

*Town Council Meeting
September 4, 2012
Town Council Chambers*

Present: Arthur Mathews, President
Francis Burke
Robert Conlon
Kenneth DiFazio
Jane Hackett
Thomas J. Lacey
Ed Harrington
Brian McDonald
Michael Molisse
Patrick O'Connor
Michael Smart

Also Present: George Lane, Town Solicitor
Richard Swanson, Town Auditor
Kathy Deree, Town Clerk
William McKinney, Chief Financial Officer
James Clarke, Director of Planning and Comm. Development
Acting Chief Joseph Davis, WFD

Recording Secretary: Diane Hachey

President Mathews called the Town Council Meeting to order at 7:30 PM.

Following the Pledge of Allegiance, Kathy Deree conducted roll call with all Councilors present.

Announcements:

Councilor Hackett announced that Wednesday is the first day of school, with a half day Wednesday and Thursday and a full day on Friday. Kindergarten will commence on Monday. She cautioned all to drive carefully, and have patience with the bus routes.

Councilor Burke announced that the George R. Bean barbeque will be held on Sunday, September 23 and the cost is \$15.00. All interested should contact him by September 18.

Additionally, he will hold district one office hours on September 13 from 12-3 and from 7-9 will hold a neighborhood forum regarding concerns with the Fore River Bridge project.

Councilor Conlon announced that William O'Donnell will hold office hours at Town Hall in the Council Chambers on September 27th from 10-12. The Registry of Deeds staff will be available to answer questions regarding deed matters.

Councilor O'Connor recognized members of Boy Scout Troop 2 (East Weymouth) in attendance at the Ordinance Meeting earlier this evening, in order to earn numerous merit badges. Councilor Hackett noted that the late Councilor Paul Leary's grandson was in attendance with Troop 2.

Minutes:

Councilor O'Connor motioned to approve the **Budget/Management Committee meeting minutes of May 24, 2012**, motion seconded by Councilor Smart and voted unanimously.

Councilor O'Connor motioned to approve the **Town Council Meeting Minutes of June 4, 2012**, motion seconded by Councilor Smart. Councilor Burke noted a discrepancy in that Councilor DiFazio was listed as both present and not present, it was determined that he was not present. Councilor O'Connor motioned for favorable action, as amended and voted unanimously.

Councilor O'Connor motioned to approve the **Special Town Council Meeting Minutes of June 11, 2012**, motion seconded by Councilor Smart and voted unanimously.

Councilor O'Connor motioned to approve the **Budget/Management Committee meeting minutes of June 12, 2012**, motion seconded by Councilor Smart and voted unanimously.

Councilor O'Connor motioned to approve the **Ordinance Committee Meeting Minutes of July 12, 2012**, motion seconded by Councilor Smart and voted unanimously.

Councilor O'Connor motioned to approve the **Education Committee Meeting Minutes of July 16, 2012**, motion seconded by Councilor Smart and voted unanimously.

Public Hearings:

7:35 PM 12 076 -National Grid/Verizon Utility Petition-Bridge Street-Route 3A continued from August 6, 2012

Councilor O'Connor motioned to open the public hearing, noting that the abutters were notified on July 27 and August 19, motion seconded by Councilor Smart and voted unanimously.

John Doherty of National Grid was in attendance to present and indicated that (4) four poles will be moved to allow for the road widening for MASS DOT as related to the Fore River Bridge project. It was confirmed that all poles are jointly owned.

Councilor Burke requested for the benefit of the public, that a tight schedule of work is adhered to.

President Mathews asked if there were any comments from the public, to which the following constituent spoke:

Sandra Adams of 57 Weybosset Street

She questioned the location of the utilities, whether overhead or underground and is looking for more detail and clarity as to placement of poles. Ms. Adams is concerned as many poles along the Route 3A corridor are located in the middle of sidewalks impeding wheelchairs and carriages.

It was confirmed that the utilities companies must adhere to regulations regarding wheelchair access and Mr. Doherty reviewed the detail of the pole relocations. He obtained Ms. Adams contact information to meet with her following the meeting.

Councilor O'Connor motioned to close the public hearing, motion seconded by Councilor Smart and voted unanimously.

Councilor O'Connor motioned for action under 2-9b (same night action), motion seconded by Councilor Smart and voted unanimously.

Councilor O'Connor motioned for favorable action on measure number 12 076, motion seconded by Councilor Smart and voted 10-1, with Councilor Harrington voting nay.

7:40 PM 12 103 –Special Purpose Stabilization Fund-Thermal Imager for Fire Department

Councilor O’Connor motioned to open the public hearing, noting the measure was published on August 25, 2012 motion seconded by Councilor Smart and voted unanimously.

