

TOWN COUNCIL MEETING MINUTES
Weymouth Town Hall
Council Chambers
October 5, 2015, Monday

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

Also Present: Kathleen Deree, Town Clerk
Carolyn Murray, Town Solicitor
James Clarke, Director of Planning
Eric Schneider, Principal Planner
Walter Flynn, Chair, Planning Board
Dave Chandler, Planning Board
Sandra Williams, Planning Board
Mary Akoury, Planning Board
B.D. Nayak, Planning Board

Recording Secretary: Mary Barker

President O'Connor called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with all members present.

ANNOUNCEMENTS

Vice President Smart announced that MassDOT will hold a meeting Wednesday, October 7, 2015 at the SRA Building, 223 Shea Memorial Dr. on the proposed Delahunt Parkway roadway construction project.

Councilor Mathews announced that a meeting of the Public Works Committee has been tentatively rescheduled for October 21, 2015.

On behalf of the Mayor and the Community Events Committee, Councilor Harrington announced events taking place in October; National Walking Month. There are several events planned throughout the month and information is available on the town website or by contacting: vsullivan@weymouth.ma.us

Councilor Conlon announced his constituent office hours on October 6, 2015 from 10-11AM in Council Chambers. He will not be holding hours at the Fogg Library.

Councilor McDonald announced a Flu Clinic to be held on Saturday, October 17, 2015 at WHS, 9:00 AM – 1:30 PM. It is open to all Weymouth residents and most insurance plans are accepted.

Councilor Haugh announced that a potential landowner informational meeting will be held on October 10, 2015 at Adams Middle School. North Weymouth residents within a half-mile of the proposed compressor station should be receiving official notice from Spectra. It was noted that details may change.

MINUTES

Budget/Management Committee Meeting of September 8, 2015

A motion was made by Vice President Smart to approve the minutes from the September 8, 2015 Budget/Management Committee meeting and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Town Council Meeting of September 8, 2015

A motion was made by Vice President Smart to approve the minutes from the September 8, 2015 Town Council meeting and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

RESIDENT AND COMMUNITY COMMENT

Zoning in the Town of Weymouth-Wayne Mathews of 992 Commercial Street

Wayne Mathews 952 Commercial Street was invited to the table. He read the following statement and presented a petition to the Council:

“Thank you – My name is Wayne Mathews and I live at 952 Commercial Street. I am also President of the East Weymouth Neighborhood Association but I want to make it clear I am not representing the EWNA tonight; I am here on my own, as a concerned resident of Weymouth. It should be noted that I am here today because of my experiences as President of the EWNA.

Over the past 3 years EWNA worked very closely with potential developers in East Weymouth/Jackson Square area. The EWNA has worked tirelessly to minimize the impact that these developments have on the surrounding neighbors and businesses. While we’ve had some success in fighting these projects...others we’ve failed. I can’t begin to tell you how frustrating it is to see out-of-town developers buy a piece of land that had a small business on it and then get approved to build ten - 1 bedroom apartments on it.

It’s also frustrating to see a developer buy what was once someone’s back yard and propose building over a dozen new houses with access through a paper road that’s never been used and get approved. This one is especially frustrating because a new zoning

amendment regarding minimum space requirements, which this Council approved, was overturned by the town's ZBA.

You should know that both of these decisions are now being challenged by the neighbors in the land court. They're spending their time and hard earned money to challenge something that should never have been approved in the first place. Why are things like this allowed to happen? Why are these developers allowed to hurt our town resources, natural and fiscal with so little in return?

The answer...It's the town's zoning laws. They are old, outdated, confusing and in some cases just plain terrible.

Back in 2001 several citizens of Weymouth recognized this when they were working with the Cecil group developing the Weymouth's Master Plan. In fact, the Master Plan is full of concerns regarding zoning and also has recommendations.

I've often heard people say that Weymouth is 97% built out. I've heard it said in these Council Chambers and the Master Plan also noted it.

In chapter 1, on page 21 of the Master Plan it states that: "Because of the high level of "build out" within the Town, each increment of new development has a noticeable and direct impact on its surroundings. The remaining parcels and future redevelopment projects could impact the image of the Town for many years to come. That last line was emphasized.

