning overlay district to the Planning Board and Town Council for review.

Staff worked with the Mayor's Office and Health Dept. to start the town's first Farmer's Market. The market is held every Saturday, starting at the end of June

through October at the Town Hall. This market gives residents a chance to buy locally grown, fresh produce in their own town.

As part of the National Recovery Act, the Dept. of Energy allocated close to one half million dollars to Weymouth for energy saving projects. This office coordinated multiple departments preparing an application for specific projects, including LED lighting to traffic signals, building lighting replacement, and energy efficient computer servers. The application was submitted in June and the award notice should occur in late August.

The town received a grant from the Massachusetts Renewable Energy Trust for a site survey of potential wind turbine installations on municipal land. Three sites were surveyed and the report, released in March, 2009, recommended a feasibility study be prepared for the High School site.

This office worked with the Mayor's Office to successfully petition the MBTA to extend two bus routes to South Weymouth. This occurred just after the private JBL Bus lines ceased operations for customers in the South Weymouth area. The extension of Route 225 to Columbian Square and Route 222 to Washington Street provides many residents and businesses with new access to bus service. The extended routes went into effect in the spring 2009.

Project development oversight is a significant part of the Planning Department function. We oversee development at the new Southfield, the Cancer Treatment Center at South Shore Hospital, and other projects that receive permits through the Board of Zoning Appeals. Oversight includes addressing abutters' concerns during construction and noting that all permit conditions are met. In many cases these larger projects have off site impacts, mainly traffic, that require additional attention. Staff held several meetings with Burton Terrace residents to determine appropriate traffic calming measures to be implemented prior to the opening of the new Cancer Center. The Town Council approved our recommendation for restricted turning movements onto Burton Terrace and the signs have reduced some cut through traffic.

A more detailed review of department activities follows:

PLANNING ACTIVITIES

Capital Budget

The Planning Board reviews and presents to the Mayor an evaluation for all capital budget item requests. A capital budget item includes any new or renovated facility or piece of equipment with an estimated cost of twenty-five thousand dollars or more, as well as, all vehicles. Every town department and agency is required to assess their specific needs and submit capital budget requests that are anticipated through the next five years. In addition, the Planning Board maintains a record of those projects that have been completed and those

capital projects that are in process. Every request is screened on a staff level with the various departments. The Board meets with each department head for a detailed review and evaluation of each request. An assessment was made to identify any similar needs and analyze solutions to reduce duplication of services by departments. Resource sharing and reallocation was reviewed to maximize the use of equipment. The Board evaluated each proposal and submitted a rated list to the mayor.

Site Plan Review

Three site plans were reviewed, all of which were for locating wireless equipment on existing structures. The Director has the authority to attach conditions on development but not to deny a project.

Special Permit Applications

The Board of Zoning Appeals carried over 5 cases for final processing of applications where decisions were rendered during the prior fiscal year. During FY09 there were 27 applications made to the Board of Zoning Appeals. There is a wide range in the scope of applications from relatively simple requests for lot line adjustments to others larger in size and complexity ranging up to the large scale commercial and residential developments. Three applications were for multi family residential. One highly visible permit was for the Quincy Municipal Credit Union to construct a new branch office on Columbian St. There were seven commercial applications before the Board. The Board rendered decisions on 21 of the applications; 17 were approved, 1 was denied, 3 were withdrawn. 12 of the applications were still under review at the end of the year. None of the Board's decisions was appealed.

Subdivision Applications

Subdivision applications refer to developments that create new buildable lots and also require the laying out of a new roadway to provide access to the new lots. There was 1 subdivision request to review the cul-de-sac turnaround island requirements.

Roadway conditions on unimproved ways

Section 7-101 (A) of the Code of Ordinances, Town of Weymouth

One request was made for an amendment to the grading on Poinsettia Ave.

Form A Plans

(Subdivision Control Law Not Required)

Form A plans are subdivisions that alter lot lines on existing lots or create new lots. All lots on a Form A plan are required to have frontage and a means of access on existing rights of way. There were a total of 11 plans that applied for a determination that "approval under subdivision control not required". All were voted for endorsement.

