

SPECIAL TOWN COUNCIL MEETING MINUTES
Weymouth Town Hall
Council Chambers
June 26, 2017

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: Nicholas Bulens, Administrative Services Coordinator
Brian Connolly, Chief Financial Officer
Kathleen Deree, Town Clerk
Robert Luongo, Planning Director

Recording Secretary: Janet Murray

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

OLD BUSINESS

17 093 – Ballot Question regarding whether to ban commercial marijuana in the Town of Weymouth

Councilor O'Connor stated that this item was carried over from the meeting last week. It remains on the agenda because no action has been taken. He noted that the State Legislature is working on this matter.

Councilor DiFazio made a motion to keep measure 17 093 on the agenda until the State Legislature takes action and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

Presentation of the Draft Housing Plan by RKG Associates

Judith Barret, Advising Consultant
Eric Halvorsen, AICP Principal Planner and Senior Analyst
Amanda Berman, Principal Planner

Director of Planning, Robert Luongo, appeared before the Town Council regarding the draft Housing Plan which looks at the housing needs of the community and an implementation strategy. He stated that the process will go through November. At that

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point, the Town Council and the Planning Board will need to vote on the plan before it is submitted to the State for approval.

Ms. Barret of RKG, the firm hired to help develop the plan, gave an overview of what goes into creating a Housing Plan (and used a power point demonstration) and how this process worked for the Town of Weymouth.

Councilor Hackett asked if the town already meets the requirement for 40B.

Mr. Luongo stated that the town had previously met the 1.5% land requirement; however, he stated that this percentage calculation has become a moving target. He noted that some affordable housing units have been lost at Queen Anne's. He added that the town loses the land area when it loses units. He noted that currently the town's unit calculation is 7.4% of the 10% requirement. The town has 23,000 units of which 2300 represents the 10% calculation; the town currently has 1737 affordable units.

Mr. Luongo stated that the town has lost units without gaining any. He pointed out that the land area calculation is still unclear; GIS is working on this calculation and the percentage should be available in the next month.

He noted that if the town has an approved 5-year plan in place to reach the required percentage, the town is not required to entertain a 40B proposal.

He continued that this Housing Plan will give a sense of housing needs for the entire town such as the potential need for more family housing, assisted living, and/or memory care, veteran's homes, and group homes.

Mr. Luongo stated that there are new guidelines from the state on the 1.5% calculation.

Councilor Hackett confirmed that the former Naval Air Station does not affect the town's percentages.

Ms. Barret agreed that the land area and housing units at the former Naval Air Station do not impact the town's calculations.

Ms. Berman gave an over view of the town's needs assessment.

Councilor Harrington stated that there is development in the town which is increasing the density. Ms. Barret stated that this current density increase is not the result of 40B.

Councilor Harrington asked whether units must be created or if they can be converted. Ms. Barret stated that units can be created through new construction or rehabilitation.

Councilor Harrington asked if there is an adjustment to the formula to account for vertical buildings ie: if a 2-acre parcel is built up with 30 units is the land percentage adjusted.

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Ms. Barret stated that there is no adjustment.

Councilor Haugh asked about sober houses. Ms. Barret stated that sober houses are not considered permanent housing. They are currently not overseen by a state agency.

Councilor Hackett noted that Weymouth is close to fully developed. Ms. Barret gave an example of Brookline to illustrate the process. She noted that the redevelopment process is one way to obtain the needed units. She noted that there is no forgiveness in the regulations for more developed towns.

Councilor Mathews noted that in 2003 the town had a 1.9% calculation based on a housing appeal case. He suggested that this needs to be reviewed carefully. Ms. Barret stated that the methodology for counting land has changed. She stated that the town needs to keep an eye on how the methodology continues to change.

Councilor Mathews asked for a copy of the regulations. Mr. Luongo stated that these regulations are currently in draft form but he can get the council a copy.

Councilor Mathews asked if the public comment period is still open on these draft regulations. Ms. Barret stated that she believes that it is open until July.

