

**MINUTES OF THE TOWN COUNCIL**  
**Abigail Adams Auditorium**  
**October 4, 2004**

Present: T.J. Lacey, President  
Michael Smart, Vice-President  
Paul Leary  
Colin McPherson  
Joseph Connolly  
Gregory Hargadon  
Kenneth DiFazio  
Sue Kay  
Michael Molisse  
Art Mathews

Not Present: Gregory Shanahan

Also Present: Richard Swanson, Town Auditor  
Franklin Fryer, Town Clerk  
George Lane, Town Solicitor  
James Wilson, Chief Financial Officer

Recording Secretary: Janet Murray

President Lacey called the meeting to order at 7:30pm.

**ANNOUNCEMENTS**

Michael Molisse thanked everyone for all their efforts relative to Weymouth Day-feedback from attendees is extremely positive.

Michael Smart stated that the issue of the proposed transfer station in Abington is being discussed again.

Art Mathews stated that the Whitman's Pond clean up day would be held on October 9, 2004.

Gregory Hargadon stated that the Weymouth High School football team would play its 1<sup>st</sup> game at the new field.

Paul Leary noted that Greg Shanahan would be leading a shoreline cleanup.

It was noted for the citizens present tonight, that this meeting is not a public hearing. It is an informational session.

## **Town Council – October 4, 2004**

### **MINUTES**

A MOTION was made by Michael Smart to APPROVE the minutes of the Town Council Meeting on September 7, 2004 and was seconded by Gregory Hargadon and UNANIMOUSLY VOTED.

A MOTION was made by Michael Smart to APPROVE the minutes of the Town Council Meeting on September 20, 2004 and was seconded by Gregory Hargadon and was UNANIMOUSLY VOTED with Councilor Matthews abstaining.

A MOTION was made by Michael Smart to APPROVE the minutes of the Town Council Budget Management Meeting on September 20, 2004 and was seconded by Susan Kay and was UNANIMOUSLY VOTED with Councilor Matthews abstaining.

### **COMMUNICATIONS FROM MAYOR, TOWN OFFICES, AND TOWN BOARDS**

#### **04 183 Reserve Fund Transfer - Weaver Road - \$150,000**

This is a request for a transfer for the sum of \$60,000 from the Water Reserve Fund to Fund 0002 and the sum of \$90,000 from the Sewer Reserve Fund to Fund 0002 for the Weaver Road water and sewer connection project.

A MOTION was made by Michael Smart to REFER to the Budget Management Committee item #04 183, Reserve Fund Transfer – Weaver Road - \$150,000, and was seconded by Gregory Hargadon and was UNANIMOUSLY VOTED.

#### **04 184 Reserve Fund Transfer – NAS consultants - \$20,000**

Councilor Kay questioned what this money would be used for, where it was previously discussed, and who would receive reports.

This is a request for a transfer for the sum of \$20,000 from the Reserve Fund to Fund 0002 for the purpose of having funds available for a consultant to advise the Town of Weymouth on the issue of transferring the property from the Navy to the South Shore Tri-Town Development Corporation.

Councilor Leary stated that the State Legislation specifically indicated that there would be no cost to the town for anything related to the South Weymouth Naval Air Station Reuse.

A MOTION was made by Michael Smart to REFER to the Budget Management Committee item #04 184 Reserve Fund Transfer – NAS consultants - \$20,000, and was seconded by Gregory Hargadon and was UNANIMOUSLY VOTED.

#### **04 185 Reserve Fund Transfer – Freeze up and hydrant replacement project - \$150,000**

## **Town Council – October 4, 2004**

This is a request for a transfer for the sum of \$150,000 from the Water Retained Earnings to Fund 0002 for the purpose of replacing certain fire hydrants currently out of service and repair/replacement of pipes subject to constant freezing.

Public Notice will be given and a Public Hearing will be held.

A MOTION was made by Michael Smart to REFER to the Budget Management Committee item #04 185 Reserve Fund Transfer – Freeze up and hydrant replacement - \$150,000, and was seconded by Gregory Hargadon and was UNANIMOUSLY VOTED.

### 04 186 Reserve Fund Transfer – Landing Project - \$37,920.78

This is a request for a transfer for the sum of \$37,920.78 from the Sewer Reserve Fund to Fund 0002 for the additional work necessary to complete the MWRA sewer connection for the Landing Project.