Performance Guarantees

Each subdivision is required to post a performance guarantee with the Planning Board for the roadway construction and utility installation. The Planning Board made numerous reviews of subdivisions in various stages of development. Based on a review of subdivisions the performance guarantee for 7 subdivisions were reviewed and acted upon.

Miscellaneous

The Planning Board reviewed a 40R application to convert the property at 203 Middle St. to residential and recommended favorably to the Mayor. Plans were reviewed for the Columbian Square redesign and the Zoning Ordinance revisions. The Planning Board also reviewed proposals for funding on any potential economic stimulus funding.

ECONOMIC DEVELOPMENT

The Economic Development Planner continues to be involved with reviewing plans for commercial and industrial projects within the town. Working with the town's Principal Planner, the Economic Development Planner meets with developers to offer assistance in the design of projects.

Working with commercial real estate brokers the Economic Development Planner refers potential business tenants and owners to properties that may fit their needs. The planner also maintains a list of properties for lease or sale.

The Economic Development Planner is the Planning Department's liaison to the Weymouth Licensing Board. He gives input to the board on various cases that come before it, and offers recommendations and suggestions and support for businesses seeking certain licenses from the town. His main focus is to make sure the location and activities of businesses are consistent with the town's master plan.

The Economic Development Planner continues to provide resources and referrals to various individuals interested in starting businesses in Weymouth as well as businesses seeking financing.

The Economic Development Planner is the town's representative to the Metropolitan Area Planning Council's South Shore Coalition.

The Economic Development Planner, working with the Planning Director, assists the town's Community Preservation Committee in carrying out its duties and responsibilities as well as assists in the implementation of community preservation projects.

The Economic Development Planner submitted a 40R affordable housing application to the Mass Department of Housing and Community Development.

The application was approved in June. The proposed zoning will go before the Town Council and Planning Board in the fall of 2009.

The Economic Development Planner has been involved with revitalization initiatives for several of the town's Village Centers. Working with the developers of the Clapp Memorial building, the Economic Development Planner worked on an initial draft plan for improvements to Central Square as well as assisted in the preparation of a state Public Works Economic Development grant for improvements to Weymouth Landing. In addition the Economic Development Planner is the project manager for the Columbian Square Village Center Conceptual Plans and Design - a vision and blueprint for designs for public infrastructure and private improvements as well as conceptual designs and plans and preliminary cost estimates for the Columbian Square Village Center. This project will begin as soon as funds become available.

The Economic Development Planner is working with the Principal Planner specifically on the Village Center Zoning District and design guidelines for the village centers as well as the Highway Commercial Districts and revisions to the Sign Ordinance. The draft design guidelines for the village centers and commercial corridors have been finalized and will be released in FY 2010. These guidelines will give recommendations to developers and owners of commercial establishments on how to improve the attractiveness of their projects.

The town has taken a strong interest in learning about and implementing energy efficiency programs. The Economic Development Planner has been coordinating the town's efforts in applying for energy grants and developing an energy strategy for the town. An interdepartmental energy committee as been established by the Mayor and staffed by the Economic Development Planner to deal with energy conservation policies and projects. Under the American Recovery and Investment Act the Town received a \$485,800 grant from the Department of Energy under the Energy Efficiency Community Block Grant (EECBG) program. Funds from this grant will be used to replace all lighting fixtures in all of Weymouth's schools as well as municipal buildings. In addition funds will be utilized to replace all traffic signals lights to more efficient LED lighting.

TRANSPORTATION PLANNING & ENGINEERING

The Traffic Engineer was involved in the following projects during the past year.

South Weymouth Naval Air Station (SWNAS)

The Traffic Engineer has been involved in a number of SWNAS activities, such as:

- Performing traffic studies dealing with Forest Street traffic calming commitments.
- Maintaining a SWNAS construction traffic monitoring program.

Active Large Town Projects

- Burton Terrace Traffic Calming – Receiving agreement on a preferred traffic calming option, receiving Town Council approval, implementing regulations on 1/6/09, monitoring of driver compliance and modifying intersection signing.
- Weymouth Shopping Center – Interface with traffic consultant and review of project report submissions; review of proposed improvement plans for Route 18 and Route 53.
- Front Street Traffic Study – Prepared a Front Street safety and speeding study. One of the recommended improvements was a 4-Way Stop at the intersection of Front St. /Federal St.

