

**TOWN COUNCIL MINUTES
Town Hall Council Chambers
November 21, 2016, Monday**

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

Absent: Jane Hackett, Councilor

Also Present: Brian Connolly, Chief Financial Officer
Joseph Callanan, Town Solicitor
Kathy Deree, Town Clerk
Richard Swanson, Town Auditor
Robert Luongo, Planning Director
Owen McDonald, Traffic Engineer
Nicholas Bulens, Administrative Services Coordinator

Recording Secretary: Mary Barker

President O'Connor called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathy Deree called the roll, with one member absent. President Mathews reported that Councilor Hackett was absent due to the death of her father, retired Associate Superintendent of Schools John, "Jack" Hackett. A moment of silence was observed in his honor.

ANNOUNCEMENTS

Councilor Harrington announced Weymouth's Annual Christmas Tree Lighting which is taking place Sunday, December 4, 2016, 5-7 PM at the Town Hall.

Councilor Haugh announced two annual contests:

- Gingerbread House decorating – entries must be submitted by Wednesday November 30, 2016 to Town Hall
- Holiday Door Decorating , which will be filmed by WETC

Entrants can register through the town's website and flyers are available at the Town Hall and Senior Center at McCulloch.

PUBLIC HEARINGS

16 138-Turn Restrictions-Commercial Street/Hill Street and Commercial Street/Grant Street

A MOTION was made by Vice President Smart to open the public hearing on 16 138 and was seconded by Councilor Mathews. This was published on November 11, 2016.

UNANIMOUSLY VOTED.

Owen McDonald presented the measure for the Engineering Dept. He reviewed the history of the measure. It was a result of calls from residents of both streets. Commuters leaving the rail lot are cutting through a residential neighborhood on their way to Hingham. Their observations proved true. A community hearing was held under the auspices of Councilor DiFazio with a consensus to present the following two items for consideration:

1. No left turn onto Hill Street – prohibited between 4-7PM, Monday through Friday
2. No right turn onto Grant Street during those same hours

President O'Connor noted that this was reviewed at the Ordinance Committee's meeting earlier, but no action was taken pending the public input.

The following are the comments from the public:

Sarah Jenetsky, 67 Grant Street – noted that on Halloween two children were almost hit. Drivers leaving the station are dangerous and it's unfair to residents. Children can't play outside. It's a neighborhood; not a speedway.

Emily Darosa, 20 Ashmont Street- Speeding and not stopping at the sign is an issue. She hopes the signs and police presence will help.

Millie Ficcaro, owner of 65-67 Grant Street noted this is an ongoing traffic issue. Drivers are rolling through stop signs and speeding. Before the train came in, the neighborhood association tried to do this and they were told it was not going to be a problem.

Dan Ciccolo, 25 Hill St. – when this started- no parking signs were put in- this is not a problem, but this was an unforeseen issue then. Drivers are hurrying trying to beat the lights. They aren't worried about the residents, but the commuters coming from the station. Many children and pets are in the neighborhood and this is a safety concern and quality of life issue.

Skip Bernard, 14 Hill St- they are not against commuters, it's just that they won't stop at the signs. This is affecting the residents' quality of life.

A MOTION was made by Vice President Smart to close the public hearing on 16 138 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

It was noted that the next Ordinance Committee meeting hasn't been scheduled as of yet, but they will have a recommendation at the next Town Council Meeting.

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

Update on Chapman Middle School Renovations Project by School Building Committee

-Ted Langill, Chief of Staff/Chair of School Building Committee

-Jennifer Curtis-Whipple/Superintendent of Schools

-Lisa Belmarsh-Chair of School Committee

Ted Langill, Jennifer Curtis-Whipple and Lisa Belmarsh presented the update. Lisa Belmarsh acknowledged the members present.

- MSBA Process- accomplished to Date
 - Statement of Interest- priorities
 - Building
 - Energy efficiency
 - Learning standards
 - Eligibility Period- funding phase- ready to go forward
 - Entry vote
 - Requirements met
 - Finished 5 months sooner than anticipated
 - Compliance certificate
 - Educational profile
 - Configuration/design enrollment
 - Measure approved/ phase ended
 - MSBA
 - Feasibility Study – 20 months estimate
 - OPM- Owner's Project Manager- through entire process and finalize designer selection (oversee entire project) by March 2017 (with vast knowledge of education and building of the magnitude required)
 - Develop educational plan
 - Generate initial space summary
 - Document existing conditions
 - Designer Selection
 - Draft Request for Services for both
 - \$1M budget-
 - \$250K OPM services
 - \$60,00- designer
 - site testing
 - locked into 56.2% reimbursement rate locked

All figures are based on 85% utilization of the facility to allow for growth in next ten years.

- MSBA process- outreach. On November 30th a public forum to be held, 7PM at Chapman School Auditorium
- Resident survey- in development
- SBC Webpage
- SBC email

Supt. Whipple reminded them that this building will be for the use of the entire community and they want input from everyone.

Councilor DiFazio noted that the outreach meeting is a great idea. He asked why the option of a 5-8 middle school configuration was left off the list and he was told that keeping Adams as a middle school would make it the highest enrolled middle school in MA; MSBA was uncomfortable with it.

Councilor McDonald asked if they will be incentivizing solar and green approach? It was noted that this is being taken into account.

Councilor Lacey and President O'Connor commended the work and asked that the committee keep the Council apprised of progress.

16 149-Prodrive TIF (Tax Incremental Financing) Agreement

Mr. Bulens requested on behalf of the Mayor that the Town of Weymouth approve the Tax Incremental Financing (TIF) Agreement between the Town of Weymouth and Prodrive Technologies, Inc.. This TIF agreement is proposed in conjunction with Prodrive's Economic Development Program (EDIP) application through the Massachusetts Office of Business Development.