The Master plan also noted that growth in multi-unit dwellings was concerning. It states on page 25: "If all of the multi-family housing projects in the local permitting process get built in the next five years, Weymouth's average annual household growth rate will double" and "The Town must make a decision whether to repeat the results of the last twenty years' worth of boom, bust and equalization of multi-family development, or suggest a more moderate and balanced approach that supports a different demographic mix." It also says "each of these projects represents a different impact to the Town and the quality of life for its residents."

On the very next line I states "The Town should consider zoning that restores the balance of housing types."

On page 76 of the Master Plan it states "if all of the current multi-family housing projects go forward, the average annual rate of household growth will double" and "New housing development has an impact on municipal costs and revenues as well as future demographic trends. That last line was also emphasized.

Chapter 3, Part 5 of the Master Plan is a whole section dedicated to Land Use and Zoning and it contained a list of recommendations and advice to help move the town forward.

Unfortunately, we failed to heed that advice of the Master Plan and now we are paying the price. We failed to strike a balance between multi-unit dwellings and single family homes and now our roads, our police and fire departments and our school kids are paying the price.

It's not too late though. We can listen to the advice that was provided in the Master Plan. We can do so by having a comprehensive review of Weymouth's zoning laws. The Master Plan itself says we haven't had a comprehensive review since 1969.

The review should look at ways to make it easier for a commercial developer to come in and put a healthy commercial development in on 3A, Main Street or Weymouth Landing. We also need to stop out of town developers from coming in, purchasing a single family property and developing multi-units on it. Projects like that are killing our natural resources and our fiscal resources. It's also destroying our quality of life. Sadly, one such project has appeared on the ZBA agenda for Wednesday. The applicant is looking for a variance on the minimum lot size requirement to build 4 duplexes while leaving the existing property intact- four duplexes, eight new units for a total of nine. There is NO reason for this.

While reviewing the zoning laws the town should adopt a temporary moratorium on all new development in Weymouth (with the exception of Southfield). This will ensure developers, knowing the rules are about to change, don't flood the town with new permit applications before the review can be complete.

There is a precedent for moratoriums in Weymouth. The Master Plan says that "In February of 1989, an eighteen-month building moratorium was established by the Town along Washington and Main Streets." It also says that "At that time, zoning was reconsidered in the area because of its potential impact on traffic." The result was that "In the spring of 1990, three new zoning districts were presented to Town Meeting" and it was estimated to have reduced "vehicle trips on these roads by 10,000 cars a day at the build out."

This very Council passed a moratorium last year. The Council passed a moratorium on all marijuana dispensaries UNTIL zoning laws could be established regarding them. I envision this moratorium will have little to no impact on developers. We are approaching the winter months where almost no one breaks ground on new construction. If we are going to take control of Weymouth's future we need to start from the ground up...we need to change the zoning laws.

*In summary, this is what I am proposing to you, the Town Council as well as the Mayor. **I propose that the Mayor and the Council immediately adopt a temporary moratorium on all new construction in Weymouth (with the exception of Southfield) and create a committee to do a comprehensive review of all of the town's zoning laws.** Honestly, this is something that should have been done years ago so I urge the Mayor and the Council to act immediately. The future of our town depends on swift action."*

Mr. Mathews also submitted a petition to the Council with 246 electronic signatures in support of his request.

Councilor DiFazio thanked Mr. Mathews for the presentation. He noted the subject of housing density has been discussed at several Zoning Board of Appeals meetings. Although he doesn't expect Council will immediately effect a moratorium, he offered that zoning ordinances were reviewed around 2005 and form zoning review work was about 75% completed. He proposed that any interested residents meet with him and the administration to look at the statutes again.

Councilor Lacey shared the zoning concerns and noted that many Councilors were involved in the committee work with the Mayor and administration and some overlay districts created. He agreed some good points were brought up, and agreed with Councilor DiFazio's approach.

Councilor O'Connor will request a legal opinion regarding separating parcels within the moratorium request. He will commit to bringing it back up on the October 19, 2015 meeting.