Greenbush Commuter Rail

- Neighborhood Monitoring – Performed traffic counts at selected intersections and compared with projections.
- Traffic Signals – Continued involvement with traffic signal installations in East Weymouth and Weymouth Landing; participated in traffic signal inspection in East Weymouth.
- East Weymouth and Weymouth Landing Stations – Have been monitoring station activity (riders, parkers, walkers, drop-offs, taxi, bikes), starting from opening day.
- Assisted in publication of a one-year Greenbush Anniversary Report.

Citizen Complaints

Working with the town's Constituent Services, the Traffic Engineer addressed citizen complaints and crosswalk applications.

- Six crosswalk applications were processed.
- Thirteen complaints were investigated and reports prepared.

On-Going and Future Large Projects

- Route 18 Intersections (construction and post-construction) – Monitoring the traffic flows and addressing citizens' complaints.
- Route 18 Environmental Assessment – Attended MassHighway informational meeting and reviewed the EA document.
- Fore River Bridge Replacement – Attended two informational meetings and interfaced with bridge consultants on traffic mitigation plans.

Planning Department Initiatives

In concert with the Police and I.T. Departments, the Traffic Engineer maintains a current accident map and crash statistics for Weymouth intersections and roadways. From this data base, staff has identified high accident locations on

the state roads in Weymouth, some of which were addressed by MassHighway. Crash data were also used to evaluate dangerous intersections.

COMMUNITY DEVELOPMENT BLOCK GRANT

Fiscal Year 2008-2009 of the Community Development Block Grant Program (CDBG) program was a successful one for the town. This program is the federal entitlement grant program administered by United States Department of Housing and Urban Development (HUD) to assist low and moderate income families and individuals in the areas of housing, economic and community development.

The grant program provides annual grants to towns and cities to provide public services and to improve infrastructure, public facilities, housing, and more. In 2008, the town of Weymouth received a grant of \$800,264.

The funds were awarded to eligible non-profit organizations and town agencies and departments to offer services and conduct activities benefiting low and moderate-income residents. Funded activities included public services such as: transportation for seniors to medical appointments and shopping sites; subsidized daycare for children of low/moderate-income households; and assistance for the residents of the public housing authority regarding supportive services (e.g., home health care).

Several non-public services activities (“projects”) were also funded in 2008. They included the following:

Dixon Street, Hobson Avenue and Malcomb Street Drainage and Paving

The project includes the installation of new water main, two hydrants and asphalt paving. The project addresses the Mayor’s commitment to upgrading unpaved roads in Weymouth. The neighborhood is in a low-mod target area consisting of six homes. Construction is underway with completion anticipated in the fall of 2009.

Mutton Lane Drainage

The scope of work addresses an on-going storm water management issue on Mutton Lane from Pleasant Street to Ambrose Street and includes the installation of drainage pipe, new manholes and paving of trenches. The neighborhood is in a low-mod target area consisting of 17 homes. The engineering design is underway with construction expected in the fall of 2009.

Chard Street Drainage

Canceled. The DPW was able to complete this project using local resources.

Fire Call Box Installations

The project includes the replacement of emergency call boxes in low-mod target area neighborhoods. The installations will be completed by the Fire Alarm Superintendent, WFD. The project is in the procurement planning stage with the actual purchase of the call boxes anticipated in the fall of 2009.

35 Frank Road – The ARC of the South Shore

Exterior building renovations include the installation of vinyl siding, replacement of gutters, soffits and fascia boards and the replacement of seven windows and one door. The residence is home to five mentally challenged women and is owned and managed by the ARC of the South Shore. Construction is underway with completion anticipated in the fall of 2009.

Replacement Windows at Joseph Crehan Housing for the Elderly

The scope of work includes the removal and replacement of the existing casement windows at 93 of the 156 total units at Joseph Crehan Housing for the Elderly on Essex Street. Joseph Crehan is managed by the Weymouth Housing Authority. The project is a collaboration of CDBG funds and MA DHCD funds. The design work is complete with construction bidding anticipated in the fall of 2009.

