

**TOWN COUNCIL MEETING MINUTES**  
**Weymouth Town Hall**  
**Council Chambers**  
**November 16, 2015, Monday**

Present: Patrick O'Connor, President  
Michael Smart, Vice President  
Robert Conlon, Councilor  
Kenneth DiFazio, Councilor  
Jane Hackett, Councilor  
Ed 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, Interim Town Solicitor  
James Clarke, Director of Planning  
Eric Schneider, Principal Planner

Recording Secretary: Mary Barker

President O'Connor called the meeting to order at 7:33 PM. After the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with all members present.

**ANNOUNCEMENTS**

Councilor Haugh announced that Spectra Energy's Application was filed and the open comment written period will be completed on November 27, 2015, # CP16-9. Any residents with questions can reach out to her through the town website.

**Comments on Proposed Amendment to Southfield Zoning and Land Use By-Laws - Christopher Primiano of 82 Rindge Street**

Council President O'Connor reported that in researching the council rules after accepting Mr. Primiano's request, it was determined inappropriate to allow comment as the public hearing had closed. He reported that he spoke with Mr. Primiano regarding the legal technicality and Mr. Primiano has agreed to yield comments at this time.

**OLD BUSINESS**

**Peer Review Report -Prepared by The Abrahams Group -Mark Abrahams and Kathryn Griffin**

Mark Abrahams reported that Kathryn Griffin was not able to be present but Assistant Assessor Brenda O'Toole is present, and he presented the report findings and highlighted

sections of the peer review. They were tasked with reviewing LStar's assessment of municipal revenues and costs based on the impact of the addition of 1,000 units of age-restricted housing and 2.1 million square feet of additional commercial development. It does not include the existing development that was discussed earlier in the Budget/Management Committee meeting. He noted three basic themes:

- when will development occur? In order for revenues to impact FY18, certain things have to happen
- values
- projection of municipal revenues

He noted that timing of development is a factor. In order to meet the objectives, construction has to occur at certain times and he is not sure that the assumption of reaching the projections is realistic. The second issue was the valuations. The appraiser is satisfied with LStar's initial documentation and from a value point of view, the values of the houses and commercial properties are realistic. The third, municipal revenues and net revenue each year through build out is close in their assumption. The major difference is mainly state aid, motor vehicle excise and trash fee (which Southfield residents do not pay). The major issue is the timeline. They have eleven months to certify values and projections will not materialize unless shown that it will within thirteen months.

Councilor DiFazio asked for LStar's comment on whether the 2018 projections won't be met, and whether it's not reasonable to assume the project will attract the amount of life science and commercial development over the development of the project. Councilor Lacey asked before hearing from LStar why it will be difficult to meet the bar without incentives. Most of Massachusetts' biotech is housed in Boston and Cambridge and small pockets in Worcester; to bring to Southfield where there isn't a concentration is a challenge. He asked if it is fair to assume the development will be attractive without incentives, and if there are to be incentives, will it drive the revenue projections down. Mr. Abrahams noted that if there are incentives planned, they will drive down the revenues.

Vice President Smart asked if the Abrahams Group completed the study without input or communication from LStar. Mr. Abrahams responded that it was a matter of timing; they did not ask for the scope. Vice President Smart noted there is high tech business along the Route 128 belt. Councilor McDonald noted that if the developer offered incentives, it wouldn't affect the revenue stream to the town. The attraction is that much of Boston and Cambridge is saturated. Firms are interested in relocating to a more affordable area, with commuter rail access. The explanations are reasonable and it wouldn't be a negative effect to the bottom line. Councilor Hackett asked if review is only what has been added and not the underlying development. Mr. Abrahams responded yes. She asked if the review included the change in the product type in the underlying development. Mr. Abrahams responded no. Councilor Conlon noted the review takes the existing tax rate into account; the classification could change. If the tax rate were reduced, would it be an incentive.

Kyle Corkum, LStar responded to the results of the peer review. He underscored that the

assessment is virtually the same as what Mr. Mahady cited. These are legitimate questions but there are answers. The assumption was that 2018 would be occupancy year-two years to get to the first step and is achievable. In terms of biotech: they are looking for commercial that includes Research and Development. They are on the short list for one firm from Boston who have asked for 20 acres and would consider less. They are willing to reduce land prices in the beginning to entice businesses. They are willing to be flexible without affecting the revenues negatively. He is not planning to ask for TIF's and has stated this several times.

Council Vice President Smart asked if the timeline is the main hang-up with the review. Mr. Abrahams responded yes. President O'Connor asked Mr. Abrahams if the report is a good one outside of the timeline issue and aligns with what the proponent has proposed. Mr. Abrahams responded yes.

A motion was made by Vice President Smart to take REPORTS OF COMMITTEES out of order and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

#### **Public Park and Recreation Committee-Chair Jane Hackett**

Councilor Hackett reported that the Public Parks and Recreation Committee met on September 28, 2015 and reviewed the following items:

#### **Legion Field-Permitting, Fees, Maintenance**

Councilor Hackett noted that Legion Field has opened and has been successful overall. She thanked all the committee members who worked diligently to get the field reopened. The field is in continuous use with youth, middle and high school teams and practices. They are working to maintain the conditions of the bathrooms and keep the trash cleaned up and some of it is trial and error while details are worked out. There is a supplemental request presently before the Council to add an additional DPW worker who will be dedicated part of the time to Legion maintenance.