PUBLIC HEARINGS

15 108-Joint National Grid and Verizon Pole Installation-Winter Street

A motion was made by Vice President Smart to open the public hearing on measure 15 108 and was seconded by Councilor Mathews. Abutters were notified September 28. UNANIMOUSLY VOTED.

Emanuel Jean Baptiste, a contractor for National Grid, presented the request for a single pole installed on Winter Street and located on the east side of center line Winter Court.

Vice President Smart asked if the installation will impact any driveways. Baptiste responded that no driveways are involved.

Councilor DiFazio asked what is driving the project. Mr. Baptiste responded that it is part of a larger project for increasing lines to the substation on Winter Street. This request is for the underground portion and the pole is a riser pole. The permit has not been issued yet for the installation of underground conduit. The initial permit was rejected because the DPW requested further information. The aerial cable will be run along the pole line after the petition is passed. This is just for the overhead portion.

President O'Connor asked if there were any comments from the public, to which there was no response.

A motion was made by Vice President Smart to close the public hearing on measure 15 108 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

A motion was made by Vice President Smart to consider same night action under 2-9 (b) and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

A motion was made by Vice President Smart to approve measure 15 108 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Walter Flynn, Chairman of the Planning Board reconvened the Planning Board meeting.

15 106-Amendment to the Zoning Ordinance-Solar Photovoltaic Installations

A motion was made by Vice President Smart to open the public hearing on measures 15 106 and 15 107 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

A motion was made by David Chandler to open the public hearing on measures 15 106 and was seconded by Mary Akoury.

Jim Clarke reviewed the presentation with Eric Schneider, Principal Planner. Adopting both measures will allow the town to complete application to be designated a Green Community to be eligible for grant funding. Mr. Schneider noted the changes which were made after the last subcommittee meeting. Definitions for small- and large-scale installations was added, restrictions for siting and codifying the language with the state. Part of the Green Community designation requires the adoption of solar requirement in at least one district. The original proposal was redrafted with the elimination of Open Space that included public parks, after concerns were brought forward at the Environmental and Ordinance Committee meeting. The redraft restricts the large-scale installation to the PIP district that includes the capped landfill in East Weymouth and an existing contractor yard off Liberty Street in South Weymouth. Existing practice will be codified regarding small-scale installations, which will continue to be treated as accessory uses and subject to those restrictions and with an added height restriction. At the request of the President, he reviewed the proposal line by line.

Councilor DiFazio asked if the proposed change precludes the town from adding other areas for large-scale installation in the future. Mr. Clarke responded that if there was a site that was appropriate, it could go through the zoning amendment process.

Councilor McDonald noted that by making the changes to move forward as a Green Community, it puts the town in a position to receive \$250,000 in initial grant funding in addition to be eligible to receive future funds.

Vice President Smart noted in 120-106.3 -1(f) he if asked installation would be performed by licensed electricians. The installer would pull the permit; he asked if they could consider adding additional language to be sure a contractor is not using a staff of unindentured apprentices (in violation of MA code). He asked if they could incorporate signage requirements for small-scale installation notifying emergency responders of the voltage. Additionally, Councilor Smart asked if the grant money could only be used on town-owned property installations. Mr. Clarke responded yes- the funding would be used for the town to reduce its operational costs.

Councilor Harrington asked if the ordinance changes allow for neighbors to share installations. Jeff Richards responded that accessory uses cannot be shared. He asked if an owner could subdivide for cogeneration. Mr. Richards responded no. Councilor Harrington asked if there have been any complaints on the aesthetics of the rooftop installations. Mr. Richards responded that they are allowed by right and there has not been any complaints.

Councilor Haugh thanked the administration for the proposal. She noted that the large-scale installation is a good consideration for the town; it won't depress values like a compressor station would. She noted that any change in the future should allow for industrial zoned sites; as there are several areas in North Weymouth that could support an installation.

Councilor Conlon suggested there should be fines for compensation for an owner's failure to remove an installation within a set timeframe after decommission. Mr. Schneider responded that that this is not covered in the proposal.

Councilor DiFazio asked about glare from an installation on the landfill site. Mr. Clarke responded that it would not be visible from Clinton Road or the trails.