Numerous projects were also funded prior to 2008-2009 but were completed or are have progressed in 2008-2009. They include the following:

Windows and Sliding Doors at Greentree Condominiums

16 windows and 6 sliding glass doors were replaced at Greentree Condominiums. The condominium units are owned and managed by Quincy Community Action Programs, Inc. (QCAP). This project was completed in the (late) summer of 2008.

Lakecrest Path Drainage and Paving

The scope of work included upgrading storm water drainage systems and installing asphalt pavement in the Lakecrest Path neighborhood. The final design included Lakecrest Path, Perkins Road, Patterson Street, Crest Avenue and Quarry Avenue, however, due to budget constraints; construction was postponed at Crest Avenue and Quarry Avenue. CDBG funding is allocated for 09-10 to complete the construction at Crest Avenue and Quarry Avenue. The project is in a low-mod target area in close proximity to Whitman's Pond. This project was completed in the spring of 2009.

Union Towers Drainage

The scope of work addresses an on-going storm water management issue at Union Towers I, located at 95 Broad Street, at the corner of Broad Street and Washington Street. The project includes upgrading storm water drainage on Washington Street and adjacent to the Union Towers parking area. 220 seniors

reside at Union Towers. Engineering design work is underway with construction anticipated in the fall of 2009.

Municipal Parking Area at Weymouth Landing

The project includes the installation of storm water drainage and asphalt at the municipal parking area in Weymouth Landing. Final paving remains outstanding and will be completed upon acquisition of funding.

In addition to funding under the regular CDBG program, the town received a HUD allocation under federal Recovery Act. This additional HUD funding is called “CDBG-R” funding. Total CDBG-R funding for the town of Weymouth is \$217,173. This additional funding is considered by HUD to be an amendment to the 2008-2009 CDBG Annual Action Plan. The funding will predominately be used for making street improvements to four streets in a low and moderate income area (Census Tract 422200, Block 4, where 44.8% of the residents are low and moderate income). The improvements will involve overlay paving on Kent Road, Verndale Road, and Georgia Road. On Durant Street, the street will be milled and paved. The project cost is \$195,446 (or 90% of the total funding). The remaining 10% (or \$21,717) will be used for general administrative costs related to administration of CDBG-R activities. In all, 90% of CDBG-R funding will be used to benefit low and moderate income persons.

List of 2008-2009 CDBG; CDBG-R; & HOME Activities		
CDBG		
Agency	Activity	Amount
CDBG General Grant Administration and Planning		
DPCD	Grant Adm.	\$161,564.84
CDBG Projects		
DPW	Dixon/Malcomb St., Hobson Ave.,	\$200,000.00
DPW	Chard St. Drainage (Canceled)	\$26,837.00
DPW	Mutton Lane Drain	\$133,396.00
WHA	J. Crehan -Windows Phase III	\$72,655.00
Fire Dept.	Emergency Call Boxes - Target Areas	\$48,000.00
DPCD Housing Serv.	Housing Program	\$82,735.53
S.S. ARC	35 Frank St. - Siding & windows	\$28,000.00
Total for Projects		\$591,624.00

CDBG Public Services		
WHA	Res. Service Coordinator	\$12,562.00
DES	Courses	\$37,114.38
	Transportation	\$31,464.79
Wey-Care	Childcare	\$13,000.00
Father Bill's	Homeless Cases	\$25,898.43
Total for Public Services		\$120,039.00
CDBG-R (CDBG from Federal Recovery Funding)		
Kent Street Improvements by DPW		\$195,456
Administration of CDBG-R		\$21,717
Total for CDBG-R		\$217,173.00
HOME		
Activities		Amount
CHDO Operating		\$36,186
Affordable Housing Development		--
CHDO Reserve (15%+)		\$121,639
HOME Administration		\$19,758
First Time Homebuyer-Downpayment Assistance		\$20,000
Total for HOME		\$197,583

HOUSING PROGRAMS

The Dept. of Planning & Community Development (DPCD) implements a broad range of housing programs that represent a significant portion of the Town's efforts in addressing the goals and priorities outlined in Weymouth's HUD Consolidated Planning Strategy (CPS).

