

**TOWN COUNCIL MEETING MINUTES**  
**Weymouth Town Hall**  
**Council Chambers**  
**January 3, 2017**

Present: Patrick O'Connor, President  
Michael Smart, Vice President  
Robert Conlon  
Kenneth DiFazio  
Jane Hackett  
Rebecca Haugh  
Thomas J. Lacey  
Arthur Mathews  
Brian McDonald  
Michael Molisse

Absent: Ed Harrington, Councilor

Also Present: Ted Langill, Chief of Staff  
Brian Connolly, Chief Financial Officer  
Kathleen Deree, Town Clerk  
Joseph Callanan, Town Solicitor  
Richard Swanson, Town Auditor  
Rob MacLean, Library Director  
Nick Bulens, Administrative Services Coordinator  
John MacLeod, Director of Asset Management

Recording Secretary: Diane T. Hachey

President O'Connor called the meeting to order at 7:30 PM. Following the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with one member absent, Ed Harrington, who had a family obligation and was unable to attend.

**MINUTES**

**Economic Development Committee Meeting Minutes of December 5, 2016**

Councilor Smart motioned for favorable action, motion seconded by Councilor Mathews and voted unanimously.

**Budget/Management Committee Meeting Minutes of December 5, 2016**

Councilor Smart motioned for favorable action, motion seconded by Councilor Mathews and voted unanimously.

## **Town Council Meeting Minutes of December 5, 2016**

Councilor Smart motioned for favorable action, motion seconded by Councilor Mathews and voted unanimously.

### **OLD BUSINESS**

#### **CALPINE ENERGY/SPECTRA ENERGY UPDATE-COUNCILOR HAUGH**

Councilor Haugh requested this update as this subject hasn't been discussed in a while; the last two meetings were held in executive session. She gave a 7 month summary of activity regarding this matter. When Councilor Haugh learned of the recent land transfer between the power plant and Spectra, through constituents, she requested that Mayor Hedlund discuss at a Town Council Meeting, she noted that her request was declined. She further noted that administration has filed a lawsuit in Norfolk Superior Court as of 23 December.

Access Northeast:

In May, preliminary hearings were held. Mass Energy Facility Siting Board held a PH and FERC conducted a scoping meeting-Town Council submitted comments in opposition.

August 17, the Supreme Judicial Court struck down the finance plans of Access Northeast, the funding for the natural gas expansion project was a tariff on electric rate payers, and the Mass Department of Public Utilities approved.

On December 16 the monthly progress report was published from Spectra to FERC and Spectra wants to take more time to solidify its expansion plans. Spectra hopes to file their draft resource reports for Access Northeast by the middle of the year, followed by the FERC application filing later in the year.

Spectra was expected to file their resource reports this past summer and Access Northeast in the fall, this schedule is a year behind, so it is being speculated that they will need time to either work to change legislation to enable the electric ratepayer tariff, or seek funding through a different source.

Atlantic Bridge:

This project is still on track, but has also experienced numerous hurdles. Our Conservation Commission denied the wetlands permit for construction on the north parcel-to which Spectra appealed the decision to DEP, who overturned the decision by issuing a superseding order of conditions. The town appealed this decision. Additionally a group of constituents filed a motion to become their own intervenor group. In October we attended a pre-hearing conference to begin the appeal process, unfortunately Mass DEP has put a stay on the decision, pending Spectra's compliance with the Weymouth Wetlands Ordinance.

There is also a delay of the state's Chapter 91 waterways license for which a public hearing was held in May, and we are awaiting a decision. The Coastal Zone Management (CZM) was to make a decision but they issued a one year stay for their determination, pending the final ruling of the wetlands permit or waterways license. Final determination is expected by August.

The sale of the North Parcel from Calpine to Spectra was monumental. On November 9<sup>th</sup>, Councilors Haugh and Lacey attended a Planning Board meeting at which Calpine and Spectra attempted to obtain subdivision approval, it was not approved by the board due to it not following the state guidelines for an ANR application, but on December 1, Calpine sold parts of the North Parcel to Spectra for \$13 million.

On December 23, Mayor Hedlund filed suit in Norfolk Superior Court citing the fact that Calpine violated the state's subdivision control law by selling 16 acres of the power plant's property to Spectra, without obtaining approval of a subdivision plan.