President O'Connor thanked the committees and administration for the work. He is concerned that residents leasing solar panels from third party contracted vendors are getting reduced rate utility discounts and not realizing the tax credit benefit. Since municipalities are the largest landowners, the town has the perfect opportunity here to create a revenue stream. Solar is an emerging market and he would like further research on the feasibility of entering the market. Neighboring communities run power distribution and he does not want to overlook a potential revenue market.

Sandra Williams, Planning Board, noted their concerns about glare from small-scale installation being directed to a neighbor property, the lack of height limits for the large-scale ground scale installations and differentiation between electrical and heating solar panels and proper installers for each. Mr. Flynn noted that there are at least two array panels planned. In terms of aesthetics, they are all included and he feels it needs to be addressed in the language. B.D. Nayak added that the solar panels should be at least 6' off the ground so glare is not an issue to the public.

The following are the comments from the public:

Chris Primiano, 82 Rindge Street, noted the language does not specifically say photovoltaic solar. Mr. Clarke responded that it is restricted; the proposal is specific to this ordinance. He also asked why this wasn't done five years ago. Mr. Clarke responded that discussions have been ongoing.

Gus Perez, 16 Hewitt Road, asked if these changes affect what homeowners are currently doing. He noted he had the same concern as Councilor Conlon- he does not

want to see vendors leaving Weymouth to incur the costs of removal and wording should be included in the language.

Rosalie Barrett, 112 Hinston Road, noted that the terms in the amendment read “open space”- she asked if public parks could become solar fields. Mr. Schneider responded that that language was removed.

Jim Clarke read into the record a letter from Paul Comerford, Director of Maintenance for the School Department:

“Please be advised that I have been working collaboratively with Mr. Bob O’Connor as we strive to have Weymouth designated as a “Green Community”. My experience as the Facilities Director in Natick is that substantial state money and initiatives are available to “Green Communities” as a way to save money on our energy bills. If you have any questions, please feel free to contact me.”

Councilor DiFazio summarized the comments he asked to be addressed at the next committee meeting:

- a. Land-based height minimum
- b. Glare to neighbors
- c. No 10” maximum on large-scale units
- d. 150-day period requiring removal/applying fines
- e. differentiate heating vs. solar
- f. licensing issue

A motion was made by Vice President Smart to close the public hearing on measure 15 106, and was seconded by Councilor Mathews.

David Chandler noted that nothing has been added to address the penalty for abandonment before closing public hearing. It should be included in the language before the matter is voted. President O’Connor noted that the Council has not voted; there are additional changes to discuss. He suggested continuing the public hearing to October 13, 2014. Vice President Smart withdrew his motion and this was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

A motion was made by Vice President Smart to continue the public hearing to October 13, 2015 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

A motion was made by David Chandler to continue the Planning Board’s Public Hearing until October 13, 2015 and was seconded by Sandra Williams. UNANIMOUSLY VOTED.

Mr. Flynn adjourned the Planning Board meeting.

15 107- Building Construction-Adoption of Massachusetts “Stretch Energy Code”

Jeff Richards reviewed the proposal. The major change was effective in MA 2010 standard and 2012 Energy code, with added HERS rating for residential and higher efficiency ratings required for commercial property. He reviewed what these changes mean to the town at the request of Vice President Smart.

Gus Perez, 16 Hewitt Road asked if the administration has heard whether additional costs of new construction and its impact has affected new commercial construction, particularly in Southfield. Mr. Richards responded that he has not heard of any issues. Mr. Corkum, Managing Partner of LStar, responded that he would not be in opposition to the measure. Mr. Perez asked if these requirements complete the process for the Green Community designation.

A motion was made by Vice President Smart to close the public hearing on measure 15 107 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

A motion was made by Vice President Smart to take COMMUNICATIONS AND REPORTS FROM THE MAYOR, TOWN OFFICERS AND TOWN BOARDS out of order and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

COMMUNICATIONS AND REPORTS FROM THE MAYOR, TOWN OFFICERS AND TOWN BOARDS

15 112- Town Clerk-Call of the Town General Election November 3, 2015-action requested under 2-9(b)-Council President Patrick O’Connor

President O’Connor read into the record:

“In the name of the Commonwealth, the Town of Weymouth is hereby required to notify and warn the inhabitants of said town who are qualified to vote in the General Election to vote on Tuesday, November 3, 2015.”