The following programs were administered by the DPCD in 2008/09.

CDBG Housing Rehabilitation Loan Program

The HRLP provides lower income homeowners with below market interest rate home repair loans and rehabilitation/technical assistance services. Loans are funded through a self sufficient revolving loan fund that is maintained in South Shore Savings Bank, through borrower loan repayments. Financing to a maximum of \$10,000 is currently available to lower income families at rates of 3% and 0%.

The DPCD assisted 4 households with financial assistance through the RLA in 2008/09. The program funded 4 amortizing loans @ 0 % & 3% interest rates for a total of \$40,000.

HRLP Data - Life of Program HRLP Revolving Account (6/09)

Total # loans approved - 267 \$115,142 - ~~16~~ Prin. Balance Due ~~30~~ (~~84~~
~~-12/00~~)

\$1,692,896 - Total Commitments

HOME / Affordable Housing Programs

During the past year the Dept. of Planning & Community Development continued to promote the development of affordable housing opportunities in Weymouth. Weymouth received \$197,583 in HOME funds for housing development during the 2008/09 program year. Weymouth works cooperatively through affordable housing partnerships with public and non profit housing agencies such as Mass Housing Finance Agency (MHFA), Mass Housing Partnership (MHP), MA Dept. Of Housing & Community Development (DHCD), the private lending community, Community Housing Development Organizations (CHDO's), and non profit housing developers.

• **HOME/Soft Second Loan Program**

The Soft Second Loan Program is a home ownership initiative administered through DHCD and the MHP in cooperation with local lenders and housing agencies. The Soft 2nd program provides lender financed below market rate mortgage loans for low and moderate income families purchasing in Weymouth. The Town can augment the assistance under Soft 2nd by providing low income borrowers with 3% of purchase price towards down payment and closing costs utilizing HOME funds secured by a deferred payment loan. The final MHP report on Weymouth purchases in 2008/09 is highlighted below:

First Time Homebuyer Loans Approved - **20**

Total MHP Mortgage Financing - **\$4,053,197.50**

Soft 2nd Subsidy Funds - **\$111,448.79**

• **HOME Housing Development Programs**

Through 2009, Weymouth has utilized funding under the HOME program to finance the acquisition of 45 units of affordable rental housing. Two new projects are in various stages of development that will provide an additional 10 HOME assisted affordable units. These projects are:

Pond Street Affordable Rental Housing - Weymouth committed \$150,000 in prior year HOME loan financing to South Suburban Affordable Housing, Inc. for the acquisition of land for development of affordable housing. South Suburban Affordable Housing Inc will construct 20 rental units for lower income households. The project is currently going through a final review process resulting from project

amendments. Six (6) units will be designated as HOME assisted affordable housing.

Fulton School Residences – Weymouth provided \$300,000 in HOME Program financing to Fulton School Residence Limited Partnership for the development of the Fulton School as 63 units of age restricted affordable housing. HOME funding was used to augment private and alternate government funding sources. Four (4) of the units will be designated as HOME assisted affordable housing. The project is in construction and is expected to be online in 2009.

- **HOME CHDO Programs**

Under the HOME Program, a minimum of 15% of all allocated funds must be reserved for housing development by Community Housing Development Organizations (CHDO's) with an additional 5% available for CHDO operations. The following CHDO activities were funded in 2008/09.

712 Main St. Affordable Rental Housing –Weymouth provided \$215,768 in HOME Program funding to towards the new construction of 6 affordable rental housing units located in two new prefabricated buildings constructed on properties owned by Neighborhood Housing Services of the South Shore, Inc, (NHS SS). The project is currently in the construction phase and will be completed in fall 2009.

