

**TOWN COUNCIL MINUTES  
ORDINANCE COMMITTEE  
Town Hall Council Chambers  
November 29, 2010**

**Present:** Michael Smart, Chairperson  
Kenneth DiFazio  
Brian McDonald  
Ed Harrington  
Arthur Mathews

**Also Present:** James Clarke, Director of Planning and Development  
Rod Fuqua, Principal Planner  
Walter Flynn, Chairman of the Planning Board

**Recording Secretary:** Diane T. Hachey

Chairman Michael Smart called the Ordinance Committee meeting to order at 6:30 PM.

**10 111-Rezoning Request for Weymouth Landing**

Chairman Smart noted that this measure was referred to the Ordinance Committee on October 4, the committee met on November 15, a joint public hearing with the Planning Board was advertised on October 27 and November 3 for a joint public hearing which was held on November 15. The Planning Board's Report was received this evening and the intent is to vote on this measure. He asked all Committee members to take a moment to review the report.

Walter Flynn, Chairman of the Planning Board, summarized that the Board met and voted unanimous favorable action on the plans as submitted.

Comments from the public were parking, traffic, and Jeff Thayer's letter which Mr. Clarke noted were raised but do not directly impact the zoning regulations. These issues were addressed regardless. Mr. Thayer's letter compares the Landing to Cohasset and named it a "coastal community" which is not accurate--the Weymouth side of the landing does not have any water frontage.

Discussion ensued regarding the details of the rezoning request and the issue of parking. Mr. Clarke feels it is right to relax the parking standards but remain within the parameters of the law, resultant from the site plan review.

Councilor Mathews is hopeful that the rezoning request will spur economic activity to the Landing. He stated that we are not dismissing traffic issues but realize that it is not effected by the rezoning request. He is hopeful that the town's traffic engineer is reviewing the plan from a traffic standpoint.

Mr. Clarke noted the plans' intention is for walking /biking traffic, in addition to traveling to the Landing (via vehicle) and combining numerous stops versus continuing to travel to alternate destinations. His department continues to review the lights, lane turns, and curb cuts for the most efficiency.

Chairman Smart noted that both Weymouth and Braintree are positioning themselves favorably for future development as the economy improves.

Councilor McDonald asked if any thought has been given to easing traffic during rush hours by implementing no parking on certain sides of the street, during certain hours of the day. Mr. Clarke will take his suggestion under advisement.

Chairman Smart asked that the Planning Department be cognizant of the signage and crosswalks in front of the church.

Councilor Mathews brought up the specific language included in the measure for voting purposes and would like Diane Hachey to work with Jim and George Lane to verify the language requirements.

Councilor Mathews MOTIONED that Part I should set forth the text of the Village Center Overlay District, Part II describes the 50-60 blocks, amendment to the zoning map by changing certain parcels to residential R-2 and designating the boundary of the Village Center Overlay District, MOTION SECONDED by Councilor Harrington and VOTED UNANIMOUSLY.

Councilor Mathews announced that it is his intention to have the Ordinance Committee report out and vote on this measure at Council on December 6<sup>th</sup>-he asked for the committee's thoughts and they concurred.

### **10 126-Ordinance Amendment-Tax Amnesty Program**

Chairman Smart read the language of the measure into the record. It was noted that no one from administration was present to question. It was stated that a public hearing is required for this measure. Councilor Mathews explained that on December 6<sup>th</sup>, there are two public hearings scheduled, the Clapp Memorial continuation and the tax classification. He prefers not to schedule this public hearing for that evening as the Weymouth Landing rezone is scheduled also. He is therefore looking at a Special Town Council Meeting on December 13 to hold the tax amnesty public hearing and a National Grid utility petition.

Councilor Mathews asked Diane Hachey to contact administration to inform them that a representative needs to be available for the public hearing on December 13 on the tax amnesty measure.

**09 038-Proposed Ordinance “Neighborhood Property Preservation”**

Councilor Harrington summarized that this proposal was set forth by Councilor Molisse as well. The issue of whether or not this was considered a reorganizational change was discussed with the town solicitor. He met with the Mayor on numerous occasions and the result was a task force, established through the Mayor’s Office, whereby complaints would be tracked and referred to the appropriate town department (s) for corrective action and fining if need be. This violation notification procedure has since successfully corrected five blight areas in Councilor Harrington’s district. He MOTIONED to WITHDRAW measure number 09 038, MOTION SECONDED by Councilor McDonald and UNANIMOUSLY VOTED.

At 7:20 PM, there being no further business to conduct, Councilor Mathews made a MOTION to ADJOURN the meeting and was seconded by Councilor Harrington. UNANIMOUSLY VOTED.

Respectfully submitted by Diane Hachey as recording secretary

Approved by Chairman Michael Smart