A motion was made by Vice President Smart to consider same night action under 2-9 (b) and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

A motion was made by Vice President Smart to approve measure 15 112; and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

15 113-CPC-Preservation and Digitization of the Hannah Vinson Sampler

James Clarke requested on behalf of the Mayor that the Town of Weymouth raise and appropriate the sum of \$1,000 from the Community Preservation fund- Historic Preservation for the purpose of digitizing and preserving the 1799 Hannah Vinson Sampler. The original request was put forward by the Weymouth Public Library.

A motion was made by Vice President Smart to refer measure 15 113 to the Budget/Management Committee and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

OLD BUSINESS

15 102-Proposed Amendment to Southfield Zoning and Land Use By-Laws

President O'Connor invited Jim Clarke, Matt Barry, Kyle Corkum, and the financial analysis team from LStar to present the proposed amendment. Mr. Clarke thought it would be helpful to show an overview of the changes since the legislation changes were enacted last year. He noted there needs to be language consistency, section 4 definitions and section 14 and the Master Plan were rescinded, and other areas replaced. The zoning as amended and some segments of the plan would remain in effect. Affordable and workforce housing was combined. Project built consistent with Smart Growth principles. Zoning as amended would remain in effect. The new SRA was required to make zoning conform to the acts. Language on Ch. 40B (does not apply to this area and housing counts here for all three towns will not count to their totals.) He confirmed that a public hearing was held and current by-laws issued in December, 2014. References to the re-use plan have been eliminated. LStar purchased the property and design teams have been envisioning a reuse consistent with the reuse plan with specific attention to the following:

- reuse of buildings previously considered for demolition
- focus is on the viability of a town center
- having a critical mass to make it vibrant
- more structured parking to allow for compact development and walkable blocks
- vibrant public green spaces and linear greenways
- location swap- life science and senior housing component

After the plan was reviewed over the course of several months, they reviewed the zoning to make the necessary changes while still protecting the three towns and with as minimally invasive a process as possible. It resulted in three overlay districts created (Town Center, Discovery- to the north of the parkway and Neighborhood sub-district) and eliminating an existing district (Village Center). The building forms in the initial zoning will not apply to the overlay--there will be other criteria. Changes have been made to the table of uses, and to the descriptions. Mr. Clarke reviewed some of definitions. Changes have been made to the parking requirements- less restrictive and some changes to the dimensional regulations and the three overlay and permitted or special permitted uses in these districts. The development proposed was kept within the original footprint.

Mr. Barry noted he looks forward to the public hearing to further clarify their vision. This is reimagining of the original vision and moving some of the locations.

Councilor Conlon asked if the medical facilities will be sited on the property. Mr. Barry responded that the Discovery District will have space set aside. Councilor Conlon recommended only for-profit entities be considered. He also asked what percentage of the 10% will be set aside for workforce and affordable housing? Mr. Barry responded that will be set at the discretion of the SRA board.

Councilor Hackett asked if the combined 10% workforce/affordable is based on the original calculation of 2563 or the current 3500+ units. Mr. Clarke responded it would be on the new number. Councilor Hackett asked if that would be a minimum or maximum?

Mr. Clarke responded that it would be a requirement of the SRA to achieve; it could be a ceiling. Councilor Hackett asked if they would be required to maintain the percentage as property is built out and coming online to keep it evenly distributed. Mr. Clarke responded that he is not certain how the SRA will accomplish this. She also asked for confirmation that 40B does not apply. Mr. Clarke confirmed and noted that 40B allows for a developer to bypass local zoning to develop a property if a certain percent is allocated as affordable housing. Councilor Hackett questioned if the extension of the number of units affects the Town of Weymouth's existing requirement of ten percent. It was confirmed that Southfield development will remain separate and distinct for any calculations with regard to Chapter 40B. Councilor Hackett asked if the neighborhood unit is the only area of housing, or just where the additional senior housing units will be located. Mr. Barry responded that it is just the additional; there are housing units also in the center district.