A MOTION was made by Michael Smart to REFER to the Budget Management Committee item #04 186 Reserve Fund Transfer – Landing Project - \$37,920.78, and was seconded by Gregory Hargadon and was UNANIMOUSLY VOTED.

## **NEW BUSINESS**

### 04 182 Call of the State Election

Town Clerk, Franklin Fryer read the Call of the State Election for November 2, 2004. In the name of the Commonwealth, the Town of Weymouth is hereby required to notify and warn the inhabitants of said town, who are qualified to vote in the state election, to vote on Tuesday November 2, 2004.

Paul Leary expressed concern regarding the accessibility of polling places. Precincts 9 and 10 were in the garage at DPW. This location will be moved. President Lacey stated that he would work with the Town Clerk to review these concerns.

### Lennar Partners Presentation on Weymouth Naval Air Station

David Hall, project director for Lennar Partners, presented the “Village Center Plan” for the redevelopment of the former South Weymouth Naval Air Station. He noted that the plan was created with smart growth and planning principles in mind. The plan attempts to make a careful evaluation of meaning for the entire site including such concerns as traffic, school, and water. The plan will also attempt to maintain a balance of business/housing, impact/benefits, and local regulations/state laws.

Evan Rose, the master plan architect, encouraged the council to imagine the possibilities of such a varied plan. The Village Center would have a mix of usages. The intent is to create an environment that promotes walking rather than driving.

## Town Council – October 4, 2004

- Transit Center will be at Trotter Road and the existing South Weymouth Commuter Rail Station. This center would consist of multi-family, rental units, and condominiums.
- Shea Village Center would be the site of commercial jobs, offices, and bio-medical, technical, and manufacturing facilities.
- Northern Village Center would consist of townhouses, single-family dwellings, a public square, and wetlands.
- East Village Center would be comprised of town houses, single-family dwellings, a park, and recreational facilities, including ball fields.
- Golf Village Center would be the site of a golf course, would preserve the area's natural resources, would protect existing habitats, and would provide parks and other open spaces.

The plans attempt to provide all services within a 5 minute walk. The conceptual plan components include housing, open space/recreation, transportation, and commercial/jobs.

The site consists of 1400 acres. 181 acres would be set aside for residential and retail usage. The number of housing units would total 2,855 over 12 years. Less than 400 of these units will be single-family. The majority will be multi-family and townhouses, which will be mostly 2-bedroom units. Although 20-25% of the housing units will be affordable housing, this is not a 40B project.

72% of the site will be preserved as open space. There will be a 2-lane parkway across the base- this will reduce the traffic impacts. With smart growth, comes options.

The project will be completed in phases, and will happen gradually as permits are received and the infrastructure is built. The process can be slow. Water and traffic issues must be resolved in order to proceed to the next phase. The phasing is proposed as follows:

- Phase I            2008-2011      Housing/commercial/retail
- Phase II           2011-2014      Housing/commercial/retail
- Phase III          2014-2017      Golf course

The infrastructure consists of transportation facilities, water supply and distribution, waste water collection and treatment facilities, open space, and recreational facilities.

Greg Morrell stated that this plan provides for employment opportunities, and will create a tax revenue source. He noted that there will be infrastructure costs and that the developer certainly looks at the return on the investment. Weymouth would receive approximately \$5.1 million net at full build out. Mr. Morrell asserted that there would not be a large impact on the town's school system as most of the units would be studio, and 1 and 2 bedroom units. He maintained that those attracted to these village centers would be seniors, empty nesters, and young professionals. He did note that most of the development is in Weymouth; therefore the school

## **Town Council – October 4, 2004**

children would be enrolled in Weymouth. He estimated approximately 650 school-aged children would reside on the site.

The possibility exists to receive state payments under 40R, a smart growth law.

John DeVillars and Stefan Pollock of Bluewave Strategies spoke to environmental issues. The developer is committed to full disclosure and an open and inclusive process with the highest standards of excellence in design and engineering.

The plan calls for maximization of the on-site transportation plans, acceleration of Route 18 improvements, and enhancements of the local off-site transportation network. The plans for the site are located on the World Wide Web at [WWW.TheVillageCenterPlan.Com](http://WWW.TheVillageCenterPlan.Com).