CHDO Operating - *The Town provided \$36,186 in CHDO Operating funds to non-profits NHS-SS and QCAP for administrative operations of their housing development activities. The agencies provide a number of community based housing services including FTHB counseling classes in Weymouth. Classes educate homebuyers about the requirements for purchasing a first home and certify eligibility for Soft 2nd and MassHousing mortgage programs. Four classes were conducted by QCAP in Weymouth. NHS-SS also sponsored four classes. NHS & QCAP have also partnered with Weymouth to offer Foreclosure Assistance outreach and counseling.*

HUD Continuum of Care/McKinney Homeless Program

The Local Board on Homelessness, made up of representatives from the City of Quincy, Town of Weymouth, and homeless service providers in the Quincy/Weymouth area, is concerned with regional homelessness issues and reviews funding proposals submitted by COC members under HUD's McKinney Homeless Programs. The DPCD Housing Coordinator serves as the Town's representative. The COC received \$2,827,599 in McKinney Homeless Program funding to meet many supportive housing needs in 2008/09.

The funds from the 2008/09 grant will be used as follows:

Project Name	Sponsor (Lead)	Description	Term	Grant
Sr. Miriam's Project	Fr. Bills	Supportive Housing Program for 8 homeless individuals.	1 Yrs.	\$99,791
Transitional Housing	City of Quincy – Family Comm.	Transitional Housing Program for 9 families.	1 Yr.	\$80,390
Paula's House	Fr. Bills	Permanent Housing Program for 4 individuals with mental illness.	1 Yr.	\$102,337
Fr. McCarthy's House	Fr. Bills	Permanent Housing Program for 25 chronically homeless individuals	1 Yr.	\$246,885
The Family Project	Fr. Bills	Permanent Housing Program for 9 homeless families.	1 Yr.	\$219,932
South Shore Housing and Employment	Fr. Bills	Supportive Services Program to give employment assistance, housing placement and transportation to 42 individuals.	1 Yr.	\$86,509
HMIS	Fr. Bills	Homeless Management Information System, which is a reporting tool used by all homeless assistance agencies.	1 Yr.	\$69,548
Annie's Project	Fr. Bills	Tenant Based Rental Assistance Program (TBRA) under the Shelter Plus Care (S+C) Program, which will provide housing vouchers to 14 disabled individuals.	1 Yr.	\$192,528
Bob's Project	Fr. Bills	TBRA/S+C Program for 22 disabled individuals.	1 Yr.	\$302,544
Carly's Project	Fr. Bills	TBRA/S+C Program for 10 disabled individuals.	1 Yr.	\$137,520

DEF Family Program	Fr. Bills	TBRA/S+C Program for 16 homeless families & 1 individual.	1 Yr.	\$294,168
Gwen & Hector's Project	Fr. Bills	TBRA/S+C Program for 2 families & 12 homeless families.	1 Yr.	\$197,304
Isabella's Project	Fr. Bills	TBRA/S+C Program for 17 families & 1 individual.	1 Yr.	\$311,424
Jacobs Project	Fr. Bills	TBRA/S+C Program for 13 individuals.	1 Yr.	\$178,776
Empowerment Project	Fr. Bills	Supportive Housing for 8 families	1 yr	\$205,253
Louis's Project	Fr. Bills	Supportive Housing for 5 individuals	2 yrs	\$102,690

Since 1996, the Continuum has successfully secured \$19,566,945 in McKinney funding to be used for programs that serve the homeless in the Quincy/Weymouth area.

Massachusetts Housing Finance Agency (MHFA) Programs

MHFA programs provide affordable mortgage financing for 1st Time Homebuyers as well as funds for existing homeowners in addressing home repair and lead paint problems. Weymouth maintained CHDO agreements with QCAP, Inc. and NHS, Inc. provide for cooperative administration of several MHFA Programs including the Get the Lead Out Program. GTLO provides low cost lead abatement financing to families with a lead poisoned child.

HISTORICAL COMMISSION

The Historical Commission met nine times during the fiscal year from September to June to conduct business regarding the preservation, protection and publication of the town's heritage.

The commission continued its popular program of house plaques and reviewed and approved seven during the year. The plaques are professionally prepared and are a wonderful way to highlight the historical significance of a house or property.