Councilor DiFazio noted they were very concerned with the specificity of how the property would be developed and in particular where things were to be sited. With the deletion of two overlay districts and the addition of three more, doesn't it loosen up what they can do in all three of these zones? It give the developer more leeway. They don't want to impede the development but it makes it easier to develop. Mr. Clarke responded that it is not opening it that far. There is still a mixed-use town center, retail and residential and that is continuing. LStar is committing to more structured parking. Form based code was put in place and over the last 8-9 years there has been some successes, but it doesn't allow flexibility to do what has to be done. If they don't apply to the overlay districts, they won't have to pursue waivers to accomplish their goals.

Councilor Mathews noted that the MEPA certificate was tied into the phasing, which was rescinded. He asked where it leaves the work that was done for mitigation? Mr. Clarke responded that LStar intends to stand by their commitments for offsite improvements. What will have to happen is they will have to go back to MEPA for an order of project change, and they'll have to negotiate with the town on the phasing. Councilor Mathews responded that he was not aware this was in the legislation, and he will address this in his comment letter to MEPA. He also asked if any of the new senior housing or commercial development falls to FOST 1 or 2. Mr. Barry responded that all of the senior housing is in FOST 1 and 2 includes a portion of the town center and the Highlands neighborhood.

Councilor Lacey noted he was expecting to hear something different this evening, he thought there would be a formal presentation of all of the changes, and he is uncomfortable with the informal presentation for such an important change. He's excited but frustrated with the piecemeal presentation. Mr. Clarke apologized; he intended to present an overview, but expected the proponent (LStar) to present the specifics.

Councilor Lacey asked if the Council will hear an opinion from the administration. Councilor DiFazio noted that the same question was asked last week- was there to be a line item review. He was under the impression tonight would be the financial impact review. He suggested that future agendas include what is being reviewed. President O'Connor noted that Mr. Clarke was requested to be present with the anticipation that

they understood the concern and he has been assured that there will be a line-by-line review and an opinion from the administration.

Councilor Haugh asked how many acres are in the discovery zone in the Weymouth portion. Mr. Barry responded that it is 85 acres, just in Weymouth and includes the mixed-use and recreation; the full discovery district.

Vice President Smart asked how much is in Rockland. Mr. Barry responded that if the parkway were extended the area would be 100 contiguous acres. Vice President Smart noted on initial review, it makes sense to move some of the commercial towards the parkway. It improves the access point. He agrees they need more explicit review and with inclusion of the department heads would be helpful in the next few weeks. Mr. Barry noted the discovery center will attract commercial. By growing the town center and compacting the parking structure, there is a growing commercial opportunity. Vice President Smart urged growing the commercial earlier rather than later is crucial. Weymouth is taking 90% of the brunt, so the commercial zone should get a lot of attention.

Councilor Hackett asked if the senior housing would be restricted to the neighborhood district and what type of housing will be allowed. Mr. Barry responded that senior housing is in the neighborhood district; the discovery zone is strictly commercial. Housing in the rest is varied types. The Town Center will be a commercial development.

President O'Connor noted that moving forward, they would like to see the line-by-line changes, the MEPA changes and the administration's overview along with the proponent's plan. Mr. Barry noted that the design and legal teams will present.

Kyle Corkum, Frank Mahady, FXM Associates, William Sprancy, LStar reviewed the financial impact. Mr. Mahady began the review that was an objective analysis of the information provided by the developer. He reviewed their method of review.

Costs were presented in standard approach and corroborated with standard information – and analyzed in proportional valuation (85/15 Weymouth), per capita and per employee method. He reviewed the table in the report that is a breakdown of the residential and commercial analyses. He highlighted how the net benefits accrue over the life of the project and the net new revenue to the town, based on current numbers. At Councilor Hackett's request he confirmed that this just represents the new portion proposed. He reviewed the amount of revenue expected from residential and commercial at the end of the build out. Vice President Smart asked for clarification; this is just the portion subject to the zoning change. 292 units that were not included in the 2014 report of this analysis, so they will add an additional net revenue when added in 2016 (this addresses the gap in the two analyses.)

