

Weymouth Redevelopment Authority

Wednesday, March 27th, 2013 - 7:00 P.M.

Town Hall - Kelly Room

75 Middle Street

Present: George Berg/Chairman, Vincent Mina/Vice-Chairman and Michael Wilcox

Absent: Joe Curran/Clerk and Steven McCloskey

Also Present: James Clarke, Director of Planning & Community Development
Robert Luongo, Principal Planner

Chairman Berg called the meeting to order at 7:05 PM.

Update on 21 Mansfield Street

Mr. Clarke told members that since the last meeting there wasn't much to report. He said he is bringing a new person on board next week and an Executive Session meeting will be held with Atty. Lampke present. He commented that there has been some movement with the owner and he hoped to present a full report to the members after the person looks into it.

APPROVAL OF MINUTES (3)

November 5th, 2012 Minutes; February 13th, 2013 Minutes/Open Session & Executive Session

Mr. Wilcox moved to approve the minutes of the November 5th, 2012 meeting.

Mr. Mina seconded

UNANIMOUSLY VOTED

Mr. Wilcox moved to approve the minutes of the February 13, 2013 meeting.

Mr. Mina seconded

UNANIMOUSLY VOTED

Mr. Wilcox moved to approve the minutes of the February 13, 2012 Executive Session.

Mr. Mina seconded

Discussion: Chairman Berg noted one change, the correct spelling of 'negotiation'.

Mr. Wilcox moved to approve the minutes of the February 13, 2013 Executive Session with one change as noted.

Mr. Mina seconded

UNANIMOUSLY VOTED

Other Business

Mr. Clarke informed the members that he received a copy of a letter sent to Mayor Kay by the Homestead Landing Civic Association (he will be sending a copy of the letter to the members). He told members that the letter voices concerns in regard to the zoning in the Landing. It was noted that Mayor Sullivan of Braintree also received a copy of this letter.

Mr. Clarke addressed the letter, which referred to the change of zoning in the Landing - made as part of the Village Center District -, which was done in conjunction with the Town of Braintree. The zoning change eliminated the right to build up to (6) six stories, and $2\frac{1}{2}$ stories by right - and lastly (4) stories would be permitted but only through the Special Permit process. Further, he reminded members that at that time there was a number of public meetings held with minimal to no real opposition. In summary the letter expresses the residents in the area would like to see reconsideration of this zoning change, adding they didn't even want the (4) stories via the Special Permit process. He said that Mayor Kay thinks that it is fine 'as is'

At this point Mr. Clarke felt the requirements of the Special Permit process were sufficient. He told members that they could discuss this matter further after they review the letter from the Homestead Civic Association. He noted that previously six-stories were allowed, so in essence they have downsized.

Mr. Mina moved to go into Executive Session for the purpose of considering the purchase, exchange, lease or value of real property in the Landing and to reconvene in Open Session.

Mr. Wilcox seconded.

UNANIMOUSLY VOTED

The Chairman polled the Board.

George Berg - Yes

Michael Wilcox - Yes

Vincent Mina - Yes

The Board went into Executive Session at 7:15 PM.

The Board returned to Open Session at 8:10 PM.

OTHER BUSINESS

Chairman Berg said that at the next meeting he would like an update on the status of the parking in the rear of the Landing referring to The Cecil Group. He offered to set up the meeting.

Mr. Clarke told members that by the end of April it should be complete. He wanted members to know that he planned on taking some time off and would be out of the office sometime during the month of April. He suggested the next meeting be scheduled for May. He reminded the Board that they are a 'quasi-independent' agency, adding that The Cecil Group urged them to work directly with the property owner consolidating their effort to make the process more efficient. Lastly he said 'we will be interviewing merchants'.

Adjournment

Mr. Wilcox moved to adjourn at 8:15 PM.

Mr. Mina seconded.

UNANIMOUSLY VOTED

Respectfully submitted,

Susan DeChristoforo

Recording Secretary

Approved:

George Berg, Chairman

Date

File Note: Executive Session was held for the purpose of reviewing property in negotiation in Weymouth Landing, since such discussion (in open session) may have a detrimental effect on the negotiating position of the Redevelopment Authority relating thereto.