

SPECIAL TOWN COUNCIL MEETING MINUTES
Weymouth Town Hall
Council Chambers
September 28, 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

Not Present: Michael Molisse, Councilor

Also Present: Carolyn Murray, Town Solicitor
Lee Hultin, Assistant Town Clerk
Michael Gallagher, Director of Administrative Services
James Clarke, Director of Planning

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 absent because of a prior family commitment.

ANNOUNCEMENTS

Councilor Harrington announced the Food Truck Rodeo and Fall Festival at Southfield on October 9-11, 2015.

On behalf of Mayor Kay and the Community Events Committee, Councilor Conlon announced the Great Pumpkin Give-Away Saturday, October 3, 2015 at Town Hall amphitheater and Libbey Field from noon to 4PM.

Resolution Naming the Month of October “Breast Cancer Awareness Month” – Council President Patrick O’Connor/Mayor Susan Kay

Council President O'Connor invited Fire Fighters Jeff Wall and Jim Young on behalf of the Fire Fighters Unions to report on the department's second annual fundraising campaign for Breast Cancer awareness. Last year the department raised over \$7,000 for the Susan G. Komen Foundation and they hope to surpass it this year. They will be selling T-shirts that will be available throughout the month, and thanked their Chief for

allowing the union members to wear the shirts on duty. Residents were urged to check the Fire Department's Facebook page for more information.

President O'Connor read the resolution into the record:

“Whereas, Breast cancer touches the lives of Americans from every background and in every community across our Nation;

Whereas, Although we have made great strides in combatting this devastating illness, more than 200,000 women will be diagnosed with breast cancer this year, and tens of thousands are expected to lose their lives to the disease;

Whereas, During Breast Cancer Awareness Month, we honor those we have lost, lend our strength to those who carry on the fight, and pledge to educate ourselves and our loved ones about this tragic disease;

Whereas, The Weymouth Town Council, Mayor Susan M. Kay and the Weymouth Fire Department encourage women and men to speak with their health care provider about breast cancer, and to visit www.Cancer.gov to learn more about symptoms, diagnosis, and treatment;

Whereas, The Weymouth Fire Department will be wearing pink shirts during the month of October to raise breast cancer awareness in order to raise funds for the Susan G Komen For The Cure Foundation;

Now Therefore, The Weymouth Town Council, Mayor Susan M. Kay, and the Weymouth Fire Department recognize the month of October as Breast Cancer Awareness Month in the Town of Weymouth. During this month, we stand with the mothers, daughters, sisters, aunts, and friends who have been affected by breast cancer, and we recognize the ongoing efforts of dedicated advocates, researchers, and health care providers who strive each day to defeat this terrible disease. In memory of the loved ones we have lost and inspired by the resilience of those living with the disease, let us strengthen our resolve to lead our community and our Nation toward a future free from cancer in all its forms.

Signed this Twenty Eighth Day of September in the Year of Two Thousand and Fifteen

Town Council President, Patrick O'Connor

Mayor Susan M. Kay

A Motion was made by Vice President Smart to take agenda item 5 out of order and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

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

15 111-Reappropriation-Police Department Cruisers

On behalf of the Mayor, Michael Gallagher requested that the Town of Weymouth re-appropriate the sum of \$377,397.64 from account 02310002-578103 for the purpose of purchasing new police vehicles and associated equipment.

A motion was made by Vice President Smart to refer measure 15 111 to the Budget/Management Committee and was seconded by Councilor Mathews.
UNANIMOUSLY VOTED.

OLD BUSINESS

15 102-Proposed Amendment to Southfield Zoning and Land Use By-laws-President Council President O'Connor

President O'Connor invited Kyle Corkum and Adam Ashbaugh, to the table. Mr. Corkum reported that on August 24, 2015 they came before the Council to set the stage to consider some changes to the filed application that better reflect the future of the property. The original existing plan and the FEIR are a more ambitious plan than the one that has become more commonly discussed. They would like to work with the original plan with as much growth as possible and want to be ambitious, maximize net revenue to the town and minimize the need for services. Mr. Corkum reviewed the history and his purchase of the project. Since then, they have tried to reclaim the property and change the mood. They pay for governance; police patrols are on site every night and it has proven a powerful positive effect. They have attracted large groups to come in for family-friendly activities. They expect to continue this attitude and community outreach. Traffic control is no small task and they meet before each event to better manage it. As growth continues, it will extend to the greater Weymouth community. In the past, there were daily reports of broken windows on the property and that has not happened lately. They attribute it to police presence. They have met with the fire chief to review how the plan will impact the department. How increasing the building heights will have an effect, and what equipment will be needed. They plan to work with the department so they have the resources they need without taking from other areas of town.

