

**WEYMOUTH REDEVELOPMENT AUTHORITY**  
**August 20, 2015 - 7:00PM**  
**Town Hall – 3rd Floor Conference Room**  
**75 Middle Street**  
**MINUTES**

**Present:** George Berg, Chairman  
Joe Curran  
Steven McCloskey

**Not Present:** Mike Wilcox  
Vincent Mina

**Also Present:** Jim Clarke, Executive Director  
Eric Schneider, Principal Planner  
James Lampke, Esq.

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

**MINUTES**

Chairman Berg tabled minutes until the next meeting.

Mr. Curran asked for one correction on the July 21, 2015 minutes; correction, change minutes to reflect that Mr. Curran was not present.

**WEYMOUTH LANDING DEVELOPMENT - PROJECT REVIEW WITH CECIL GROUP**

Mr. Cecil handed out his Memorandum (which he stated is in draft form) and asked the committee for its comments on this proposed combined project. Mr. Cecil stated a study has been done and by re-striping the parking lot 12 parking spaces can be gained. Individual parcels support their own residential parking.

In the agreement between the Town and Weymouth, the MBTA reserved the right to require that up to 50 spaces of any additional parking would be set aside for commuter rail parking, although it would remain owned and operated by the Town. To date, the MBTA has not made such a request, and only 19 public spaces are either within or partially within the Town's ownership.

The same agreement also establishes an expectation that the Town would promote Transit Oriented Development Principles in the area through its land use policies and zoning, so that the area will become a destination for transit-oriented development (Section 5.1.1).

Mr. Clarke stated the Smelt Brook starts at Commercial Street under the Old Brick Grill and goes back 100 feet before it enters a culvert pipe. Figure 7 is the proposed design, with dumpster location and access drive.

Mr. Clarke stated when it comes time to hire an engineer the Redevelopment Authority will want to see several different views of where the Smelt Brook and day lighting could go.

Mr. Clarke stated he will set up a meeting and speak with the Planning Office in Braintree to iron out where the Smelt Brook and day lighting can be moved to.

Attorney Lampke stated this Memorandum of Understanding is not a binding agreement. The idea is to enter into an agreement with Delegas Family. Mr. Clarke asked members to review the Memorandum and changes can be made. Mr. Clarke stated he is hoping to rush the demolition of a few buildings but not the Old Brick Grill because the Smelt Brook runs under the building.

**DATE:** August 5, 2015  
**TO:** Weymouth Redevelopment Authority  
**FROM:** Concerned Parties as designated below  
**SUBJECT:** Daylighting of Smelt Brook in Weymouth Landing

## **MEMORANDUM OF UNDERSTANDING**

### **Background**

*The Smelt Brook is a small tributary to the Weymouth-Fore River sub basin, within the towns of Weymouth and Braintree. The stretch of the brook in the Weymouth Landing area is a prominent area for spawning habitat of the rainbow smelt.*

*As part of the mitigation plan for the construction of the MBTA's Weymouth Landing Station Project, the Town of Weymouth agreed to investigate the feasibility of daylighting a portion of the Smelt Brook which forms the town line separating the Towns of Weymouth and Braintree. The Massachusetts Department of Environmental Protection (MADEP) issued a Chapter 91 License (#10164) requesting approximately 150 linear feet of the 72" piped portion of the Smelt Brook be replaced with an open air culvert. In addition, the requirements suggested the work include site improvement such as landscaping with a viewing area.*

*The approved location for the daylighting is in the middle of the municipal parking lot in Braintree. Due to further investigation and new development plans in the Landing, the Town wishes to relocate the proposed daylighting on the Smelt Run just downstream from Commercial Street.*

### **Proposal**

*A portion of the Smelt Brook runs under the building formerly known as The Brick Grill at 2 Commercial Street in Weymouth. This building represents a small portion of a larger real estate holding owned by Nicholas and George Delegas and is currently to be demolished and redeveloped. This project provides a unique opportunity for both the developer and the Town to cooperate and create a natural open space benefiting both the Town and patrons of the future redeveloped Landing.*

*As such, Nicholas and George Delegas have agreed in principle to provide the Town of Weymouth, acting through the Weymouth Redevelopment Authority, with an easement of sufficient width and length, permitting the Town to daylight this portion of the Brook and to provide public viewing access. The Town of Weymouth will work with the owners to develop a mutually agreeable plan to forward the interests of both parties.*

*The Town will engage an engineer to prepare daylighting plans and obtain all required permits. Once the permits are obtained, the Town will proceed to fund and construct the day lighting and walkway.*

*This Memorandum does not represent a legal or binding contract. Its purpose is to record the current understandings of those signed below and to further acknowledge an agreement in principle to the above described development concept.*

\_\_\_\_\_  
*Nicholas Delegas*  
*Property Owner*

\_\_\_\_\_  
*George Berg*  
*Chair, Weymouth Redevelopment Authority*

Mr. Curran asked who will do the maintenance of the Smelt Brook. Mr. Clarke stated he was considering making it a condition of permits for Delegas.

**INVOICES**

Mr. Curran made a MOTION to APPROVE the invoice for The Cecil Group dated August 6, 2015 in the amount of \$875.60. Mr. McCloskey SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. McCloskey made a MOTION to APPROVE the invoice for The Cecil Group dated August 2015 in the amount of \$2,313.75. Mr. Curran SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**NEXT MEETING**

The next meeting of the Redevelopment Authority will be held on September 10, 2015.

**ADJOURNMENT**

Mr. McCloskey made a MOTION to ADJOURN at 8:20PM. Mr. Curran SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,  
Christine Malloy  
Recording Secretary

Approved by: \_\_\_\_\_  
George Berg, Chairman

Dated: \_\_\_\_\_