

WEYMOUTH PLANNING BOARD
McCulloch Building, Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191
December 5, 2017
MINUTES

PRESENT:

Sandra Williams, Chairman
George Berg
Paul Rotondo
Ken Padula
B.D. Nayak

ALSO PRESENT:

Robert Luongo, Director Planning & Development
Eric Schneider, Principal Planner
Jane Kudcey, Housing Coordinator

Chairman Williams called the meeting to order at 7:00PM.

MINUTES

Mr. Berg made a MOTION to TABLE the October 24, 2017 to the next meeting. Mr. Rotondo SECOND the MOTION. It was UNANIMOUSLY VOTED.

HOUSING PRODUCTION PLAN Discussion and Action

Chairman Williams stated she was at the Budget Management meeting where the Housing Production Plan was presented. This HPP is a proactive study trying to plan for the future and not be reactive. If the Town of Weymouth passes this HPP and puts into place Weymouth will remain in control; if the HPP does not pass a developer can come in and put in a 40B. This is why the Planning Board is trying to be proactive.

Mr. Luongo stated this is a true statement. Right now the Town of Weymouth is still in control of housing with 1.5% affordable housing. If the town adopts the HPP Weymouth will be in compliance should numbers change from the state.

Chairman Williams stated the HPP has nothing to do with zoning. Zoning hasn't been updated since the 1970's.

Mr. Luongo stated the proposed new zoning does not encourage a 40B development.

Mr. Rotondo asked staff do you see any new proposals coming forward from the statehouse.

Ms. Kudcey stated the state is working on this right now; don't know when this will come out.

Mr. Luongo stated the Mayor is interested in this article.

Mr. Nayak asked doesn't any HPP need to be related to any zoning amendments.

Mr. Luongo stated no, that's the bad part. A developer can bypass all the zoning regulations.

Mr. Berg stated HPP has life span of five years?

Ms. Kudcey stated yes.

Mr. Berg asked does the Town of Weymouth have a sense of what is happening when 40B comes off the registry of 40B.

Ms. Kudcey stated they are under no legal obligation to renew at low/affordable housing.

Mr. Berg asked could the Town of Weymouth be at the 1.5 threshold in 3/2018. Are we protected from 40B?

Ms. Kudcey stated the certification begins.

Mr. Luongo stated once the plan is submitted to the State we are in the safe zone.

Mr. Berg stated he would like a definite answer as would member of Town Council.

Mr. Luongo stated if a scenario like you just suggested does happen in Weymouth is vulnerable between 3/2018 and 5/2018.

Mr. Berg stated the reality is HPP is working as a five year plan and the town loses three more large developments within the next year.

Mr. Luongo stated let's say the town falls below 1.5 and are subject to subsidized housing. We can bump land area back up to 1.5 or beyond and then don't have to implement the rest of HPP five year plans.

Mr. Berg stated the rule change could be out as long as two years:

- Grandfathering Clause
- Any sense from the State or the Town Council to take this matter up

Ms. Kudcey stated public response is done by July. She has sense the answer will be very soon.

Mr. Berg stated Weymouth comply with land area but not number of units. What other towns comply with land area but not number of units?

Ms. Kudcey stated none.

Mr. Luongo stated need an additional 563 units to get to 1.5% affordable housing.

Mr. Berg asked what the link between HPP and the zoning change is; the HPP says Weymouth can control some units.

Mr. Luongo stated along the major commercial corridors, not earth shattering changes, need 30,000 sq. ft. to do mixed commercial residential by Zoning Board of Appeals. If don't do the zoning town won't have any protection from 40B developers.

Mr. Luongo and Ms. Kudcey both suggested all members take the time and read the Housing Production Plan handouts. The housing needs of the community are:

40% are low to moderate income
\$50,000 or less

Mr. Luongo stated take the time and read, lots of information.

Mr. Luongo stated Zoning is creating Zoning development for areas of growth:

- Office buildings
- Mixes use
- Good projections to protect this town

Mr. Schneider stated if concern is 40B; by letting these areas just sit the town is setting itself up. If you take them off the market and change you are taking control back.

Mr. Berg stated the goal is to make sure Weymouth can control affordable housing.

Mr. Luongo stated we can direct a developer to build in a certain area.

Mr. Berg stated when does it shift to a new census?

Ms. Kudcey stated the next census is in 2020.

Mr. Luongo stated households have shrunk and the number of houses could have increased.

Mr. Nayak stated will we get more subsidized than we need?

Mr. Luongo stated no.

Mr. Padula asked about Colonel Lovell Apartments, aren't they all leases? Will they all not be renewed in March 2018?

Ms. Kudcey stated once a year DHCD will do an analysis of where the town sits towards their 1.5% affordable housing.

Mr. Berg asked currently is there any affordable developments.

Mr. Luongo stated no.

Mr. Padula asked when the last 40B we had in town was.

Mr. Luongo stated Avalon Ledges expires in 2035, it has 304 units.

Chairman Williams asked in the future can we make new developments in the permitting process can we make 10% affordable stay affordable in perpetuity?

Mr. Luongo stated yes.

Ms. Kudcey stated if you make half of a percent in one year you can carry it over.

Mr. Berg stated Town Council has questions; he suggests an open deliberation.

Mr. Robert Montgomery Thomas handed comments to staff.

UPDATE: ZONING AMENDMENTS

Mr. Schneider stated the Ordinance Committee date could be as early as December 11, 2017.

OTHER BUSINESS

NEXT MEETING

The next meeting of the Planning Board will be held on January 16, 2018, February 6, 2018 and February 20, 2018 at 7:00PM. Mr. Schneider stated each department head will meet with the Mayor's office and then present to Planning Board in January/February.

Mr. Nayak asked about the traffic light at South Weymouth/Columbian Square.

Mr. Luongo stated the town now has plans for traffic signalization at Columbian Square through Alleyways; getting a price to do full specs and plans. Will go out to bid by late summer 2018, contractor on board November 2018, with construction January 2019. When we have the cost estimates we will meet with LStar because LStar is obligated to pay the cost for the traffic lighting in Columbian Square and all the rest.

ADJOURNMENT

Mr. Berg made a MOTION to ADJOURN at 8:10PM. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve

Sandra M. Williams

Sandra Williams, Chairman

Dated:

02/27/2018