They also met with the school superintendent to discuss fortifying the system. The prior proposal anticipated producing 488 additional students to the school system. The new plan will not add an additional burden to the system. They are obligated in the plan to a school site, and they could contemplate it in public park area, which is centrally located and easily accessed. Mr. Ashbaugh noted it will allow the opportunity for shared use of the fields. They will continue the items in the mitigation agreement and fee schedules in place and are obligated to the EIR and this improves the economic picture. The first mitigation payment was made (early) and the next will be on time. A water/sewer resolution has been reached. They have reached out to the MBTA and MassDOT regarding the train capacity issue and they have been assured it's on their radar and will

be looked at; this is a system-wide issue and is not specific to Southfield. The MEPA process will be triggered with 3M square feet of commercial space, but what comes out of the review will determine what's appropriated. They are entitled to build with a schedule of improvements to offsite obligations- Columbian Square and Route 18 improvements will be underway soon and the mid-and later-term plans will move up as well. They've met with MassDOT on the Rt. 18 improvements and plans are almost ready.

Mr. Corkum noted that the water and sewer solution plans were endorsed by the MWRA. They are working with the engineering team to work out the details. It's highly technical, but essential to the growth. The plan to bring in water and eliminate the sewer treatment plant requires they look at the impact to Weymouth and surrounding towns. It puts the burden entirely on the developer. Every solution must be paid by them. They are just beginning to work through the process and it's a long, technical process. They do not have to have every element of the zoning and FEIR in place now and they are encouraged that the plan is achievable.

Vice President Smart noted that since the college year started, the MBTA has added another train; and this is a positive response. He also reported that the MEPA review included a study done by the town on Columbian Square and they might want to get a copy from the administration.

Councilor DiFazio asked if they are going to review the entire proposal or an overview? President O'Connor responded that the Planning Department Director will review the zoning changes with the financials. Mr. Ashbaugh reported that this meeting is the kick-off and he expects there will be multiple follow up meetings. Next week's involves a discussion of the financials. On October 13, 2015 there will be a joint public hearing. Councilor DiFazio noted that as a preliminary matter- the proposal refers to the "re-use plan" which was rescinded in the legislation.

President O'Connor asked if the impact of the proposal to add an extra thousand units will be included. Mr. Corkum stated that this will be more of an impact with the Fire department. The other items: ie: setbacks, and by and large the type of housing proposed should not generate the need for a lot of use by police and fire. Nothing stood out as a matter of concern.

Councilor Mathews noted they are proposing a 33% increase in residential and the same in commercial development, a 10,000-seat stadium in the proposal, all with no traffic study. With MEPA, they had an analysis to review. They had an opportunity to do a baseline traffic analysis with the food truck rodeos. He was happy to hear they got initial endorsement from the MWRA Board and they will need to have an agreement with Braintree and Weymouth to allow the infrastructure to go through the municipalities. The original FEIR was based on building a sewage treatment plant; the plan asks the three towns to take on the burden. It will require a written agreement with the Mayor and the Rockland Board of Selectmen to obtain a MEPA certificate. This is the biggest issue and it needs to be addressed before asking the Council to vote the zoning change. He doesn't

like the infrastructure bond Weymouth was saddled with in the original legislation; in order to make these changes, he hopes discussion of possible mitigation of that bond in exchange for sewage consideration is part of the discussion. Mr. Corkum responded that he will take many of the suggestions back for discussion. The traffic study at the rodeos is a good suggestion and they will use the upcoming fall festival to capture traffic information. They are focusing on many of the same items; there are several routes under exploration. Mr. Corkum noted cost is not the motivation for the sewer solution; it is the time. They want to get it down while the market is favorable. Councilor Mathews noted the town's ratepayers have paid for compliance to DEP Consent Orders imposed in 1999. He does not want the town to be in that position again. Mr. Corkum noted they are absolutely committed to pay for what has to be built and hope that they can find ways to incrementally grow and improve Weymouth's system at the same time.