Acting Fire Chief Joseph Davis and William McKinney, Chief Financial Officer, presented to the Council. Thermal imagers are utilized to locate victims and scan walls, they are an imperative tool for the Fire Department. The thermal imager on Engine 1 needs replacement.

President Mathews noted that Councilor Smart requested inclusion of this safety apparatus on the Host Community Agreement for the SWNAS in 2005.

President Mathews asked if there were any comments from the public, to which there was no response.

Councilor O’Connor motioned to close the public hearing, motion seconded by Councilor Smart and voted unanimously.

Communications and Reports from the Mayor, Town Officers and Town Boards

12 105-Community Preservation Committee-Fogg Library Phase Three Renovations

William McKinney presented on behalf of the Mayor’s Office in request of \$360,000 from the CPC fund to fund the Fogg Library Phase Three site improvements, including interior renovations.

Councilor O’Connor motioned for referral to the Budget/Management Committee, motion seconded by Councilor Smart and voted unanimously.

12 106-Special Purpose Stabilization Fund-Fogg Library

William McKinney presented on behalf of the Mayor’s Office and requests \$200,000 from the special purpose stabilization fund, for capital projects to fund all costs for the site improvements and interior renovations at the Fogg Library.

Councilor O'Connor motioned for referral to the Budget/Management Committee, motion seconded by Councilor Smart and voted unanimously

Reports of Committees

Ordinance Committee-Chairman Michael Smart

12 098-Rezoning application for 203 Middle Street-Clapp Memorial Building

Application submitted by John Deady

Map 22,block 291, lot 9 from residential (R-1) to Open Space (POS)

Chairman Smart announced that the measure was submitted to the Town Clerk on May 24, referred to the Ordinance Committee on June 4, the committee met on June 12, joint public hearing was held with the Planning Board on July 16 and the Ordinance committee met again on September 4. Chairman Smart noted that the Council received the Planning Board's recommendation on August 8 and read the following excerpt into the record: "The Planning Board concurs that the Davis Bates Clapp Memorial Building and grounds qualifies as a quasi-public structure because of its boys' club, YMCA and religious use. The board agrees that preservation of the National Register structure through adaptive reuse furthers the town's master plan goals. Therefore, the board agrees with the applicant's request and recommends favorable action on measure 12 098. The motion for favorable action was voted 5-0 at a regularly scheduled meeting on August 7, 2012."

Chairman Smart stated that the Ordinance Committee met and voted unanimous favorable action in favor of the rezoning request. On behalf of the Ordinance Committee, Councilor Smart motioned for favorable action on measure number 12 098 as follows: to amend the Weymouth zoning map for property located at 203 Middle Street, known as the Clapp Memorial Building, shown on the Weymouth town atlas as map 22, block 291, lot 9 from residential R-1 to open space (POS) ". Motion seconded by Councilor O'Connor.

Councilor Smart commended Mr. Deady for a thorough presentation, in addition to his outreach to the neighbors.

Councilor Conlon stated that neighbors, especially abutters, are in favor of this project. As the building fell into disrepair, Mr. Deady cleaned it up. Councilor Conlon is in favor of this rezoning request.

Councilor McDonald noted the outreach to the neighbors and the importance of this historic building becoming an amenity to the area.

Councilor O'Connor supports the measure, with the first step in the process presented well. The abutters were properly notified, the cleanup of the area is notable. He stressed that matching funds were established and that Mr. Deady will reside there; he is in favor of the project.

Councilor Molisse is also in favor of the rezone and noted the proponent's diligence in contacting the neighbors and Council regarding the progress of the project.

Councilor DiFazio also supports the measure, he anticipates a special permit application to the Board of Zoning Appeals of which a public hearing will be conducted.

Council President Mathews supports the motion, noting the prior proposal for 38 units and office space, this is for 20 units with no office space, which significantly reduces the density. It was noted that rezone requests require a 2/3 vote. Motion passes unanimously.

Budget/Management Committee-Chairman Kenneth DiFazio

12 103- Special Purpose Stabilization Fund-Thermal Imager for Fire Department

Chairman DiFazio stated that this measure was referred on August 6, the Budget/Management Committee met on September 4 and voted unanimous favorable action. On behalf of the Budget/management committee he motioned for the sum of \$7,500 from the special purpose stabilization fund for capital projects for the costs associated with the purchase of a thermal imaging camera for the Weymouth Fire Department, motion seconded by Councilor O'Connor and voted unanimously.

Adjournment

With no further business to attend to, Councilor O'Connor motioned to adjourn at 8:10 PM, noting that the next scheduled Town Council Meeting will be held on September 24, 2012, motion seconded by Councilor Harrington and voted unanimously.

Respectfully Submitted by: Diane T. Hachey

Approved by: Council President Arthur Mathews