

COMMUNITY PRESERVATION COMMITTEE
McCulloch Building, Mary McElroy Room
182 Green Street, Weymouth, MA
October 6, 2016

Minutes

PRESENT:

Christopher Hannan, Chairman
George Loring
Pat O'Leary
Mark Schneider
Dave Chandler
Victor Pap

NOT PRESENT:

Dan Condon, Vice Chairman
Ed Harrington, Clerk

ALSO PRESENT:

Robert Luongo, Planning Director
Kate Marshall, Economic Planning & Development
Jane Kudcey, Housing Coordinator

Chairman Hannan called the meeting of the Community Preservation Commission to order at 7:00PM.

WELCOME

Chairman Hannan introduced Mr. Chandler, who was recently appointed to CPC from the Planning Board.

FUNDING REQUEST

HOUSING PRODUCTION PLAN – as presented by Jane Kudcey, Housing Coordinator, Town of Weymouth

Ms. Kudcey stated she is here tonight to present a Housing Production Plan Funding Request in the amount of \$23,582. This is a housing plan and an action plan. It will gauge the housing production of the community. The Housing Plan ties into work that the Health Department is doing; how healthy and walkable is the town. Need to have a good balance on housing; not too much elderly, affordable, retirement, apartments, single family, etc..

PROJECT DESCRIPTION

The Department of Planning and Community Development is proposing the development of a Housing Production Plan (HPP) for the Town which would analyze the Town's housing needs and would identify goals and proactive strategies for developing appropriate housing that meets the current and future needs of all its residents. The HPP would provide:

ANALYSIS OF NEEDS:

The Town of Weymouth's HPP would provide comprehensive analysis as to who currently lives in the community, demographic trends affecting future growth existing housing stock and future housing needs. The HPP would include input from Town leaders, local realtors, developers, and residents. The HPP analysis would examine:

1. The most recent available census data of the municipality's demographics and housing stock plus a review of available local plans and studies, such as the Master Plan and the CDBG Five Year Consolidated Plan.
2. Future population and housing needs projections, taking into account regional growth factors. The HPP should answer several questions, such as:
 - a. What is the projected population of working age, families with children, special needs, and elderly?
 - b. What is the expected level of income of these populations and what percentage would be considered low-moderate income?
 - c. Does the existing housing supply match the future needs of these populations?
 - d. Will there be a range of affordable housing types for each income group?
 - e. How does the current housing stock improve/impede the health of Weymouth residents, considering such factors as safety, walkability access to healthy food, medical care, etc.?
3. Development constraints and capacity of the Town's infrastructure to accommodate the current population and anticipate future growth. This analysis would include:
 - a. Capacity of water and sewer systems, roads, utilities, public transit, and any other public facilities that will impact or be impacted by future housing development.
 - b. Ability of the school system to absorb any changes in the school age population,
 - c. Plans for enlargement or expansion of existing infrastructure to mitigate constraints and to support appropriate development.

GOALS:

The HPP would recommend a mix of types of housing that would address local needs. Each goal would include several specific milestones to indicate progress. The HPP will include a calculation of the numerical goal for annual affordable housing production that would increase the Town's number of housing units on the State's Subsidized Housing Inventory (SHI) which would be presented to the State Department of Housing and Community Development (DHCH). Once approved by DHCH, the Town may be able to refuse an undesirable 40B housing development if progress is shown in the production of affordable housing units.

Proposed housing goals should:

1. Be affordable to households at various income levels,
2. Provide a range of housing, including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly,
3. Be feasible within the housing market in which they will be situated.

Mr. Chandler asked does this include Union Point. Mr. Luongo and Ms. Kudcey both stated the land is included in the estimate but the zoning does not apply to Union Point. Union Point is specifically excluded on 40B.

If this is approved by Town Council there will be a community meeting. First Planning Board needs to endorse and then Town Council needs to approve.

Pat O'Leary stated that there is no 40B planned for Union Point. Chairman Hannan asked with regards to Union Point having exclusion from 40B; can Union Point help Weymouth lighten their 40B unit requirements.

Mr. Schneider made a MOTION to APPROVE the request for funding in the amount of \$23,582 taken out of Fund Balance Reserve for Community Housing. Mr. Pap SECONDED the MOTION. It was UNANIMOUSLY VOTED.

PROJECT UPDATES – Mr. Luongo

Kibby Project

This project is wrapping up; CPC will be invited to the dedication on October 26, 2016 at 11:00am.

Back River Trail connect via Landfill

The landscape architecture is waiting for DEP and MEPA, it's just taking time.

Whitman's Pond Draw Down

Princeton Hydro is working on final analysis. If permitting goes well the draw down will occur in 2018.

Herring Run

Gomes & Sullivan have been hired; the Town hopes to get the final design and permit done this spring.

Lovell Playground

Design for Lovell Playground was approved by Conservation Commission.

Puritan Road Culvert

Town Council approved monies for the Puritan Road culvert; it was decided to go with a larger pipe.

Tufts Library Historical Collection

Rob MacLean's Historical Artifact Collection at Tufts Library has been approved by Town Council for preservation.

EBI

Engineering – daylighting at Weymouth Landing; meeting next week with DEP and Marine Fisheries on how to daylight the smelt brook. There is a problem on the Braintree side of the street on the land owned by El Sarape building. The Town of Weymouth will probably move the daylighting to the Weymouth side of the street. Permitting to take down the Old Brick Grille building will happen in December. There will be a joint hearing with Weymouth and Braintree. Mayor Kay had stated she would take the Old Brick Grille building down now Mr. Delagas will take the building down. Need to make a decision and move forward. There is a meeting this week regarding the demolition of the Old Brick Grille building; the building needs to come down in December.

EXECUTIVE SESSION

NEXT MEETING

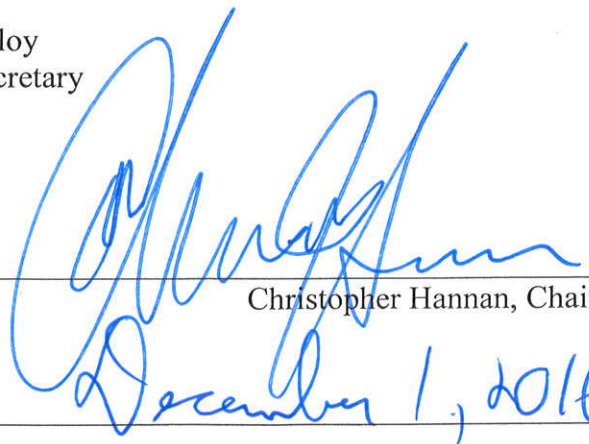
The next meeting of the Community Preservation Committee will be held on November 3, 2016 at 7:00pm.

ADJOURNMENT

Mr. Pap made a MOTION to ADJOURN the REGULAR MEETING into EXECUTIVE SESSION and EXIT for the purpose of ADJOURNMENT. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Christine Malloy
Recording Secretary

Approved by:



Christopher Hannan, Chairman

Dated:

December 1, 2016