Councilor Conlon asked how Brookline met the requirements. Ms. Barret stated that the town had five (5) comprehensive 40B applications going on over the past 18 months; all of which were approved. She stated that developers are purchasing land with obsolete buildings on the property and redeveloping it.

Councilor DiFazio stated that it is disconcerting to hear that the town may not meet the 10% unit or 1.5% land area requirements. He stated that it is important for the council to receive guidance. Mr. Luongo stated that there are strategies out there that will be reviewed going forward.

Councilor DiFazio suggested that the town encourage builders and property owners to maintain or add affordable units.

Councilor Smart stated that the town's budget this year is \$170 million. He asked if the town can afford the additional needs that will result from adding 117 units per year. Mr. Luongo stated that building adds to the tax base. He added that if the town were to add 40R development and there are school age children, the state will supplement the town's funds to accommodate the additional costs to the public school system.

Councilor Smart remarked that the state is known to leave such mandates unfunded. Ms. Barret stated there are 2-3 communities that are receiving supplemental 40S funds for 40R developments.

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Councilor Hackett asked what is the town's goal; to meet the 10% unit requirement or the 1.5% land requirement?

Mr. Luongo stated that the goal is to preserve the residential (R-1) districts.

Councilor Mathews noted that the town has used Community Preservation funds to help keep units affordable.

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

17 094 – Land taking, easements-Pringree School Vicinity-Commercial Street, Cottage Street, School Driveway

Nick Bulens, on behalf of the Mayor, submitted the following measure to Town Council:

“That the town of Weymouth, through the Town Council, pursuant to M.G.L Chapter 40, Section 14, and the Town of Weymouth Code of Ordinances, Section 2-206, authorize to transfer property and accept gifts, and authorize and approve the acquisition of construction easements in support of the Pingree School Safe Routes Project by the Massachusetts Department of Transportation, as indicated in the attached Exhibit A.”

Supporting information is included separately.

A Motion was made by Councilor Mathews to refer measure 17 094 to the Budget/Management Committee and was seconded by Councilor Molisse.
UNANIMOUSLY VOTED.

REPORTS OF COMMITTEE

BUDGET/MANAGEMENT COMMITTEE CHAIRMAN MICHAEL MOLISSE

Councilor Molisse stated that the Budget/Management Committee met this evening at 6:30pm and discussed the following three (3) items:

17 091 – Appointment/Contract Town Auditor

Councilor Molisse stated that this item was referred to the Budget/Management Committee on 6/19/17 and the committee met this evening, 6/26/17 and voted to recommend favorable action to the full Town Council.

Councilor Molisse made a motion for favorable action for measure number 17 091 and was seconded by Councilor Smart.

Councilor Lacey stated that he is on record to the current and previous administrations that the position of Auditor should be a full-time position. He stated that this is in no way a reflection on Richard Swanson's ability to perform the duties of this position.

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The motion PASSED on a 10-1 vote with Councilor Lacey voting against.

17 092 - Reserve Fund Transfer-Capped Landfill

Councilor Molisse stated that this item was referred to the Budget/Management Committee on 6/19/17 and the committee met this evening 6/26/17 and voted to recommend favorable action to the full Town Council. He noted that the reserve fund amount was amended to read \$93,504.00

Councilor Molisse made a motion for favorable action on measure 17 091 (as amended) and was seconded by Councilor Lacey. UNANIMOUSLY VOTED.

16 101 – Legal Counsel Representation for Town Council

Councilor Molisse stated that this item was referred to the Budget/Management Committee on 6/6/16. The committee met on 9/19/16 and kept this item in committee. The committee discussed this item this evening, 6/26/17, and again kept it in committee, awaiting additional information.

ADJOURNMENT

The next meeting of the Town Council is scheduled for Tuesday, September 5, 2017, due to Labor Day.

At 9:00PM, there being no further business, a motion was made by Councilor Smart to adjourn and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Respectfully submitted by Janet P. Murray as recording secretary

Approved by Council President Patrick O'Connor

Voted unanimously on 10 August 2017