

**WEYMOUTH REDEVELOPMENT AUTHORITY**

**July 21, 2015 – 7:00 PM**

**Town Hall – Third Floor Conference Room**

**75 Middle Street**

**MINUTES**

Present: George Berg, Chairman  
Steven McCloskey  
Vincent Mina, Vice Chairman  
Mike Wilcox

Absent: Joe Curran

Also Present: James Clarke, Executive Director  
Dennis Falcione  
Jim Lampke, Counsel  
Ed Baker, Weymouth News  
Steve Cecil, The Cecil Group  
Julie Burt, Recording Secretary

Chairman Berg called the meeting to order at 7:08PM.

**MINUTES**

The minutes of the June 30, 2015, meeting are still being developed, were not distributed, and approval has been tabled.

Chairman Berg stated that he will have to leave the meeting at 7:55PM at which time Vice Chairman Mina will lead the meeting.

**WEYMOUTH LANDING DEVELOPMENT**

Steve Cecil of the Cecil Group made a presentation to update the members of the Redevelopment Authority on the progress regarding their review of the project. He presented drawings which encompassed a combination of surveys and designs for both Weymouth and Braintree and both sites. It was stated that the Sacred Heart Church property contains an underutilized parking lot. The town and the MBTA lots are multipurpose and the MBTA reserved the right to absorb more parking if needed. This, however, is an old condition and has expired, according to Braintree. There is concern that there is not enough parking to go around. The church parking may become available. The proposed project will include multifamily housing with businesses located on the ground floor of the buildings. The parking of the Braintree project, in order to work, will house their parking mostly below grade, with some above grade.

Steve Cecil met with the Braintree planner to discuss the Katzen development plan, which is currently in the review phase, with advancing reviews in August, working towards approval in the future. The parking lots across both towns are split into sections with some controlled by Weymouth, however most are controlled by Braintree.

Neither towns' project has looked at each other. However, the two projects seem to fit pretty well together.

Open space is required to daylight the stream to allow the smelt to migrate.

The review did not see a solution to add parking. Particular mention was made that it will be important to consider parking ratios, excellent transit access, overall supply of retail parking—these points are still being looked at and further update will be forthcoming.

The members had some discussion regarding the daylighting of the smelt run. Mr. Clarke stated that this will require DEP approval and this is on the radar.

There was a question regarding who owns the legal rights to the waterway? Mr. Clarke stated the Army Corps and DEP will oversee and coordinate with both Conservation Commissions.

It was stated that the typical parking ratio is 1.2 : 1.25 with more parking needed on weekdays. The review will continue so as to position Weymouth favorably as well as to work with Braintree on crafting any conditions to ensure a positive outcome.

The members thanked Steve Cecil from the Cecil Group for the update.

At this time, Chairman Berg made a MOTION, seconded by Vice Chairman Mina and UNANIMOUSLY VOTED to move to Executive Session to consider the purchase, exchange, lease, or value of real property and that the Chair declare that an open meeting may have a detrimental effect on the negotiating position of the body, and that the Authority will reconvene in Open Session to adjourn.

Roll Call Vote:

Mr. George Berg-Yea  
Mr. Joe Curran- Absent  
Mr. Vincent Mina-Yea  
Mr. Mike Wilcox - Yea  
Mr. Steven McCloskey- Yea

At this point, Mr. Berg excused himself from the meeting.

Open Session Reconvened.

#### **NEXT MEETING**

The next meeting will be held on August 20, 2015, at 7:00PM.

#### **ADJOURNMENT**

A MOTION was made by Vice Chairman Mina, seconded by Mr. Wilcox, and UNANIMOUSLY VOTED to adjourn the meeting of the Weymouth Redevelopment Authority at 8:38PM.

Respectfully submitted  
Julie S. Burt, Recording Secretary

Approved by: \_\_\_\_\_

  
Chairman<sub>2</sub>

Date: \_\_\_\_\_

09/10/15