

SPECIAL TOWN COUNCIL MEETING MINUTES
Weymouth Town Hall
Council Chambers
August 24, 2015, Monday

Present: Patrick O'Connor, President
Michael Smart, Councilor
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

Not Present: Michael Molisse, Councilor

Also Present: Carolyn Murray, Town Solicitor
Kathleen Deree, Town Clerk
Richard Swanson, Town Auditor
Michael Gallagher, Director of Administrative Services

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 one member absent. President O'Connor reported that Councilor Molisse was unable to be present due to a prior family commitment.

ANNOUNCEMENTS

Councilor Mathews announced on behalf of Mayor Kay that the public is invited to the rededication of Bradford Hawes Park on Lakehurst Avenue. The event will take place Sunday, August 30, 2015, 5:30-7:00 PM. Rain date is August 31, 2015. Refreshments will be provided.

Councilor Smart announced the Weymouth Police Department invites citizens and business owners to Coffee with a Cop; a chance for coffee/ tea and one-on-one conversation with police officers. It's a chance to learn about police offerings and to discuss concerns. A request form is on the town website and can be returned to Sgt. James St. Croix, WPD Outreach Services.

Councilor Conlon announced he will hold constituent office hours on Tuesday, September 1, 2015; from 10-11 AM in Council Chambers and 4-5 PM at Fogg Library.

Citation Issuance to Solicitor George E. Lane – President Patrick O’Connor

President O’Connor invited outgoing Solicitor Lane for the presentation. He noted that a special presentation was made in the Mayor’s office in the early summer. Attorney Lane was cited for more than two decades of service as Solicitor to the town. He read the citation and Attorney Lane received a standing ovation from the Council and audience. He thanked the Council and noted he will miss the people he’s worked with during his tenure.

Council President O’Connor invited Michael Gallagher to the table and he noted that with Mr. Lane’s retirement, the town has opted into a contractual agreement for legal services with Kopelman and Paige, and Ms. Carolyn Murray has been assigned to Weymouth for this year, and he introduced her.

MINUTES

Budget/Management Committee Meeting Minutes of May 4, 2015

A motion was made by Vice President Smart to approve the minutes of the Budget/Management Committee Meeting of May 4, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of May 4, 2015

A motion was made by Vice President Smart to approve the minutes of the Town Council Meeting of May 4, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Budget/Management Committee Meeting Minutes of May 18, 2015

A motion was made by Vice President Smart to approve the minutes of the Budget/Management Committee Meeting of May 18, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Annual Town Meeting Minutes of May 18, 2015

A motion was made by Vice President Smart to approve the minutes of the Annual Town Meeting of May 18, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Budget/Management Committee Meeting Minutes of May 20, 2015

A motion was made by Vice President Smart to approve the minutes of the Budget/Management Committee Meeting of May 20, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Budget/Management Committee Meeting Minutes of May 26, 2015

A motion was made by Vice President Smart to approve the minutes of the Budget/Management Committee Meeting of May 26, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Special Town Council Meeting Minutes of May 26, 2015

A motion was made by Vice President Smart to approve the minutes of the Special Town Council Meeting of May 26, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Environmental Committee Meeting Minutes of June 1, 2015

A motion was made by Vice President Smart to approve the minutes of the Environmental Committee Meeting of June 1, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of June 1, 2015

A motion was made by Vice President Smart to approve the minutes of the Town Council Meeting of June 1, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Budget/Management Committee Meeting Minutes of June 8, 2015

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

Special Town Council Meeting Minutes of June 8, 2015

A motion was made by Vice President Smart to approve the minutes of the Special Town Council Meeting of June 8, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Public Works Committee Meeting Minutes of June 11, 2015

A motion was made by Vice President Smart to approve the minutes of the Public Works Committee Meeting of June 11, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Budget/Management Committee Meeting Minutes of June 15, 2015

A motion was made by Vice President Smart to approve the minutes of the Budget/Management Committee Meeting of June 15, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of June 15, 2015

A motion was made by Vice President Smart to approve the minutes of the Budget/Management Committee Meeting of June 15, 2015, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

PUBLIC HEARINGS

15 088-National Grid Gas Main Utility Petition-Lyme Street

A motion was made by Vice President Smart to open the public hearing on measure 15 088 and was seconded by Councilor Mathews. Notification to abutters was made on August 17, 2015. UNANIMOUSLY VOTED.

