

Special Town Council Minutes
Town Hall Council Chambers
26 June 2023 at 7:30 p.m.

Present: Arthur Mathews, President
Michael Molisse, Vice President
John Abbot, Councilor
Lisa Belmarsh, Councilor
Pascale Burga, Councilor
Kenneth DiFazio, Councilor
Fred Happel, Councilor
Christopher Heffernan, Councilor
Maureen Kiely, Councilor
Gary MacDougall, Councilor
Greg Shanahan, Councilor

Also Present: Richard McLeod, Town Solicitor
Lee Hultin, Assistant Town Clerk

Recording Secretary: Janet P. Murray

President Mathews called the meeting to order at 7:30 p.m. Following the Pledge of Allegiance, Assistant Town Clerk Lee Hultin called the roll. All Councilors were present.

MINUTES

Vice President Molisse motioned for approval of the **Budget/Management Committee Meeting Minutes of May 15, 2023**. Motion seconded by Councilor Kiely and voted unanimously.

Vice President Molisse motioned for approval of the **Annual Town Meeting Minutes of May 15, 2023**. Motion seconded by Councilor Kiely and voted unanimously.

Vice President Molisse motioned for approval of the **Ordinance Committee Meeting Minutes of May 16, 2023**. Motion seconded by Councilor Kiely and voted unanimously.

Vice President Molisse motioned for approval of the **Budget/Management Committee Meeting Minutes of June 12, 2023**. Motion seconded by Councilor Kiely and voted unanimously.

PUBLIC HEARINGS

23 109 - National Grid Gas Main Installation - Tara Drive

Vice President Molisse motioned to reopen the public hearing on Measure #23 109. This measure was continued from June 20, 2023. Abutters were notified on June 13, 2023. The motion was seconded by Councilor Kiely and unanimously voted.

Mary Mulroney from National Grid presented the following request:

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National Grid respectfully requests permission to install and maintain approximately 800 feet of four inch plastic main off the existing four inch plastic main around 944 Middle Street down Tara Drive for the installation of five one inch plastic services up to 240 feet for each service.

Councilor MacDougall asked how large this will open the street as this street was paved recently.

Ms. Mulrone stated that it was recently paved, but DPW of Weymouth is in favor of this request. She stated that it will be a covered trench.

President Mathews announced that there is a simulcast of the meeting in the Kelly Room just outside of the Council Chambers if anyone wants to sit down.

President Mathews stated that this is a public hearing on Measure #23 109 and asked if there was anyone from the public who would like to speak. There was no response.

President Mathews asked if there is anyone on the Zoom simulcast who would like to speak. There was no response.

Vice President Molisse made a motion to close the public hearing on Measure #23 109. The motion was seconded by Councilor Kiely and voted unanimously.

Vice President Molisse made a motion to consider Measure #23 109 under 2-9b same night action. The motion was seconded by Councilor Kiely and voted unanimously.

Vice President Molisse made a motion to take favorable action on Measure #23 109. The motion was seconded by Councilor Kiely and voted unanimously.

REPORTS OF COMMITTEES

Budget/Management Committee - Chair Michael Molisse

23 090 - Free Cash for Riley Field Pickleball Courts

President Mathews recognized Vice President Molisse, Chair of the Budget/Management Committee.

Vice President Molisse stated that Measure #23 090 is a free cash measure for Riley Field pickleball courts. This was referred to the Committee on May 15, 2023. The Budget/Management Committee met on May 12, 2023, and then the measure was tabled on June 26, 2023. He stated that there were some concerns after this came before the committee. There was a public hearing on June 5, 2023, in which two people attended and spoke in favor of it. There was a glitch from the recreation department on sending out notification to the neighbors on Roosevelt Road, Harding Avenue, the Allerton House, and the Schoolhouse Road area.

Vice President Molisse stated that they received emails about this, and Steve Reilly held a site meeting for the neighborhood. There were about 60 residents present and they were very upset

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about the process. They also had concerns about traffic, water runoff, and lighting. It was decided to keep the item on the table this evening. Mr. Reilley will work on gathering information on water runoff. There will also be sound testing to measure noise levels. Parking and lighting will also be reviewed. This measure will likely come back for consideration in the fall.

Ordinance Committee - Chair Kenneth DiFazio

23 022- Zoning and Land Use By-Laws and Map for South Weymouth Naval Air Station, as Amended

President Mathews recognized Councilor DiFazio, Chair of the Ordinance Committee.

Councilor DiFazio stated that measure #23 022, land use bylaws and map for South Weymouth Naval Air Station as amended. He noted that this is broken into three parts:

- Zoning and land use bylaws
- List of all the changes that were made to those bylaws
- Updated zoning map.
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This matter was referred to the Ordinance Committee on April 3, 2023. There was a public hearing on May 1 of 2023. The committee met again on May 2, 2023. The Planning Board held a public hearing with the SRA on May 8, 2023. There was then another meeting of the Ordinance Committee on May 16, 2023.

The Planning Board issued a unanimous, favorable action recommendation on May 23, 2023. The Ordinance Committee met again on May 30, 2023, and June 15, 2023. On June 22, 2023, they voted 5-0 for favorable action. Councilor DiFazio stated that there was one vote, but there were three parts to the vote that was voted favorably.

On behalf of the Ordinance Committee, Councilor DiFazio made a motion to approve the zoning and land use bylaws for the NAS South Weymouth including the Master Development Plan: Mixed-use Development District with Core Development Area dated March 3, 2023. This includes accompanying supporting materials, all as originally filed with the town clerk on or about March 30, 2023, and revised in response to the recommendations by the Weymouth Planning Board which revisions are reflected in the version of such bylaws. The motion was seconded by Councilor Kiely.

