

WORKSHOP
FOR
BOARD OF ZONING APPEALS, CONSERVATION COMMISSION,
HISTORICAL COMMISSION AND PLANNING BOARD
MARCH 16, 2006
MC CULLOCH BUILDING, WHIPPLE CENTER CONFERENCE ROOM

Mayor David Madden held a workshop for members of the various appointed committees under the Department of Planning and Community Development. The workshop was held at the McCulloch Building, Whipple Center Conference Room at 182 Green Street, Weymouth, MA. Mayor Madden opened the meeting at 7pm. He requested that each person introduce themselves and indicate which Board they represent.

James Clarke, Director of Planning & Community Development
Mary Ellen Schloss, Conservation Administrator
Rod Fuqua, Principal Planner
Paul Hurley, Planning Board
Walter Flynn, Planning Board
Donald Holzworth, Board of Zoning Appeals
Chuck Golden, Board of Zoning Appeals
Sandra Carle, Board of Zoning Appeals
Rick McLeod, Board of Zoning Appeals
John Thompson, Conservation Commission
Mary McElroy, Board of Zoning Appeals
Sandra Williams, Planning Board
Tom Curtis, Historical Committee
Ted Clarke, Historical Committee
Marty Joyce, Board of Zoning Appeals
Bob Galewski, Board of Zoning Appeals
Kemal Denizkurt, Board of Zoning Appeals
Jeff Kent, Conservation Committee
Gerald Murphy, Conservation Committee

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The Mayor spoke on his vision for the Town. He stated that the biggest topic of conversation is development. The next 4-6 years will see a tremendous amount of change in the town. The permit review process will be reviewed and changes made as needed. Enforcement will be stepped up. He stated that growth can't be stopped but can be channeled and made to fit our vision of the town.

Mr. Clarke stated that they are looking to eliminate the B-2 zone in Columbian Square, Jackson Square, and Weymouth Landing and replace it with the Neighborhood/Village Center District. Mr. Clarke stated that they will have artist renditions of what they envision for these centers. He also stated that the Industrial 2 (I-2) and Planned Industrial Park (PIP) will be phased out. These classifications were more of a catchall phase for land uses existing at the time the 1969 zoning was adopted.

In response to a question regarding his vision, the Mayor stated that he is looking to redevelop in

a way that has smaller retail on the first floor with residential units on the second and third floor. The Mayor stated that we need to work with developers and real estate professionals to determine what the market needs are.

Community Preservation Act

The Mayor stated that they are working on the details of the Ordinance for the Community Preservation Act (CPA). The Historical, Planning, and Conservation Committees will have representation on the CPA committee. He stated that he would like to tie the CPA into the Capital Improvement Process. Establishing priorities will be a focus of this committee. In his opinion, watershed areas and areas of environmental concern should be targeted. He stated that there should be about \$1million a year, with a state matching grant, available to the committee. This committee should get started this summer.

Naval Air Station

The Mayor stated that he is a supporter of the reuse plan. He noted that he is not in favor of every single detail, but in the overall scope of the project. He noted that the reuse plan should be a good representation of the village center plan. He also noted the need for new zoning explaining that in Concord their village center is beautiful, but under their present zoning, it would not have been possible to recreate that village.

The certificate from the MEPA is 27 pages. The Phase I waiver has been granted, but occupancy permits can not be issued without the completion of the three (3) intersections on Route 18. He noted that the widening of Route 18 is still four (4) years out.

The Mayor stated that the Host Community Agreement with LNR provides funds to mitigate the project. \$2 million will be earmarked specifically for Columbian Square. This is separate from the traffic dollars. Streetscape improvements will be done as well as landscaping. The usage of the Fogg Library building will be considered. State and Federal dollars will also be sought.

Greenbush

Greenbush is on target to begin operation in 2007. There is still a lot of work to be done in Weymouth Landing. The Town also has work to do on the parking lot construction. The Mayor would like to see money from the parking be put into a fund specifically for the Weymouth Landing area for improvements.

Back River Trail

The Planning Department is working with the State's Division of Conservation and Recreation to tie in the Abigail Adams Park on 3A and Great Esker Park with a gateway entrance near the River Way Plaza. The approval process is on-going. The Durante property near the Greenbush line in Jackson Square will be obtained from the T and incorporated into this plan. The Herring Run pool area has seen improvements with the removal of the former Youth and Family Services building.

Legion Field

Legion field is currently being "loaded". The dirt is being trucked in and will be allowed to sit for 12-18 months. Beneath Legion Field is 12-16 feet of peat. The idea is to compress this peat.

In the end, Legion Field will be about the same as its present height. \$2 million was allocated from the Host Community Agreement for this project. An evaluation of the walls is being done to see what work is needed. The Mayor's vision for the field is for both active and passive recreation.

The Mayor noted that there is not a municipal center in town. He would like to see a tie in between Town Hall, Legion Field, and the schools.

Land Sales

Land sales are continuing. The town owns a number of small parcels. Getting these parcels back on the tax rolls is the goal. A piece of property with a building located on it was purchased near the South Cove of Whitman's Pond. The town will look to remove the building in the near future.

Echo Avenue improvements are a Redevelopment Authority project. It is part of an effort that has looked at areas of town that were developed years ago and did not have adequate infrastructure. Pine Grove and Lane Avenue have been done in the past few years. Echo Ave redevelopment is underway. Most of the areas to be targeted in the future are around Whitman's Pond.

The Mayor noted that the town has spent over \$26 million on sewer infrastructure. We have also passed a Fats, Oils, and Grease ordinance to help keep the sewer system in good shape.

Water Treatment Plant

Pilot Study is complete and will be submitted to DEP. DEP has been involved as the project has moved along. Construction is tentatively scheduled for June 2007. \$500,000 a year over and above normal maintenance is required each year to maintain the existing structure.

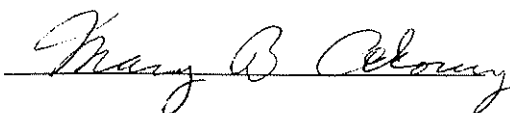
Park Improvements

\$700,000 will be received this year from the Host Community Agreement, specifically for park improvements. Both large and small parks will be targeted.

In closing, the Mayor cautioned Board members about comments and remarks that are made in regards to specific projects the specific Board will be reviewing. He emphasized the need to focus on issues at hand and authority of the Board you serve on.

Several board and committee members asked questions or made suggestions to accomplish these goals throughout the meeting.

The Mayor ended the meeting at 8:30pm.



4/18/06
Date