The commission continues to monitor the restoration and possible reuse of the Fogg Library. The commission met with the architects, McKinnell McKinnell, and Taylor, and reviewed the plans for the exterior renovations to the building. Any renovation plans to the building require the review of the Massachusetts Historical Commission as preservation funds were used by the town for repair

work in the mid – 1980's. The commission also met with the Fogg Library Reuse Committee to discuss their work and relay the concerns of the commission that the interior design elements be preserved as much as possible.

On National Register nominations, a public meeting was held on the Sea Street district, and the Massachusetts Historical Commission (MHC) approved the nomination in June, 2009. The draft National Register nominations for the Front Street district and the Meetinghouse district were completed and forwarded to MHC for review.

The Chester Kevitt award was awarded to Richard Pattison, who passed away last year. Dick was a long time member of the commission and a former Chairman. He initiated many projects while on the commission, including a video history of the Weymouth Fire Department. He was a timeless advocate for the preservation of the town's historical resources. His family accepted the award on behalf of Dick from Mayor Kay and the Historical Commission at a ceremony in January, 2009.

The commission was successful in receiving funding from the Community Preservation Committee for an archeological survey of the grounds at 43 Bicknell Street. Barbara Donahue was selected to complete the survey and this was accomplished by mid – 2009.

The commission nominated the Historic Homes DVD, prepared and narrated by Ted Clarke, for the 2009 Preservation Awards. The DVD was prepared in cooperation with WETC. In April, the commission was notified that the nomination was accepted for an education and outreach award. The presentation should occur in the fall.

Commission member Ed Walker worked with volunteers to repair the dehumidifier at the Canoe Exhibition in the library. Moisture and air control is critical to maintaining the integrity of the Native American canoe.

Tom Curtis tendered his resignation in the spring, 2009 since he moved out of town. Tom served as the commission's representative on the Community Preservation Committee and worked hard to secure the grant for the study of the 43 Bicknell Road property.

CONSERVATION COMMISSION

In addition to holding 18 meetings, the Commission and staff processed and reviewed applications for, took action on, and provided oversight of the following during the fiscal year:

Notices of Intent	19
Requests for Determination of Applicability	14

Certificates of Compliance	23
Extensions to Orders of Condition	12
Resource Area Delineations	3
Enforcement Orders	2

This fiscal year, the fees generated by the above were \$17,464.84 in local fees and \$7,886.50 in state fees for a total of \$25,351.34. Substantial staff resources were expended in permit review for several large projects, most notably the Alexan at Arbor Hill project and the Tirrell Street Planned Unit Development.

Work continued throughout FY 09 on the design of stormwater improvements for the Herring Brook watershed. This project was funded by the Commonwealth's Coastal Pollutant Remediation grant program, along with a cash match from Conservation mitigation funds. The Weymouth DPW/Engineering Division and Conservation staff provided in-kind support. Another notable project included the cleanout of the Herring Run Middle Pool, which was generously funded by the Massachusetts Division of Marine Fisheries. The pool was dredged to remove sediments prior to the 2009 herring migration season.

COMMUNITY PRESERVATION COMMITTEE

Overview

The Community Preservation Act (CPA), Massachusetts General Laws, Chapter 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. These funds are to acquire, create and preserve open space; acquire and preserve historic resources; create, preserve and support community housing; and acquire and preserve land for recreational use. The Act also provides a significant State matching fund of more than \$26 million annually.

Weymouth adopted the Community Preservation Act at the March 15, 2005 Town Council meeting and it was ratified at the polls in November, 2005. Weymouth voters agreed to fund the CPA account through a 1% surcharge on all real estate property tax bills with two exemptions:

1. Residential property owned and occupied by any person who qualifies for moderate- or low-income housing (earning less than 80% of the Area Median Income), or low- or moderate-income senior housing (earning less than 100% of the Area Median Income and are 60 years of age or older.)
2. The first \$100,000 of taxable value of residential real property.

Pursuant to the CPA, the Community Preservation Committee (CPC) ordinance was adopted at the June 19, 2006 meeting of the Town Council, meeting under Section 3-226, and the three citizen members of the Weymouth Community

Preservation Committee were appointed in August, 2006. By this action, the committee was authorized to administer the CPA.

