

TOWN COUNCIL MINUTES
Ordinance Committee
Town Hall Council Chambers
May 2, 2016, Monday

Present: Kenneth DiFazio, Chairman
Michael Smart, Vice Chairman
Arthur Mathews, Councilor

Absent: Jane Hackett, Councilor
Patrick O'Connor, Councilor

Also Present: Joseph Callanan, Town Solicitor
Robert Luongo, Director of Planning
Steve Vining, LStar Counsel

Recording Secretary: Mary Barker

Chairman Ken DiFazio called the meeting to order at 6:56 PM.

16 015-Proposed Amendment to Southfield Zoning and Land Use-White Street

Steve Vining, Attorney for LStar and Bob Luongo were invited to the table to present an amendment to the Southfield Zoning Ordinance to change the area of 2.85 acres to an R-1 district-creating an R-1 where one doesn't exist to allow a 6-lot subdivision cul-de-sac on White Street. The White Street residents are in favor of the change to prevent possibility of an eventual auto access from Southfield through White Street. The plan would allow only pedestrian and bicycle access to Southfield. He noted this is not a request for an approval of a subdivision plan, which requires Planning Board deliberation. Weymouth would have control over the subdivision.

Steven Vining, noted that this is a fairly simple zoning amendment to convert a portion of the perimeter area on the north side of Southfield, and he reviewed the power point handout to be delivered at the Town Council meeting. He noted the area in pink is subject to rezoning application. The result of comments from the White Street residents is that they don't want it to remain open space because it leaves it open for eventual connectivity. They can be avoid it by building it out. They plan to maintain connectivity for pedestrian and bikes only, so that the residents of the neighborhood can access the amenities at Southfield.

Chairman DiFazio asked who is current actual owner? Atty. Vining responded it is a combination of SRA and LStar. The amount of open space will remain the same. Chairman DiFazio asked if they are required to maintain a certain amount of open space. Mr. Vine responded that he could not find an actual reference but will keep what has been referenced. Chairman DiFazio asked if the zoning were changed, could this be done somewhere else also designated as open space. Atty. Vining responded yes, but it would

be at the discretion of the Council. The area was an entrance to the base at one time, and is a large paved area. The residents agreed this was the best way to protect their neighborhood.

Vice Chairman Smart noted that during the MEPA review, access points were discussed. He met with 40-50 residents last summer when this was initially proposed and not one objected. He is pleased to see something else will be realigned to maintain the same 71.5 – 72% open space. He reported he consistently has heard from the neighbors that opening this as access to Southfield would completely destroy the neighborhood. He asked if the project is successful, would the residents of the proposed subdivision be part of the Southfield project. Atty. Vining responded that they would be subject to Weymouth's property tax and SRA's assessment, but they will not be part of the Southfield Homeowner Association or subject to those dues.

Councilor Mathews asked if each lot will have a minimum of 25,000 square feet and not be allowed to subdivide. Mr. Luongo responded yes. He also asked how they planned to block vehicular access from the 20' wide right of way. Mr. Luongo responded that it will be improved and bollards or other blockading will be used to prevent traffic other than pedestrian or bicycle.

Chairman DiFazio asked where they plan to offer open space in Weymouth. Atty. Vining responded that it is under discussion. Is it happening also in Abington or Rockland? Atty. Vine responded that Rockland Town Meeting is also deliberating a zoning change from open space to commercial in a non-productive area, to ensure all open space on the golf course is contiguous.

Chairman DiFazio noted that a public hearing is scheduled at the Town Council meeting and he will continue this in committee pending resident comment.

ADJOURNMENT

At 7:16 PM, there being no further business, a motion was made by Vice Chairman Smart to adjourn and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Respectfully submitted by Mary Barker as Recording Secretary

Approved by Chairman Kenneth DiFazio
Voted favorably on 6 September 2016