

**MINUTES OF THE  
REDEVELOPMENT AUTHORITY  
August 30, 2016**

**Present:** George Berg, Chairman  
Steve McCloskey  
Joseph Curran  
Vincent Mina

**Absent:** Mike Wilcox

**Also Present:** Bob Luongo, Director of Planning  
Eric Schneider,  
Jane Kudcey  
Attorney James Lampkey  
Lee Hultin, Recording Secretary

Vincent Mina made a motion to open the Redevelopment Authority meeting at 6:00 pm at the Town Hall, Kelly Room, 75 Middle Street, Weymouth, Ma and was seconded by Steve McCloskey. Voted 4-0

**APPROVAL OF PRIOR MINUTES:**

Joe Curran made a motion to approve the minutes of December 15, 2015 and was seconded by Vincent Mina. Voted 4-0

Joe Curran made a motion to approve the minutes of March 2, 2016 as amended and was seconded by Steve McCloskey. VOTED 4-0

Joe Curran made a motion to take some items out of order and was seconded by Steve McCloskey.  
Voted 4-0

Eric Schneider introduced the new Housing Coordinator, Jane Kudcey.

Jim Lampky gave an update on Mansfield Street. They wanted to be released from the affordable restrictions and after review with the town solicitor and the banks attorney, they are now prepared to sell the property with the affordability restriction. Weymouth will market the property to an income eligible buyer.

Bob Luongo said Jane has been looking at numbers for the house. The previous housing coordinator had an estimate at \$154-159,000. Jane is trying to confirm with Dennis as the formula is a little complex. Jane comes up with about \$160-180,000 but will get a definitive number and let the bank know.

Bob said the very first occupants had to do a lottery to receive it but that is not required now. The house is usually given to a realtor who will work with Weymouth to market the house.

Jane has been reviewing the town's affordability. Weymouth needs to be at 10% affordability and we are 8.1% this means we could be subject to Chapter 40B Law. Therefore it is very important to maintain this property on the town's roll for affordable income.

Joe Curran asked if we could check with MHA and CHAPA to see if we could offer it to a Weymouth resident and do it by lottery. Bob Luongo said a lottery is possible but it is a little more involved. We would have to have someone monitor it.

Jim Lampky said Weymouth was the first community to challenge the determination on the land area basis (which is 1.5%). Weymouth used the GIS system for Weymouth showing we met the regulations.

## **UPDATE ON EBI**

Bob Luongo gave an update for the work on the Smelt Brook daylighting project:

- Data Collection & Review – this work has been completed.
- Document Review – this work has been completed.
- Land Survey Services – this task took much longer than anticipated, but we received the substantially complete survey PDF and CAD file from Kelly Engineering.
- CCTV Investigation – This work has been completed.
- Agency Outreach – They started talking to both Weymouth and Braintree Conservation Commissions to discuss the various permitting processes. Probably going to demolish the Brick Grill Building before they begin the work on the daylighting. This will allow Delagos to begin his project and then the daylighting can be done simultaneously.

He has also reaches out to Mass DEP to confirm the jurisdictions for Braintree and Weymouth. He is also reaching out to Massachusetts Division of Marine fisheries to discuss the timing of the work to be completed.

- Summary Reports and Exhibits – They have done some structural evaluations of Morante Insurance Building and Barber Shop as they overhang the culvert right now.
- Alternative Evaluation – this work is in progress.

Bob reviewed several plans that are being discussed for alternative locations for the daylighting. Braintree is trying to negotiate buying the Papdopoulos property.

There were 4 plans reviewed with the committee with 4 different scenarios. The town would like to take down the Papdopoulos property and the Barber Shop.

The town is applying for a \$1.5 Million dollar Massworks grant to help pay for the daylighting. Braintree is not part of this proposal as it is due Friday. We can only use the money for Weymouth. One side of the smelt brook is on Weymouth and the other side is on Braintree.

Nick Delagos is building 84 unit building, 14,000 square feet of Commercial on the first floor and is 4 stories high with a parking garage. He has agreed to take down the Brick Grill building and pumping station. He will design and maintain the town parking lot for the town. Weymouth would gain 11-12 municipal parking spaces.

Mayor Sullivan is pushing for Mrs. Popadopoulos to take down her building. Designs will be reviewed throughout Weymouth and the landing as density is coming.

Pond Meadow has an easement in the landing as well.

Massworks Grants wants the projects to be shovel ready if they are going to approve them.

The next phase for EBI:

- Break out the demolition of the Brick Grill
- File with Braintree and Weymouth Conservation Commissions (maybe a joint meeting)
- Start designing and get DEP approvals

**Invoices for approval:**

Joe Curran made a motion to approve EBI Consultants invoice #358696 dated 8/19/2016 in the amount of \$24,946.90 and was seconded by Steve McCloskey. VOTED 4-0

Joe Curran made a motion to approve Jim Lampky's invoice dated May 11, 2016 for peer review in the amount of \$1,054.00 and was seconded by Steve McCloskey. VOTED 4-0

Vincent Mina made a motion to approve Jim Lampky's invoice dated May 11, 2016 for 21 Mansfield Street in the amount of \$375.00 and was seconded by Steve McCloskey. VOTED 4-0

Vincent Mina made a motion to approve Jim Lampky's invoice dated June 21, 2016 for paper streets in the amount of \$150.00 and was seconded by Steve McCloskey. VOTED 4-0

Vincent Mina made a motion to approve Jim Lampky's invoice dated August 30, 2016 for Mansfield and Campbell Street in the amount of \$75.00 and was seconded by Joe Curran. VOTED 4-0

Vincent Mina made a motion to approve Jim Lampky's invoice dated August 30, 2016 for Mansfield and Campbell Street in the amount of \$1,434.47 and was seconded by Joe Curran. VOTED 4-0

Vincent Mina made a motion to approve Jim Lampky's invoice dated September 11, 2016 for Campbell Street in the amount of \$1,585.41 and was seconded by Steve McCloskey. VOTED 4-0

Bob Luongo said he is working on a housing production plan to get to 10% with programs and strategies. This plan will help to understand housing stocks, needs (assistant living, 1 bedrooms,

sing family or apartments). This will allow the planning department to be able to give developers some direction when looking to build in Weymouth based on our needs.

The town of Weymouth would need a zoning change to make developers have 10% affordable housing. There is a concern about having too much affordable housing. If Weymouth has goals we won't be subject to 40B.

Vincent asked if Southfield (Union Point) is considered when looking at the percentage for affordable housing. Bob said UP has workforce housing which is not considered affordable. Under the current legislature Southfield is exempt from affordable housing which means they do not need to comply with it. But there is a question as to whether or not southfield is considered in our land area ratio.

Housing is a very important tool in the economic development of Weymouth.

### **ADJOURNMENT**

The next meeting is scheduled for October 3, 2016 at 6:00 pm.

Joe Curran made a motion to adjourn at 7:30 pm and was seconded by Steve McCloskey.  
VOTED UNANIMOUSLY

Respectfully submitted by,

Lee Hultin  
Recording Secretary

Approved by:



George Berg, Chairman

10.03.16

Date