Dennis Regan, Permit Representative of National Grid, was invited to the table.

Chris Primiano, 82 Rindge Street, noted that in the recent public hearings on utility permit requests, a question as to remediation of roadways to Weymouth's qualifications came up. Have steps been taken to ensure these steps are taken?

Councilor Mathews reported that the Public Works Committee met in June and representatives from National Grid were in attendance. The language of the ordinance was reviewed, and each Councilor is identifying streets to review. It is a work in process. The DPW Director is also reviewing and has made some suggestions that may have to be referred to Ordinance Committee. The committee will meet again in September.

Aristea Souliaopolos, 23 Lyme Street, asked when the work commences, what accommodations will be made for the residents to come and go from their homes. Previous recent work made it difficult for them.

Councilor Lacey asked if National Grid takes care to be mindful of the abutters while the work is occurring and asked if they extended the invitation to residents further on the streets to hook up to gas. He noted he would prefer not to have the utility come back in a year to add additional customers. Mr. Regan responded that the abutters will be notified two weeks before the start of the work and a supervisor will be on site during it. He also noted that since deregulation, he is not allowed to speculate. If a resident inquires, they can send out a packet but he isn't allowed to solicit new customers. Councilor Lacey asked if any additional residents have contacted the utility to inquire about being added in. Mr. Regan responded that he didn't know.

Council Vice President Smart noted they talked about this at the last public hearing. The Council has worked hard to make sure streets are put back to their former condition. Regarding the informational information to residents, he noted he is disappointed that a drop off was not arranged in the neighborhood. While he understood the deregulation guidelines, he would have liked to see the opportunity. He noted the poor workmanship and it will have to come up again at the next meeting. They are not asking to change the regulations- simply a courtesy notification to the neighbors who might be interested. He noted the cost spread amongst more neighbors would lower the cost to each participant and help with having the streets dug up fewer times.

Councilor DiFazio reported that at the last meeting the last few people who were not contacted were not interested anyway. He suggested it might be helpful to have legal counsel review and see if the Council could have a flyer sent out to a neighborhood three months before work is planned.

Council President O'Connor agreed and suggested it's a good idea to bring up at a Public Works Committee at a future meeting.

Robert Montgomery Thomas, 848 Washington Street, suggested to Mr. Regan that it might be more cost effective if the utility stubbed out to the curb of those properties not tied into gas yet for future tie-in. Councilor Lacey reminded him to direct his comments through the Council President.

A motion was made by Vice President Smart to close the public hearing on measure 15 088 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 15 088; that the Town of Weymouth consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public street, lanes, highways and places of the Town of Weymouth and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same: to install and maintain approximately 67 feet more or less of 2 inch gas main in Lyme Street, from the existing 2 inch gas main at #26 Lyme Street easterly to #30 Lyme Street for a new gas service. The motion was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

15 091-National Grid Gas Main Utility Petition-King Avenue

A motion was made by Vice President Smart to open the public hearing on measure 15 091 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Mr. Regan reviewed the petition.

Council Vice President Smart noted with almost 500 feet of work, the utility should be mindful of street plates, earlier notification and better outreach and a supervisor on site.

Robert Montgomery Thomas, 848 Washington Street, suggested there should be facilities set up for detail officers and workers on site.

A motion was made by Vice President Smart to close the public hearing on measure 15 091 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 15 091; that the Town of Weymouth consents to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public street, lanes, highways and places of the Town of Weymouth and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect

or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same: to install and maintain approximately 413 feet more or less of 4 inch gas main in King Avenue, from the existing 4 inch gas main at Broad Street, southerly to Building #180 for a new gas service. The motion was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

15 092-National Grid Gas Main Utility Petition-Shaw Street

A motion was made by Vice President Smart to open the public hearing on measure 15 092 and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Mr. Regan presented the petition.