Councilor Haugh has faith in administration that they will explore the agreements between the town and the power plant.

As of 5 PM today the FERC certificate has not been issued, but could any day. Construction –per Spectra- is slated to begin in March. She reached out to FERC and received the following email this afternoon, in response to her inquiries, from Magdalene Suter from FERC:

“Algonquin cannot begin construction until it has received the applicable federal authorizations. The FERC has not yet issued an order approving or denying the project, and Algonquin cannot construct without this authorization. The FERC issues conditional authorizations, meaning the authorization is contingent upon satisfying certain items identified in the order. If you look to past FERC orders or the Atlantic Bridge EA, you will see that one condition that is routinely added to orders is that prior to construction, applicants must obtain all applicable Federal authorizations, including those Federal authorizations that have been delegated down to the state. You will also from past orders see that FERC orders also routinely include language explaining that FERC encourages applicants to cooperate with state and local authorities, but this does not mean that state and local agencies may prohibit or unreasonably delay the construction or operation of projects. Of course, we won't know what language appears in the Atlantic Bridge Order until it is issued, but this language has appeared in every order I have seen the FERC issue.

Should the FERC approve the project, Algonquin still would not have the ability to begin construction. It must receive a separate Notice to Proceed with construction for this. The FERC routinely issues its Order before other agencies can act. However, the condition mentioned above, prevents any construction from occurring.

Should the FERC approve the project, but another Federal authorization be denied, then Algonquin could not proceed with construction.”

Councilor Haugh further noted that Governor Baker stated on WGBH on December 19 that this is a federal decision, not a decision made by state or local government.

Therefore even if Spectra claims that they will begin in March, and FERC issues a certificate, they cannot begin until CZM issues approval, which as of now, will not occur until August.

She knows that 2017 will be a pivotal year for these projects. President O'Connor thanked Councilor Haugh for her update and efforts and asked that constituents reach out to her or administration. He asked her to let the Council know if they can be of any assistance.

## **REPORTS OF COMMITTEES**

### **BUDGET/MANAGEMENT COMMITTEE- Michael Molisse, Chairman**

Councilor Molisse reported that the Budget/Management Committee met earlier this evening to deliberate the following measures:

#### **16 154-Special Legislation-Veteran Buyback for Credible Service**

Chairman Molisse noted that the Budget/Management Committee tabled this measure, seeking further information.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to table measure 16 154, motion seconded by Vice President Smart.  
UNANIMOUSLY VOTED.

#### **16 155-Acceptance of a New Public Library Schematic Design for Submission to the Massachusetts Public Library Construction Program**

Chairman Molisse noted that this measure was referred to the Budget/Management Committee on 19 December, and the committee met this evening. He turned it over to Rob MacLean to present.

Mr. MacLean gave a background of the process as an introduction to the power point presentation. The project proposal has been worked on for the last 10 months. In February he met with the Mayor regarding capital needs of the library and it was disclosed that renovations were monumental and they sought a grant to aid in the design and building of a new Tufts Library. He met with the Library Board of Commissioners to see if they could meet the deadlines imposed by the MPLC (Massachusetts Public Library Construction Program) and subsequently formed a Library Building Committee.

In March they hired a library consultant, held numerous library committee meetings, community outreach meetings, spoke with Trustees, and collected necessary data. In June of this year, they filed the application. The application was subsequently approved and they hired the architect and submitted a letter of intent. He noted that 33 libraries have applied for the grant funding and some have been working for 3 years on their project. Mr. MacLean cited the outstanding efforts of the committee in working all aspects of the

process in only a short period of time. Next step was site selection, and the current site was determined to be the most feasible.

Stuart Roberts of Johnson Roberts Associates, Inc. (architect hired for the project) delivered a power point presentation to the Budget/Management Committee (attached).

He noted that the goal is to provide something for everyone at the new Tufts Library. With much input from the committee and community, this concept was adopted. Once the grant is awarded, more detail will be forthcoming. A new building on the existing site was determined the most feasible, due to the close proximity of the ball field and playground. The building will have 150 parking spots with 48 located out front. They are capitalizing on the high and low landscaping features of the location. They want to promote outdoor activities so are suggesting an amphitheater approach, with raised pedestrian walkways to ease traffic calming and to also provide a path from parking to the entrance of the building.