Councilor Lacey noted the plan does not call for a sewage treatment plant on site in Southfield. Mr. Corkum responded that it is the lag time between permitting and getting it built that is unacceptable. They are looking for an interim solution so the project can grow. Councilor Lacey noted that water and sewer has always been a priority and they go together. They have used a short-term fix up to now, with the understanding there would be a long term solution at full build out. Without an end stage solution, this will not be able to be done without an upfront plan to the three towns. Mr. Corkum noted they don't have a different view. Zoning doesn't guarantee but allows them to look at solutions. There is no proposal for a stadium, but they don't want to be precluded from consideration. They would not propose short-term solutions without having a long-term plan to implement. There won't be temporary only proposals. There was a brief discussion of the existing permit allowances. The ultimate risk will not be placed on Weymouth. It will be done right and will take time. The proposals will come through individually and each will have to stand on their own merit.

Councilor McDonald noted that this developer is in it with his own money. He does not see that this will move forward without a sewer plan. He asked if they have looked into grey water reuse to minimize the wastewater stream. Mr. Corkum noted they currently are irrigating with potable water and this is not acceptable for either the short or long term. There are well certificates that may need to be updated. They are looking at more sustainable practices and embrace the principles. Councilor Lacey asked if they were offered any guidance to a solution by MWRA for a sewer solution. Mr. Corkum responded that political discussions took place, but their engineers will sit with MWRA tomorrow. They are working on a plan for a regional solution. One creative sewer solution example is one of timing; when the wastewater hits the system. There are ways to manage it without overloading the system and still obtain peak efficiency.

Councilor Lacey noted the majority of the plan for the sewer would connect it to Weymouth. Mr. Corkum responded that if there was a way to do it quickly now, they would do it. They are not motivated by cost but by timing. There may be an interim solution with a final solution, but they want to explore to find the most expedient solution. Councilor Lacey noted if they are planning to leverage Weymouth for the short

term and with a plan for an end state solution --he would not object. They will plan for the maximum in every case and not a phased approach.

Councilor DiFazio reported that a secret study was done in 2012 by Environmental Partners and is available completed with estimates for retrofitting to Weymouth's system. He suggested they start with that study. The problem is a review of the zoning ordinance without any peer reviews. In the past they had several studies before contemplating a zoning change. It is difficult because now there is no re-use plan or phasing process triggered by a MEPA review. The prior process was easier to review. Mr. Corkum responded that every project will have to come through its own permitting process. Peer review is an excellent suggestion; they have had an open and collaborative effort to produce the plan. He would be happy to talk to the various groups and get their input. The plan is ambitious as they are building for a 100-year legacy and not looking to rush it. They also don't want to waste the Council's time either. The notes in the document about "re-use plan" will be addressed tomorrow.

Councilor Hackett asked about the proposed change in the housing component. Mr. Corkum responded that with the existing plan in place (as an example), they will shift the market rate to a more urban style house. It will be market luxury housing replicating the Highlands model geared to several markets. The new concept that the Council has asked them to consider is active adult housing; age-restricted housing and is defined and regulated in federal law. It gives the applicant the ability to go from 80 to 100% compliance without changing the other aspects. To maximize net revenue to the town, it will be 100% age-restricted housing with no school children added. The total would go from 2885 to 3885. Councilor Hackett asked how many single-family detached units are in the neighborhood, Mr. Corkum responded there were none. They met with the residents a month ago and they weren't happy with that. Part of the composition of the community has some smaller single-family homes built close together with no sprinkler systems. They were asked to create a small neighborhood of them to try and keep the demographic. They are looking at it but haven't produced a plan yet. Councilor Hackett responded that Weymouth is largely built out and this is the one opportunity the town has for new growth; they are losing the opportunity to have a nice new neighborhood of single-family homes. Housing stock is older, and she is cognizant of the cost of services, but she is not sure she is willing to eliminate it at this point. Mr. Corkum responded they may have been a little overzealous in the plan they may have to reconsider creating single family housing. Councilor Hackett also noted her concern with the sheer number of apartments and their impact on 40B and she questions how long the luxury units are restricted. Mr. Corkum will provide more information at the next meeting.