Councilor Abbott thanked all the residents of Union Point that have been working on this for 10 years. He noted that there is still a lot of work ahead.

Councilor Belmarsh stated that the report is thorough, and wanted to acknowledge that there was a lot of work done by the Ordinance committee and members of the Council.

Councilor MacDougall stated that he thought it was an incredibly productive Ordinance Committee process and thanked everyone for their hard work.

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President Mathews noted he will be supporting this measure. He continued that the Council had voted on a change to the zoning but then it was out of the Council's hands. He stated that he looks forward to increased interactions between the SRA board members and the Council.

The motion passed unanimously on a roll call vote.

John Abbot – YES	Lisa Belmarsh – YES	Pascale Burga - YES
Kenneth DiFazio – YES	Fred Happel – YES	Christopher Heffernan - YES
Maureen Kiely – YES	Gary MacDougall – YES	Greg Shanahan - YES
Michael Molisse – YES	Arthur Mathews - YES	

Councilor DiFazio made a motion for the Weymouth Town Council to approve the South Weymouth Naval Air Station, zoning district map exhibit A dated May 23, 2023, and on file with the town clerk and was seconded by Councilor Kiely and voted unanimously.

Councilor DiFazio made a motion for the Weymouth Town Council to accept Brookfield/New England development's commitment as designated master developer for the NAS South Weymouth to engage in and fund an independent peer review process for the benefit of the town of Weymouth, as detailed in the letter from John E. Twohig on behalf of the master developer, dated June 20, 2023. He noted that this letter is an exhibit to the Ordinances Committee's last meeting dated June 22, 2023, and was seconded by Councilor Kiely.

President Mathews stated that this will help the Council when the developer has to put in a notice project change through the master review process; it will have an independent unbiased peer review that will look at items like traffic, water, wastewater, and all the other impacts. This will protect all the citizens of Weymouth. The motion passed unanimously, 11-0

23 070- School Zone (20 MPH Speed Limit) on Portions of Pleasant, Commercial and Washington Streets

Councilor DiFazio stated that this matter was referred to the Ordinance Committee on April 24, 2023. The committee met on May 30, 2023, and June 15, 2023. A public hearing took place on June 20, 2023. On June 22, 2023, the committee voted unanimous favorable action.

On behalf of the Ordinance Committee, Councilor DiFazio motioned to submit the following measure to the Council pursuant to Mass General law chapter 40 section 22 Chapter 85 section 2 and chapter 90 section 17. The town of Weymouth code of ordinances section 13- 104 A authorizes the placement of markings and signs regulating motor vehicle movement as follows for school zone speed limit 20 miles per hour:

- Pleasant Street location between points 200 feet southwest of Elm Street and 350 feet southwest of Wildcat Way, hours 7am to 7:45am and 2pm to 2:45pm, Monday through Friday, except holidays, September 1 through June 30.
- Commercial Street between Washington Street and a point 40 feet south of Tremont Street, hours 8:15am to 9am and 2:45pm to 3:30pm, Monday through Friday, except holidays, September 1 through June 30.

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- Washington Street between Commercial Street and a point 50 feet southeast of Prospect Street, hours 8:15am to 9am and 2:45pm to 3:30pm, Monday through Friday, except holidays, September 1 through June 30

and cause the above restrictions to be listed in the Town of Weymouth Code of Ordinances chapter 13, Regulations Affecting Motor Vehicles, attachment one Appendix A under schedule X school zones. The motion was seconded by Vice President Molisse.

Vice President Molisse thanked Bob Luongo, Director of Planning, and Owen MacDonald, Traffic Engineer, as well as Lieutenant Morse and Representative Murphy for getting this done.

Councilor Kiely concurred with Vice President Molisse and stated that pedestrian safety for all residents and especially students is greatly appreciated. The motion passed unanimously, 11-0.

23 092- Traffic Regulations - Lane Beach Vicinity

On behalf of the Ordinance Committee, Councilor DiFazio submitted the following measure to Town Council that the town of Weymouth through Town Council, pursuant to Mass General law chapter 40, section 22, a town of Weymouth code of ordinances section 13-103B and section 13 104A to authorize the placement of signs regulating motor vehicle movement as follows:

- River Street, both sides, location between Neck Street and a point 90 feet northeast of Neck Street, regulation type - no parking anytime
- Neck Street, both sides, located between Regatta Road and River Street, regulation type - no parking anytime

and cause the above restrictions to be listed in the town of Weymouth code of ordinances chapter 13 Regulations Affecting Motor Vehicles, attachment 1, Appendix A under Schedule 3, parking restricted. Vice President Molisse seconded the motion.

Councilor Belmarsh thanked Lieutenant Morse for coming before the Council and listening to the safety concerns in this area. She noted that they did discuss at the last Ordinance Committee meeting about potentially opening the parking lot at night so that people could park at no cost to alleviate some of the other parking concerns on Fort Point Road. The motion passed unanimously, 11-0

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ADJOURNMENT

At 7:58 p.m., there being no further business, Vice President Molisse motioned to adjourn the meeting, and was seconded by Councilor Kiely. UNANIMOUSLY VOTED.

Respectfully Submitted by Janet P. Murray as Recording Secretary

Approved by Arthur Mathews Town Council President
Voted unanimously on 5 September 2023