Councilor Haugh mentioned as a follow up; there is a huge divot in the road at 73 Shaw Street and while the other work is being done she would like to request that this repaved. Mr. Regan responded that he will look into getting it repaired tomorrow.

Councilor Mathews noted that the plans submitted did not indicate drainage catch basins. He noted the utility work will have to avoid interference with drainage system and there should be adequate clearance; this was noted in comments from the DPW Director Connell and Engineer Chip Fontaine.

Alice Arena, 6 Blueberry Street, noted that according to recent articles in the Patriot Ledger and Boston Globe, Weymouth has more gas leaks than anywhere else in the state. She asked how National Grid plans to address them. Mr. Regan responded that the most troublesome mains were those installed in the 1930's and they are now addressing them.

Councilor Mathews noted this will be an item on the agenda for the September Public Works Committee meeting.

A motion was made by Vice President Smart to close the public hearing on measure 15 092 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 15 092; that the Town of Weymouth consents to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public street, lanes, highways and places of the Town of Weymouth and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same: to install and maintain approximately 413 feet more or less of 4 inch gas main in King Avenue, from the existing 4 inch gas main at Broad Street, southerly to Building #180 for a new gas service. The motion was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Council President O'Connor recommended that Mr. Regan plan to attend the Public Works Committee meeting to address the comments that were raised at the public hearings.

OLD BUSINESS

Southfield Update and Design Status:

LStar Management

Kyle Corkum/Managing Partner and Founder

Adam Ashbaugh, Partner and Vice President of Land Planning

Matthew Barry/Division President

The Architectural Team and Vanasse Hangen Brustlin, Inc.

Kyle Corkum reported that he bought Southfield on May 13, 2015. He introduced his partners and architectural team. They have worked aggressively over the summer and presented the modified plan to the council in a power point presentation.

SOUTHFIELD – Workshop Presentation

Strategic Goals

Maximize Economic Benefits to the Town

Create high quality jobs

Tech

Biotech

R&D

Manufacturing/light industrial

Medical

Continue host community and mitigation obligations

Timely payment of mitigation obligations

Timely payment of host community fees

Installation of all off-site traffic obligations

Timely payment of taxes

Maximize opportunities for tax revenue

Creative designated office district

Hospitality

Age-restricted housing

Commercial recreational uses (sports stadium, rink, fields)

Media production (movies, commercials, television, internet)

Luxury housing (targeting millennials and move-down market)

Capitalize on Existing and Future Infrastructure

East-West Parkway improvements

- Existing neighborhoods
 - The hangar
 - Fire station
 - Gym
 - MBTA Station

Resurrect the Ambitious Vision

- Strive to exceed commercial maximum
- Embrace sustainable design principles
- Utilize collaborative design process
 - Five design teams
 - Government board members
 - Government staff
 - Affected stakeholders
- Create a place to live, work and play
 - Attractive pedestrian-friendly streets
 - Movie theatre, shops, restaurants, bars, hockey rink, galleries, offices
- Three districts within half-mile of center
- Town center within half-mile of T station

Respect abutting neighborhoods

- Permanent landscape buffers
- Permanently eliminate vehicular access (White, Union Streets)
- Create an inclusive environment (surrounding neighborhoods, all three towns)
- Compatible uses adjacent to existing residential neighborhoods
 - Move land office use to the parkway
 - Site low-density age-restricted homes adjacent to Union and White Streets

Meaningful open space

- Passive and active recreation centrally located
- Functional town greens
- Contiguous pedestrian corridors linking all districts to parks
- Protect sensitive environmental habitats
- Connect nature trails to urban open space
- Connect nature trails to surrounding neighborhoods

Existing Plan

- Four Districts
 - Village Center (VCD)
 - Office District (SVCD)
 - Residential District (RD & MUVD)
 - Open Space (1000 acres)

How is the proposed plan different from existing plan?