Councilor Haugh asked for confirmation that the town will see an additional \$3 Million in commercial revenue. Councilor DiFazio noted the projected net revenue generated from the zoning change with commercial will be \$5.7 million; he asked how they can

expect \$13 million from the change? Mr. Mahady responded that education costs are 41-42% of the budget; for residential development without children the net is higher. It's also a highly intensive commercial development that will positively impact the total development.

Councilor Lacey asked what the number of school aged children is in the rest of the development. Mr. Mahady responded that their modeling did not include that. Councilor Mathews asked if the prices for senior housing aren't projected too high? Mr. Corkum responded that they used conservative numbers to give the Council a clear sense of the benefits of this. The projections are based on actual assessments but are conservative. Mr. Mahady agreed and noted that all of the prior debt costs and pension liability were also included in the allocation of costs. Vice President Smart stated that they are already getting those prices in Southfield now. Councilor Mathews asked if any real estate transaction in Southfield exceed \$500,000. Mr. Barry responded yes. These are their lowest price points. President O'Connor asked for further clarification of the constant dollar valuations. If they were escalated on a curve, chances are the net would grow over time. Real estate would likely grow faster than the revenue.

Mr. Sprancy then reviewed the analysis and layered in the 2014 review with the net excess revenue at build out, with the existing and proposed plan. Councilor Lacey noted this slide shows the story. President O'Connor asked for a printout of the powerpoint. He noted that this is the most important; if the changes go through and it's developed to the extent they hope it will, the net is beneficial to the town. Mr. Corkum reviewed the economic growth will be hugely beneficial. Until they received the report they weren't sure what the impact would be, but the results underscore how important the objective is.

Councilor Mathews asked about the expenditures, noting that an infrastructure bond is tied into it--the town incurred a debt that doesn't expire until 2021. It was not be taken into consideration in the incremental growth, but it is included in the total picture. They will look further into this. Councilor Mathews asked about the claw back; was it eliminated with the legislative changes? Mr. Barry responded it was not included in the projections but still exists and was renegotiated between SRA and the state. The existing deficiency payment was deferred for six years. By the time it is due, the revenue attributable to the tax payments generated to Southfield will be sufficient to pay it back. Councilor DiFazio asked how much it is. Mr. Barry responded that it was negotiated deferred until after 2021 and a payback schedule has been determined. It will be about \$800,000 to \$1,000,000 per year. The parkway bond is generated by net new revenue directly to the Commonwealth. The tax pledge bond will be borne proportionally by the three communities. Vice President Smart asked if new commercial areas outside FOST 1 and FOST 2 will reduce the amount of the payment of bond. Mr. Barry responded that it is all outside of FOST 1 and FOST 2. They can revisit it further later.

Councilor Hackett noted that as related to the new proposed zoning changes, she would like to see the revisions married in the two documents. Mr. Corkum responded that the economic benefit changes when the housing is denser. By compressing the residential they can dedicate an extraordinary amount to commercial and the active senior portion.

Councilor DiFazio noted this slide only shows the net revenue from the new proposed. President O'Connor noted the parkway bond is a very confusing payment. Councilor DiFazio asked if the current CFO has reviewed this. President O'Connor noted the administration does not currently have a CFO on staff. Mr. Corkum responded that they would be comfortable funding a peer review. President O'Connor thanked him; he suggested the Council will likely make that recommendation to the Mayor.

A motion was made by Councilor Haugh that the Council send a letter to the Mayor requesting she take up the peer review, funded by LStar and offered by Mr. Corkum. It was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

REPORT OF COMMITTEES

Public Parks and Recreation Committee-Chair Jane Hackett-Legion Field Permitting, Fees and Maintenance/Overview of Recent Park Improvements

Councilor Hackett requested this matter be carried over to the next meeting.

ADJOURNMENT

A Special Town Council has been called for Tuesday, October 13, 2015. The next regularly meeting of the Town Council is scheduled for Monday, October 19, 2015.

At 9:40 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 Mary Barker as Recording Secretary.

Approved by Town Council President Patrick O'Connor

Voted unanimously on 30 November 2015