Several differing sized community meeting rooms will be added: one multi-purpose room with 200 capacity, another with 85 capacity, a few with 35 capacity, and a few with 25 capacity. Separate access (during times when the library is closed) and bathrooms will be retrofitted to the meeting room areas. The current basement configuration will not be for patrons and the proposed two story facility will house a children's area, pre-teen area and adult reference areas, audio visual capabilities, group study rooms, digital media lab to produce electronic content, solar collectors, rooms equipped with WIFI, smart TV's, computers, movable furniture, lounging areas, and a small café. The building will have windows which open out to a view of the playground area.

Councilor Hackett stated that she attended a public meeting and handicapped parking was discussed and asked about the status. Mr. Roberts noted that there will be a total of 9 spots, some out front, at grade and across the street with a convenient walkway.

Councilor Haugh asked if this is modeled after another library so they may visit. Mr. Robert's noted that the proposal is a combination of a few already constructed libraries, which all have the same components, and he will look into and give the Town Council some examples.

Councilor Mathews asked if parking would be sufficient when the ball field is in use, he wants to ensure that parking needs will be met. Mr. MacLean is confident that parking will be sufficient. The grant requires 132 spaces and the proposal allows for 200.

Councilor Lacey noted the importance of the facility being flexible to meet the town needs going forward (ie: technology, power capabilities, conference rooms). Mr. Roberts confirmed that they have taken these into consideration.

Councilor Smart asked the process for the grant. One time paid out as construction is performed, anticipated that we will be reimbursed at 43% (based on a sliding scale).

Councilor Hackett asked about transition of services during construction. Mr. MacLean noted that hours of operation at other branches will be extended and they are looking at a possible temporary, off site location. The timeline is the end of January until early July, but it depends on how the town ranks in terms of the grant, a high ranking means it will move quickly, but we could be on a wait list for several years. Demolition and construction would be about 15-18 months.

Councilor Smart asked about the materials to be used. Composite panel, which has a stone-like appearance, fiber cement panels with resin.

Councilor Haugh asked if the solar is sufficient to power the entire building, and Mr. Roberts response was that it is too early to determine-- but possibly 25-50%. They are installing sunshades for light on windows, and intentionally installing glass on the north side of the building.

Councilor Hackett asked what costs are covered by the grant, to which the response was that it is based on a sliding scale and could be as much as 43%. It was noted that non-eligible items are: parking, landscaping, walks and loose furniture. Infrastructure for computers and televisions themselves are covered, but not the hardware. Councilor Hackett stressed the importance of this new library meeting the needs of today's youth and going forward to maximize use.

Councilor Haugh asked if the town needs to increase or expand services in order to support the library infrastructure. Mr. MacLean committed to getting back to her and noted that the goal is to have WETC stream live in all meeting rooms.

Councilor Molisse thanked everyone for their efforts and the informative presentation.

Councilor Lacey acknowledged the efforts of Mr. MacLean and administration for accelerating this project, noting the partnership is wonderful.

On behalf of the Budget/Management Committee, Councilor Molisse motioned for favorable action on measure number 16 155:

“That the Town Council accept the schematic design for a new public library, shown on a sketch prepared by Johnson Roberts Associates, architects and consultants to the Town of Weymouth, for submission to the Massachusetts Public Library Construction Program, and consistent with the total square footage of public library space proposed in the Town's Library Building Program.”

Motion seconded by Councilor Smart and voted unanimously

Councilor Lacey motioned to authorize President O'Connor, to sign the Town of Weymouth's Public Library Construction application and provide a letter of support for said application, on behalf of the Weymouth Town Council, motion seconded by Councilor Hackett and voted unanimously.

## **ADJOURNMENT**

The next regularly meeting of the Town Council will be held on Tuesday, January 17, 2017.

At 8:28 PM, there being no further business, a motion was made by Vice President Smart to adjourn and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Respectfully submitted by Diane Hachey as Recording Secretary.

Approved by Patrick O'Connor as President

Attachment (PPP entitled "New Public Library Schematic Design" by Johnson Roberts Associates, dated 3 January 2017)

Voted unanimously on 17 January 2017