

MINUTES OF THE PARKS AND RECREATION COMMITTEE
Town Hall Council Chambers
January 5, 2005

PRESENT: Michael Molisse-Chairman, Kenneth DiFazio, Sue Kay, Colin McPherson, Michael Smart, Paul Leary, Arthur Mathews

OTHERS: Mr. Ryan and Mr. Morell, Lennar Partners

Chairman Molisse called the meeting to order at 7:00 PM.

Councilor DiFazio has scheduled public hearings on February 3 for the open space plan. This will address walking trails, hiking trails, football, baseball, soccer, sports complex.

Mr. Ryan presented the open space plan. He stated that anything on the map shaded green is some type of open space. Much of the wetlands have been transferred to Tritown by the Navy. There will be some hiking, walking, bike trails in that area. Most is land that will never be developed. There is a golf course. There were questions on this. Lennar will not own or operate the golf course. The olive green are the institutional footprints for recreation, multi-sports center complex, ball fields. Throughout the development there are pockets of parks. In this proposal provided we are looking at 80 soccer fields, 6 to 10 additional smaller parks that will be used for pick up games, etc.

Mr. Morrell stated that the amenities that can be developed to enhance the neighborhood are huge benefits. They have a benefit for the development but also facilities that benefit the three towns. Lennar hopes this includes student athletic opportunities for the three towns. We are negotiating with a group who would like to build an indoor soccer facility. They also have had overtures to develop an indoor rink for clubs, high schools, instructions, maybe even the professional level. Early in the discussions there was mention of 30 ball fields and Mr. Morrell wanted to clarify that the number of fields is what can be handled based on the population. As soon as Lennar can develop the ball fields lighted and unlighted they will be put in during Phase I. Mr. Morrell stated that he is willing to reach out to the community and improve existing fields. There may be a move to a special assessment district to defer some of the costs of maintenance. Lennar will focus on mitigating the cost to the towns. Mr. Morrell stated that the planning will occur together.

Councilor Mathews stated that what concerns him is 20 years from now if Tri-town is split. He is concerned about the future of the amenities that are located other than in Weymouth. Mr. Morrell suggested making the agreements to plan for this now.

Councilor DiFazio stated that a swimming pool be included in the amenities. He would like to think that whatever proposal comes before the town it shows specifics. Mr. Morrell stated that in the next month or so they will have specifics which will become the proposal. At that point, if there are additional needs, they will be addressed.

Chairman Molisse asked about the golf course and Mr. Ryan explained the details involved.

Councilor Kay asked for the Tri-Town line and Mr. Ryan indicated the line on the map. Mr. Ryan explained private benefit land and public development land. Councilor Kay had questions regarding

open space. What has to happen for you to propose? Mr. Morrell stated that this is a great question. Councilor Kay stated that this needs to be identified.

Councilor DiFazio thanked the members of Lennar for their time.

Councilor Kay stated that she expects to see the plans and budgets at the Budget /Management Committee Meeting.

Chairman Molisse thanked Mr. Ryan and Mr. Morrell for their attendance at the meeting.

ADJOURNMENT

There being no further discussion, Councilor Molisse MOTIONED to adjourn. Councilor Kay seconded and it was UNANIMOUSLY VOTED.

Respectfully submitted,

Julie Santacroce Burt
Recording Secretary

Approved by: _____
Michael Molisse
Chairman