#### **Overview of Recent Park Improvements**

The committee also viewed a presentation by Bob Feldman and Kenan Connell of the DPW and Steve Reilly, Parks & Recreation, of the multiple park improvements. The many small parks are as important to the individual neighborhoods as Legion is to the town as a whole.

#### **Budget/Management Committee- Chairman Michael Molisse**

Councilor Molisse reported that the Budget/Management Committee met on November 9, 2015 and reviewed the following items:

#### **15 119-Special Legislation to Buy Back Military Service**

Councilor Molisse reported that the Council received a memo from the Mayor withdrawing this measure. He read the Mayor's memo into the record. The measure will be revised with additional language and resubmitted at a future date.

**15 120-Appointment to the Commission on Disabilities-Andrea Feeney**

Ms. Feeney was invited to the table to review her qualifications and interest. This matter was referred to the Budget/Management Committee on November 2, 2015. The committee met on November 9, 2015 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve 15 120; that the Town of Weymouth appoint Andrea Feeney of 16 Stacey Way to the Commission on Disabilities for a term to expire on June 30, 2018 and was seconded by Vice President Smart. UNANIMOUSLY VOTED.

**15 121-Appointment to the Community Events Committee-Mary Jordan-Roy**

Ms. Jordan-Roy was invited to the table to review her qualifications and interest. This matter was referred to the Budget/Management Committee on November 2, 2015. The committee met on November 9, 2015 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve 15 121; that the Town of Weymouth appoint Mary Jordan-Roy of 31 Brae Road to the Community Events Committee for a term to expire on June 30, 2018 and was seconded by Vice President Smart. UNANIMOUSLY VOTED.

**15 122-Appointment to the Construction Steering Committee-John Gillon**

Mr. Gillon was invited to the table to review his qualifications and interest. This matter was referred to the Budget/Management Committee on November 2, 2015. The committee met on November 16, 2015 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve 15 122; that the Town of Weymouth appoints John Gillon of 111 River Street to the Construction Steering Committee for a term to expire on June 30, 2018 and was seconded by Vice President Smart. UNANIMOUSLY VOTED.

**15 123-Appointment to the Cultural Council-Debbie Courteau**

Ms. Courteau was not present. This matter was referred to the Budget/Management Committee on November 2, 2016. The committee met on November 9, 2015 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve 15 123; that the Town of Weymouth appoints Debbie Courteau of 201 Lake Street to the Cultural Council for a term to expire on June 30, 2017, and was seconded by Vice President Smart. UNANIMOUSLY VOTED.

**15 124-Appointment to the Cultural Council-Judith Rizzo**

Ms. Rizzo was invited to the table to review her qualifications and interest. This matter was referred to the Budget/Management Committee on November 2, 2015. The

committee met on November 9, 2015 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve 15 124; that the Town of Weymouth appoints Judith Rizzo of 39 Manomet Road to the Cultural Council for a term to expire on June 30, 2017 and was seconded by Vice President Smart. UNANIMOUSLY VOTED.

**15 125-Appointment to the Cultural Council-Michael Yavorsky**

Mr. Yavorsky was not present. This matter was referred to the Budget/Management Committee on November 9, 2015. The committee met on and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve 15 125; that the Town of Weymouth appoints Michael Yavorsky of 84 Regatta Road to the Cultural Council for a term to expire on June 30, 2017 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

**15 126-Appointment to the Youth Coalition-Sally Scott**

Ms. Scott invited to the table to review her qualifications and interest. This matter was referred to the Budget/Management Committee on November 9, 2015. The committee met on and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve 15 126; that the Town of Weymouth appoints Sally Scott of 34 Hollis Street to the Youth Coalition for a term to expire on June 30, 2017 and was seconded by Vice President Smart. UNANIMOUSLY VOTED.

**15 127-Appointment to the ZBA Alternate Seat-Marissa O'Brien**

Councilor Molisse reported that it was the committee's decision to send this measure back to the Mayor with no action until after the new administration is in place in January, 2016.

**15 130 -FY16 Supplemental Budget**

Councilor Molisse reported that this item is still in committee and will be discussed again at the Committee's meeting on November 30, 2015.

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

President O'Connor reported that the deliberation was pending the committee and Council's review of the peer review report by the administration. He invited the Council to deliberate any outstanding questions.

Councilor Harrington reported that he proposed a list of questions to LStar for determining long-term planning at the last Economic Development Committee meeting. He had asked for an inventory of existing open space and what might be built out in the

future. He noted that this is his focus. He noted the figures that have been proposed are fantastic, and he looks forward to the response to his questions. If half of the revenue is applied to the OPEB liability, then half of it is gone. Kyle Corkum responded that some of the open space may never be developed due to status as protected habitats or designated migratory routes but he pledged to constantly reassess to maximize the economic future of Weymouth.