The water supply needed will be 1 million gallons a day. This cost will not be absorbed by the towns. The developer will attempt to minimize the demand. Currently, their preferred option is to hook into the MWRA water system. Lennar will advance all capital costs with bonds paid by user fees. These costs are estimated to be about \$25 million. He agreed that Weymouth has limited capacity to handle any additional wastewater. The plan would attempt to reduce the amount of pavement and impervious surfaces. The impacts on the near-by wetlands would be subject to 2 rounds of public hearings and Citizen Advisory Committee documentation.

This is a new beginning (see p.51 of document) for this site and there does exist smart growth examples in other parts of the country. There is a wealth of information available. There will be a formal presentation and then a hand off from Lennar to the official body of the town. This is a long process with a number of procedures and reviews. Lennar will outline the intention of the process.

### Councilor Comments

Councilor Smart spoke to specific issues as this is the District he represents. He questioned the access to Union Street from the base. He is concerned that with points of access opened up there will be the likelihood of these roads becoming cut throughs. He also expressed concerns regarding the potential for hookup with the MWRA. He noted that the closest hookups are from Furnace Brook Parkway in Quincy and would require an extension along Route 3 and then up Route 18-or from Route 37. There would need to be a coordinated construction process. He questioned the number of potential new jobs.

Bill Ryan responded that the site would have mixed usages and flexible zoning.

Councilor Connolly stated that this plan is proposing the creation of a small town. He expressed concern regarding the financial impact of 650 students on the Weymouth Public School System. He noted that he is also concerned about public safety, police and fire needs, trash pick up, and snow plowing. He asked for comparison figures regarding current development occurring in Hingham, such as Linden Woods, and Derby Street up-scale retail shops.

## **Town Council – October 4, 2004**

He noted that the parties involved in the process include the United States Navy, the Town of Weymouth, Tri-Town Corporation, and Lennar Group.

Councilor Molisse expressed concern regarding the amount of housing and believes that there should be additional senior housing. He questioned when the recreational and other amenities would be constructed. It was noted that construction of these amenities would begin Phase I.

Councilor DiFazio stated that this reuse plan is a great departure from the reuse plan voted on by the three towns (Weymouth, Rockland, and Abington) and the original plans may need to be changed. He noted that there was enabling legislation that allowed for access to Route 3 and for Research and Development jobs and retail.

Bob Lundquist, the chairperson of the Tri-Town Board, noted that the town lost 800 jobs when the air base closed. The Tri-Town Board, in considering this reuse plan, is looking at the revenue stream.

Councilor Mathews noted that the order of the procedure would appear to be reversed. The infrastructure needs to be in place before the housing is constructed. He also expressed concern about keeping the effluent discharge on site.

Councilor Kay noted that the figures would have to be re-evaluated and possibly re-calculated if the Navy decides to charge for the property. It was stated that Lennar is committed to the Base re-development. Ms. Kay stated that there is a need for more senior housing and that this should be re-evaluated in the current plan.

Councilor McPherson encouraged residents to contact their Councilors with questions. He wants this reuse project to do no harm to the South Weymouth neighborhoods.

Councilor Leary expressed concerns about Union Street becoming a cut through. He stated that the numbers need to be firm. He questioned the economic benefits of the project. Councilor Leary noted that there are 20 liquor licenses that would be available and he was concerned that there would be bars on each corner.

Councilor Hargadon stated that many issues have been raised and he had no further questions.

Councilor Lacy stated that many more significant questions exist regarding smart growth strategy. He believes that existing concerns should be fixed first before new construction is allowed. Abington and Rockland are also a part of this process. The following will be a part of the process:

- Community feedback
- A series of meetings
- Informational sessions with civic and neighborhood organizations
- Working sessions with sub-committees such as Economic Development
- Planning Boards
- School Committees
- Any other meetings as needed

**Town Council – October 4, 2004**

He questioned how feedback will be evaluated, and how information will flow.. He also requested that the Council be informed of what organizations will be part of the process.

**ADJOURNMENT**

There being no further business, Councilor Leary MOTIONED to adjourn and Councilor Molisse seconded. The MOTION was UNANIMOUSLY VOTED.

Approved by: \_\_\_\_\_  
T.J. Lacey, President