Office District

moved from White Street to Parkway
Single family homes converted to age-restricted and moved
to White/Union Street area
Single family homes converted to urban/mixed-use

Neighborhood District

1000 age-restricted homes

Town Center District

Commercial 600,000-1,000,000 SF
Residential 1941 luxury apartments, townhomes and
condos
Main Street retail – 150,000 SF

Discovery District

2,000,000 SF (80 acres in Weymouth)
Use to include
Life sciences
Tech
Pharmaceutical Research
Research & Development
Office
Commercial
Pedestrian greenway corridors
Parks
Trails linking all districts

Neighborhood District

Use to include
Assisted Living
Independent Living
Neighborhood Commercial
Neighborhood Square
Visitors Center
Single Family Detached
Open Space
Recreational fields
Civic uses

Mr. Corkum directed a drone-view of the proposed plan.

President O'Connor thanked him for the presentation and opened the floor to questions/comments from the Council.

Vice President O'Connor noted the previous plans called for fire suppression services and with the increased density of the new plan he noted his concerns with fire suppression codes and public safety. His other concerns are fire station staffing, MBTA train capacity/coverage, senior housing, and traffic mitigation for parking and the roundabout.

Councilor Harrington asked if other water solutions were explored and noted his concern that water rates for Southfield residents and commercial owners is the same as other Weymouth citizens. He asked if the MWRA hookup is adequate. He suggested that there must be other communities that use more than one water source and would like to see the rates melded so that all residents pay the same rates. He also noted the previous owner provided the town with a projection of costs and benefits to the town and he would like to see a similar projection from LStar. He also would like to know the possibility of increasing the senior housing component to determine if the project can accommodate more to maximize Weymouth's potential for revenue from Southfield.

Councilor Haugh asked if a hookup to MWRA will provide unlimited capacity to Southfield. Mr. Corkum responded that the hookup will provide for well beyond anything Southfield could use. They have a lot of ambitious goals and don't want to be limited by capacity. Councilor Harrington suggested they don't want to limit the potential either.

Councilor Mathews noted he liked the idea. The legislation was changed to put the onus on the developer for water/sewer. If they can obtain enough water, they can sell to other municipalities and pass the savings on to its ratepayers. He is concerned with the sewer calculations and noted it would require a developer to go through the MEPA process again because it's a significant project change. He reminded them to be cognizant of work already completed; the mitigation tied into phasing. He doesn't want that ignored and there are thresholds in place. He doesn't want to see it stalled because the plan is moving in another direction. He did note he likes that it is the most ambitious plan to date.

Councilor Conlon noted this is the first time he's heard what the water source will be and his main concern is the direct line to source it.

Councilor Hackett asked if any developers have expressed any hesitation with Weymouth's commercial tax rate? Mr. Corkum responded that the subject has come up, but that they are willing to work with an offset of planned pricing rather than TIF's or PILOT payments. She also noted she would like to see the senior component and asked if the plans are consistent with the town 40B housing. Mr. Corkum responded that he will have them look at it to make certain it doesn't compromise it. They are in discussions to plan a strong affordable and workforce housing demographic modes that work well.

Councilor Lacey noted he is both frustrated and encouraged; frustrated because some of the things that the previous developers couldn't do are being done and encouraged about taking the time to do due diligence. He asked about the types of jobs- biotech, career path jobs-how did LStar come back to an idea and pursue what the Council originally thought

was a good idea? Mr. Corkum responded that Boston's commercial real estate is the hottest around, but the key area – Kendall Square- is built up. The proximity to Boston and the fact that they can devote 100 acres makes this an attractive location.

Councilor McDonald noted the potential for 3M sq.ft. of commercial space is huge and a great step forward. He asked about building height restrictions. Mr. Corkum responded that along the parkway 6 stories is the plan; they might be able to do 8 in the downtown area. If they use the land efficiently, they can get a lot of commercial space.