The measure was referred to the Economic Development Committee by Councilor Smart and was seconded by Councilor Mathews. Councilor Harrington thanked Prodrive for opening in Weymouth and assured the principals the measure will be addressed quickly to welcome them and to make their venture in Weymouth a success. UNANIMOUSLY VOTED.

16 150-Proposed Changes to the Town of Weymouth Zoning Ordinance

Mr. Bulens requested on behalf of the Mayor that the Town of Weymouth amend the Town of Weymouth Code of Ordinance, as follows:

Delete §120-53 in its entirety.

Also remove reference to 120-53 from Table 1 Schedule of District Regulations

Add §120-53.2 containing the following text:

Lot Shape Factor: No lot shall be created so as to be so irregularly shaped or extended that it has a "shape factor" in excess of thirty-five (35). Shape Factor equals the square of the lot perimeter divided by the lot area.

Also add reference to 120-53.2 to Table 1 Schedule of District Regulations defining the R-1 District Lot Size.

Amend §120-53.1 to read:

Any lot created after [insert adoption date], shall have a minimum upland area, as defined in Section 120-6, of 85% of the minimum lot area.

Delete §120-13 (A) in its entirety.

Re-assign lettering of remaining items under §120-13 accordingly.

Amend Table 1 Schedule of District Regulations as follows:

Under the heading "Maximum Lot Coverage" in the R-3 District, change the Percentage of Landscaped Area from 15% to 20%.

Amend Table 1 Schedule of District Regulations as follows:

Under the heading "Maximum Lot Coverage" in the R-4 District, change the Percentage of Landscaped Area from 15% to 20%.

A MOTION was made by Vice President Smart to refer measure 16 150 to the Ordinance Committee and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

REPORTS OF COMMITTEES

Budget/Management Committee-Chairman Michael Molisse

Councilor Molisse reported that the Committee met on November 16, 2016 to deliberate the following measures:

16 141A-Borrowing Authorization for Field and Park Improvements

This matter was referred to the Committee on October 31, 2016. The Committee met on November 16, 2016 and voted to forward to the full Town Council with a recommendation for favorable action. A Public Hearing was held on November 14, 2016.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 16 141A; that the Town of Weymouth appropriate the sum of \$10,000,000 to pay costs associated with the renovation of several Town parks, playgrounds and recreational fields, including the construction of artificial turf fields,

installation and repair of irrigation systems, installation of field and security lighting systems, construction and renovation of playground areas, construction of walking paths, rehabilitation of natural grass recreation areas, renovation of infields renovation and construction of basketball courts, construction and improvements to parking areas, landscaping, fencing, installation and renovation of bleachers and grandstands, and for the payment of all other costs incidental and related thereto, and that to meet this appropriation, the Town Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(6) of the General Laws, or pursuant to any other enabling authority, and that the Mayor is authorized to contract for and expend any grants, aid or gifts available for this project; and that the Mayor is authorized to take any other action necessary or convenient to carry out this project. The motion was seconded by Vice President Smart.

Councilor McDonald commended Councilor Hackett for her advocacy. Councilor Lacey noted this is an investment in the town and its residents and is long overdue. Councilor Harrington noted he is hopeful for Weymouth's future. Councilor DiFazio noted he looks forward to it; it will be a boon for Jackson Square and the East Weymouth district. It's a conservative and diligent effort. He noted that there are requests to perform additional work but they can't do everything without hiring more DPW workers and they should consider expanding the operating budget. He also suggested a close watch; significant funds could be realized from the use of the fields; they will need to be monitored and reported quarterly to Council.

Councilor Molisse noted his support. The measure was thoroughly vetted in Budget/Management and he commended Steve Reilly and John MacLeod for their work. Legion Field is a gem and he is pleased to see this measure move forward.

Vice President Smart supported and thanked the administration and the Mayor. He urged they continue to find homes for the groups to be displaced during construction. He also noted they will need to be sure there is sufficient security to thwart vandalism- it's a huge investment by the taxpayers. He further suggests erecting structures that are easily cleaned.

Councilor Haugh supported the measure; she noted that she sees firsthand in her district that parks are attracting kids to play. Councilor Conlon agreed that the DPW staff should be increased.

President O'Connor reported that he spoke with Councilor Hackett and she extends her thanks. He thanked her for her work; this is a measure for the residents. It will produce revenue but was primarily put forward to improve the parks for the residents. It has been eleven years of effort.

UNANIMOUSLY VOTED.

16 141B-Special Purpose Stabilization Fund Transfer for Field and Park Improvements

This matter was referred to the committee on October 31, 2016. The committee met on November 16, 2016 and voted to forward to the full Town Council with a recommendation for favorable action. A public hearing was held on November 14, 2016.

On behalf of the Budget Management Committee, a motion was made by Councilor Molisse to approved measure 16 141B; that the Town of Weymouth, through the Town Council, transfer the sum of \$1,408,000 from the Special Purpose Stabilization Fund for Capital Projects for the purpose of funding the costs associated with the construction of artificial turf fields, installation and repair of irrigation systems, installation of field and security lighting systems, construction and renovation of playground areas, construction of walking paths, rehabilitation of natural grass recreation areas, renovation of infields, renovation and construction of basketball courts, construction and improvements to parking areas, landscaping, fencing, installation and renovation of bleachers and grandstands, and for the payment of all other costs incidental and related thereto. The motion was seconded by Vice President Smart. UNANIMOUSLY VOTED.

ADJOURNMENT

The next regular meeting of the Town Council Meeting has been scheduled for Monday, December 5, 2016.

At 8:26 PM; there being no further business, a MOTION was made by Vice President Smart to adjourn the meeting 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 19 December 2016