The CPC is comprised of nine members, the Town Council, Historical Commission, Housing Authority, Conservation Commission, Planning Board and Recreation Commission designate a member from their organizations, and three at-large members are appointed by the Mayor and approved by the Town Council.

Previous Projects

The following is a status report on projects funded in a previous fiscal year.

1. Wessagussett Field. The field has been regraded to direct stormwater to existing drains and reseeded. Perimeter fencing was installed.
2. Herring Run Pool. Plans and specifications for park and pool improvements were prepared and the project went out for bids.
3. A restoration plan for the Reed and Elmwood Cemeteries was completed.
4. Fogg Library. Plans and specifications for repairs to the exterior of the building were prepared and the project went out to bid. Bids were over budget and rejected. A new bidding process will start in the winter, 2009.
5. Bike Racks. A proposal from Councilor Kevin Whitaker to install bike racks at twenty-one locations throughout town was funded in an amount not to exceed \$20,000. The bike racks have been installed and all purchase costs were reimbursed through an MAPC federal grant program.
6. 43 Bicknell Road. A request from the Historical Commission to fund a reconnaissance archeological study for \$10,000 was completed.
7. Woodbine Road. The committee successfully negotiated the purchase of almost 3 acres of property off Woodbine Road, abutting Whitman's Pond. This was one of the last major undeveloped areas along the shores of Whitman's Pond. A conservation restriction is being prepared to protect the land in perpetuity.
8. Abigail Adams Conservation Study. The committee approved a request to augment previously committed funds in a total amount not to exceed \$25,000. A preservation consultant has completed her work.
9. Whitman's Pond Weed Harvesting. This project was funded for \$26,000 and used to contract for weed harvesting equipment for use in the main cove of Whitman's Pond. Work was successfully completed
10. 708-712 Main Street. The committee approved a request from Neighborhood Housing Services for \$125,000 to assist in the rehabilitation and new construction of ten units of affordable housing in three buildings on Main Street. Work has commenced on this project
11. 0 Pond Street. South Suburban Affordable Housing requested \$440,000 to build a new twenty unit affordable housing development at 0 Pond Street. The project was initially funded but after the committee received additional input the approval was rescinded.

12. Land Purchase. The committee continued its due diligence review of several proposed purchases of open space property.

FY 09 Projects

1. The committee approved funding in the amount of \$39,400 for herbicide treatment of Whitman's Pond –Main Body and West Cove.
2. The committee approved funding for improvements to Reed Cemetery in the amount of \$80,325.00.
3. The committee approved funding for the acquisition of the so-called Kibby property in North Weymouth.
4. The committee approved funding in the amount of \$150,000. for the preservation of the Tammy Brook apartments as affordable housing.

The actual revenue collected in the previous three fiscal years includes taxes, penalties and interest, and state reimbursements and earnings. As of the end of June, 2008 those total are as follows:

FY 06	\$465,067.00
FY 07	\$1,015,418.00
FY 08	\$1,080,474.00
FY 09	\$877,422.00
Total	\$3,438,381.00

During the year Tom Curtis moved out of town and tendered his resignation. The committee wishes to thank Mr. Curtis who was a key player in the startup of the committee. The committee wishes to thank the Mayor and the Town Council for their careful consideration of our recommendations during the past year. The committee also thanks town planning and finance staff and other departments for their assistance this year.

REDEVELOPMENT AUTHORITY

The Redevelopment Authority continued to clean up several small items relating to the Pine Grove and Woodside Path developments. These issues pertain to lot frontage on private ways, neighbor encroachment due to private way abandonment, and finding the rightful property owners to pay for property takings for road widenings. These issues are minor items but are very important to the affected parties. The staff for the Authority is working diligently to close out these issues. The Authority will be reviewing any remaining parcels under their control in both areas to determine the most appropriate way to dispose of the property.

ACKNOWLEDGEMENTS

The boards, commissions and staff thank the Mayor for her support during the year. We also acknowledge the assistance of the other town departments and interaction with the Town Council. We look forward to next year as we build on the accomplishments of the past.

Staff:

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