Councilor DiFazio thanked the group for the biweekly updates that they have been providing. He noted the greatest hindrance to attracting commercial development and not having a water/sewer solution. The quicker they can develop, the better. He would appreciate an update for the construction schedule on water/sewer.

President O'Connor noted this is the first time the Council is seeing this plan and noted the issues/concerns that were raised will be brought up for discussion as it goes forward. He noted the amount of progress over the last 100 days-- recreational and goodwill items being put forward, like the food truck rodeos. The agreement with the MWRA that was shared tonight is ten years in the making, and they were told it was never going to be a possibility. It's an ambitious, exciting plan and an economic boon to Weymouth and the South Shore.

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

15 093-Community Preservation Committee-Birches Playground

Michael Gallagher requested that the Town of Weymouth raise and appropriate the sum of \$55,000 from the Community Preservation Fund-Unreserved Fund Balance to complete renovations to the Birches Playground, including perimeter fencing, signage, decorative wooden guardrail, drainage and landscaping and HP parking spaces.

A motion was made by Vice President Smart to refer measure 15 093 to the Budget/Management Committee and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

15 094-Ethics Reform Bill-Redesign of Liaison to the MA Ethics Commission

Michael Gallagher requested that the Town of Weymouth, through the Town Council with the approval of the Mayor, hereby moves in accordance with the provisions of GL Ch.268A S29, Chapter 28 of the Acts 2009 to re-designate the Director of Human Resources as liaison to the Ethics Commission for the Town of Weymouth.

A motion was made by Vice President Smart to refer measure 15 094 to the Ordinance Committee and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

15 095-Reserve Fund Transfer-HVAC/Tufts Library

Michael Gallagher requested that the Town of Weymouth transfers the sum of \$28,000 from line item reserve fund to the line item HVAC Maintenance and Repair for the purpose of funding the costs associated with providing temporary air conditioning to the Tufts Library.

A motion was made by Vice President Smart to refer measure 15 095 to the Budget/Management Committee and was seconded by Councilor Mathews.
UNANIMOUSLY VOTED.

15 096-Reappointment to the Fourth of July Committee-Ronald Rizzo

Michael Gallagher requested that the Town of Weymouth, in accordance with 2-10 of the Town Charter, reappoints Ronald Rizzo of 164 Pearl Street to the Fourth of July Committee for a term to expire on June 30, 2018.

A motion was made by Vice President Smart to refer measure 15 096 to the Budget/Management Committee and was seconded by Councilor Mathews.
UNANIMOUSLY VOTED.

15 097-Appointment to the Scholarship Fund Committee-Annmarie Rush

Michael Gallagher requested that the Town of Weymouth, in accordance with 2-10 of the Town Charter, appoints Annmarie Rush of 84 Mandalay Road to the Scholarship Fund Committee for a term to expire on June 30, 2018.

A motion was made by Vice President Smart to refer measure 15 097 to the Budget/Management Committee and was seconded by Councilor Mathews.
UNANIMOUSLY VOTED.

15 098-Appointment to the Historical Commission-Mark Schneider

Michael Gallagher requested that the Town of Weymouth, in accordance with 2-10 of the Town Charter, appoints Mark Schneider of 57 Colonial Road to the Historical Commission for a term to expire on June 30, 2018.

A motion was made by Vice President Smart to refer measure 15 098 to the Budget/Management Committee and was seconded by Councilor Mathews.
UNANIMOUSLY VOTED.

15 099-Appointment to the Commission on Disabilities-Michael Gallagher

Michael Gallagher requested that the Town of Weymouth, in accordance with 2-10 of the Town Charter, appoints Michael Gallagher of 32 Tamarack Trail to the Commission on Disabilities to fill the elected/appointed vacant position. Mr. Gallagher reported that the Mayor has withdrawn this measure.

No action taken.

ADJOURNMENT

It was noted that the next regularly meeting of the Town Council is scheduled for Tuesday, September 8, 2015 due to the Labor Day holiday. At 9:19 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 Patrick O'Connor as Council President

Voted unanimously on 21 September 2015

ATTACHMENTS: Power Point Presentation from LStar