A motion was made by Councilor McDonald to approve item 15 102; that the Town of Weymouth adopt the proposed amendment to Southfield zoning and land use and was seconded by Vice President Smart. President O'Connor reported that the Council received the report from the Weymouth Planning Board of October 27, 2015 with its recommendation for favorable action.

Vice President Smart supported the changes; he noted that they asked for certain changes (addition of age-restricted housing and additional commercial space) and LStar went beyond the request to relocate some of the housing to the certain commercial areas to the East/West Parkway, which makes more sense. He endorsed the changes and supported the measure.

Councilor McDonald supported the measure. He noted the potential of the project is greater than they anticipated and the commitment from the state in financing the parkway is evident.

Councilor Mathews endorsed the measure and is cautiously optimistic. He noted that the changes will put the onus on the developer to resolve several issues; including attracting commercial development, MEPA process and Notice of Project Change, additional traffic, etc.

Councilor Lacey supported the measure. He noted he was originally cautiously optimistic, but now very optimistic. These are major changes to the zoning which will increase commercial development and will not only increase the tax base but meet the increasing needs of the marketplace. The peer review analysis was an awesome alignment and he is now bullish on the project and where it will place Weymouth going forward. The Council has been waiting for this for twelve years, and what was accomplished in five months is encouraging.

Councilor Conlon supported the measure. He noted the past developer was not forthcoming with answers. It will be a successful project in partnership with Weymouth.

Councilor Haugh supported the measure. She noted the amount of work they did in a short time is phenomenal; results are encouraging and infectious.

Councilor Harrington supported the measure and echoed Councilor Lacey's excitement. He noted for the residents at home watching that the result of this will be make people want to move here and bring more services. It is the single biggest economic boon to Weymouth.

President O'Connor noted that he supported the measure and by the Council leading the charge and bringing it back from insolvency is a testament to the work of this Council. He noted the issues that were resolved: water and sewer sources, state funding the balance of the parkway, and the change in design. It appears Weymouth has found the partner it has needed. He noted how much time had been spent in discussion and the potential is as large as it has ever been. They will be the watchdog; they want to see it maximized for the benefit of the community and the economy, and cannot afford to go through this process again. This is a remarkable opportunity for Weymouth to grow. He called for a roll call vote:

Councilor Conlon- YES  
Councilor DiFazio- YES  
Councilor Hackett- YES  
Councilor Harrington- YES  
Councilor Haugh- YES  
Councilor Lacey-YES  
Councilor McDonald  
Councilor Molisse- YES  
Vice President Smart-YES  
President O'Connor-YES  
UNANIMOUSLY VOTED.

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

### **15 131-Request to Enter Into 5-Year School Bus Transportation Contract**

Nick Bulens requested on behalf of the Mayor that the Town Council authorize the town to enter into a contract for school bus transportation for a term of five years, beginning with the school year commencing in September 2016, pursuant to the provisions of Massachusetts General Laws Chapter 30B, Section 12.

A MOTION was made by Vice President Smart to refer measure 15 131 to the Ordinance and Budget/Management Committees and was seconded by Councilor Mathews.  
UNANIMOUSLY VOTED.

### **15 132-Community Preservation Committee Request for Funding-Puritan Road Flood Mitigation/Ecological Resilience Project**

Nick Bulens requested on behalf of the Mayor that the Town of Weymouth appropriate \$10,700 from the unreserved fund balance for the purpose of funding the cost of the Puritan Road Flood Mitigation/Ecological Resilience project, as put forward by the Weymouth Department of Public Works.

A MOTION was made by Vice President Smart to refer measure 15 132 to the Budget/Management Committee and was seconded by Councilor Mathews.  
UNANIMOUSLY VOTED.

**15 133-Fiscal Year 2016 Tax Classification**

Nick Bulens requested on behalf of the Mayor that the Town of Weymouth approve a Classification Tax Rate shift of 1.45 to commercial, industrial and personal property taxes with no residential exemption for Fiscal Year 2016. He reported that the tax rate shift for FY15 was 1.55 and the Board of Assessors voted this matter on November 10, 2015.

A MOTION was made by Vice President Smart to refer measure 15 133 to the Budget/Management Committee and was seconded by Councilor Mathews.

Councilor Hackett noted that the timing is such that the Budget/Management Committee review and the Public Hearing both will take place on the same night. Council President O'Connor responded that he had asked for them to be reviewed separately, but was told there wasn't time if the tax bills are to go out on time. Councilor Hackett responded that the Mayor is proposing a significant shift; she is concerned with the public's ability to be educated before making public comment. President O'Connor responded that he will ask if some flexibility can be allowed by the Board of Assessors. Councilor Hackett recommended that information be posted on the town website for the public.

UNANIMOUSLY VOTED

**ADJOURNMENT**

The next regularly meeting of the Town Council is scheduled for Monday, November 30, 2015.

At 8:38 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 Council President Patrick O'Connor  
Voted unanimously on 21 December 2015