Vice President Smart commented on the recent documentary aired at the base and he had a conversation with the Secretary of Veterans Affairs regarding veterans housing. He asked if they could look at a small component of veterans housing. Mr. Corkum responded that it hadn't crossed his mind, but it is an excellent suggestion and would be a valuable addition, given the history of the location.

Councilor Harrington reported that bringing in more single-family homes to the town needs to be balanced by commercial, industrial, retail or age restricted housing. Until it is balanced, it isn't prudent to bring in more housing with children. Mr. Ashbaugh noted that when you offer age-restricted housing it offers an opportunity to those who age out of their single-family homes. Councilor Hackett noted that 24 students existing in Southfield have been absorbed and offset by revenues. She doesn't want it eliminated from the mix. Mr. Ashbaugh noted that the ability of employees – principals and workers to live and work on the property definitely adds attraction.

Councilor Conlon asked to change the minimum age on the restricted housing to 60. Mr. Corkum responded that they are not allowed to manipulate the restriction; as it is set by federal law.

Vice President Smart reported that he has the same reservations as Councilor Hackett, but the original plan had a substantial number of units. Councilor Hackett noted she does like the disbursement of the apartments in this plan in the town center and in the commercial areas with various types of housing. Mr. Corkum responded that multifamily units allow them to create a lively experience, but has the potential to be detrimental down the line if you're not controlling the market. They are looking carefully at it.

Councilor Lacey asked if there is a strong market for adding another 1,000 age-restricted units offset to the number already approved with the units already in the plan. Mr. Corkum responded that it is possible that will never be fully built out. There is an untapped market for age-restricted housing in the region. It is needed housing that the surrounding towns can't produce. Vice President Smart asked if the age-restricted is the only component that could be added without requiring a change to the legislation. Mr. Corkum responded yes, noting that it was added in consideration for the change to the enabling legislation.

Councilor Harrington responded that changes to the plans can be made as the market demands. Age-restricted can be determined ahead by looking at the census. The Baby Boomer generation is creating the demand. Statistics show that one-third will stay local, one-third will head south, and one-third will remain in their homes. Mr. Corkum responded that it will also unlock an up-tapped potential that will free up housing in the town. The concern is trying to keep a residential quality but trying to find a balance between economic benefit of the age restricted while maintaining good commercial.

Councilor Mathews cautioned the importance of following the timeframe of the MEPA certificate. The widening of Route 18 is not set to be completed until 2019. It's important that the work to Columbian Square be done prior to then. He urged they review the baseline study from Environmental Partners to project out their needs and sit with the DPW staff to determine counts for sewerage and then how it will be billed to the ratepayers. He urged they start the discussions now. They agreed.

President O'Connor thanked the presenters. He noted they understand how important this is. Some of the issues were brought up in the previous meetings. They will have as many

meetings as needed to have this discussion in an open and transparent process. The thousand extra age-restricted housing units are a positive change and was backed up by Peter Foreman of the South Shore Chamber of Commerce. There are questions regarding sewer issues that need to be answered. He looks forward to it. Any Councilor is welcome to tour the site and see what is going to be changed, before the public hearing on October 13, 2015. He also looks forward to the revenue projections and presentation on the financials. The schedule going forward was noted as follows:

October 5, 2015 Town Council Meeting- LStar updated financial projection/ Planning Director James Clarke to review the zoning map

October 13, 2015-Special Town Council with Planning Board for joint public hearing/ James Clarke to make a presentation of the zoning change for the public.

ADJOURNMENT

The next regularly meeting of the Town Council is scheduled for Monday, October 5, 2015. At 9:06 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 19 October 2015