

**TOWN COUNCIL MINUTES
Town Hall Council Chambers
October 2, 2017, Monday**

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

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Also Present: Ted Langill, Chief of Staff
Joseph Callanan, Town Solicitor
Kathleen Deree, Town Clerk
Robert Luongo, Planning Director
Eric Schneider, Principal Planner

Recording Secretary: Mary Barker

President O'Connor called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathy Deree called the roll, with all members present.

ANNOUNCEMENTS

President O'Connor called for a moment of silence in memory of the victims of the Las Vegas mass shooting tragedy.

Councilor Harrington announced the "Great Pumpkin Give-a-Wey" to be held on Saturday, October 14, 2017 at its new location, Weymouth High School, from noon to 4 PM.

Councilor Harrington announced the Old South Union Fall Luncheon series concludes this week with lunch served at the church on Wednesday, October 4, 11:30 AM-1PM. Proceeds to benefit various church activities.

Councilor Haugh announced the Housing Production Plan Community Workshop to be held on October 11, 2017 at 7 PM at Weymouth High School's Mary Jo Livingstone Humanities Center. Planning Department staff will host a discussion of the town's housing goals. Light refreshments will be served.

Councilor Hackett announced that William P. O'Donnell, Norfolk County Registrar of

Deeds, plans to hold office hours in Council Chambers on October 12, 2017 from 10 AM to noon. Residents can come and request information on deed matters such as the Massachusetts Homestead Act, check on a filing, and print out registry-recorded deeds on internet ready computers. No appointment is necessary.

Councilor Conlon announced that residents may get a flu shot on Tuesdays during October and are asked to bring their health insurance card. Walk-in clinics will be held by the Health Department in the Town Hall on the following dates:

- October 3rd: 9 AM-noon and 1:30 – 4:30 PM
- October 10th: 9 AM-noon and 1:30 – 4:30 PM
- October 17th: 9 AM-noon and 3-7 PM
- October 24th: 3-7 PM

Councilor McDonald announced “Musicians for Opioid Awareness” will host a 2-day Battle of the Bands with proceeds to benefit three South Shore charities helping those dealing with the effects of the opioid crisis. Saturday’s event will be noon to midnight at the Next Page Café and features several bands. Sunday’s event will be held at the Knights of Columbus in Pembroke. Admission is \$20 per day or \$30 for both days.

MINUTES

Town Council Meeting Minutes of May 15, 2017 (to be amended)

A MOTION was made by Vice President Smart to approve the minutes of the May 15, 2017 Town Council meeting, as amended, to correct two scrivener’s errors, and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of September 18, 2017

A MOTION was made by Vice President Smart to approve the minutes of the September 18, 2017 Town Council meeting and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

RESIDENT AND COMMUNITY COMMENT

Borrowing Authorization for Construction of a New Public Library- Robert Montgomery Thomas, 848 Washington Street

Mr. Thomas read a prepared statement opposing the borrowing authorization for the construction of a new public library measure. He questioned the survey process, the need for a bigger facility and suggested if it is needed, then the site of the Emery Estate is an appropriate one, while the existing Tufts building could be converted to additional municipal space and/or affordable senior housing.

OLD BUSINESS

Proposed Zoning Revisions – Mayor Robert Hedlund, Robert Luongo, Planning Director

Robert Luongo and Eric Schneider provided a power point informational presentation for the proposed DRAFT AMENDMENT:

Background

- Existing zoning ordinance is out of date and is no longer reflective of market trends in retail and residential developments
- This is the second in a proposed series of zoning changes to be sponsored by Mayor Hedlund. The first added significant protections for established residential neighborhoods and was adopted by Town Council in January 2017.
- Next priority is the revitalization of the town's "gateway" commercial corridors. These include major portions of Routes 3A, 53, 18 and Columbian Street.

What about the village centers

- Many public initiatives currently underway.
- Weymouth Landing has a zoning "overlay district" which has proven effective in the revitalization of that area. (4 projects)
- New Library and complete renovation of Weston Park
- Opening of OOP and new sports complex at Lovell Field (Pinegrove) and Libbey Park will boost Jackson Square
- Traffic improvements coming to Columbian Square for both automobiles and pedestrians.
- Expansion of the Village Center overlay approach to be considered.

Motivations

- Rapidly changing retail market
- Current lack of redevelopment options due to current zoning.
- Commercial vacancies
- Recognition of poor aesthetics along our high visibility corridors
- Recognition that we are not getting the highest and best use in many prime locations--wrong uses in the wrong locations
- Listening to the market. Listening to the end user
- Inefficient land use patterns leads to congestion
- Route 18 widening
- Recognition that current zoning is contributing to these issues.

What is wrong with current zoning?

- No residential is permitted within our Business (B-1) zone and there is no relief available from the Board of Zoning Appeals
- Highway Transition (HT) zoning encourages the transition of residential buildings for commercial use.
- Highway Transition zoning is very restrictive for height, density, etc.

- Narrow lots contribute to the “sideways townhouse phenomena.”
- Lot size requirements do not encourage the consolidation of lots and the existing configuration of lots is not considered.
- Parking rations for restaurants out of alignment with our neighbors
- No design guidelines are provided.
- Very little use limitation.

Route 3A Corridor

- Prime waterfront
- Main gateway to town
- Adjacent to town parks
- Poor aesthetics
- Too much surface parking

Route 18, South Weymouth

- Gateway to Union Point

Main, Washington and Winter Streets

- Gateway to town
- Aging big box retail
- A sea of parking
- Poor aesthetics

Washington Street Corridor

- Highway transitional zoning
- Hodgepodge development
- Residential to commercial conversions
- Numerous and inefficient curb cuts
- No inter-connectivity
- Poor landscaping
- Jumbled signage

Council President O'Connor asked for descriptive information about the maps used in the presentation. Mr. Luongo noted that the maps show restricted areas (watershed protection).

Columbian Street

Purpose and intent

- To promote the economic development, general welfare and safety of the community through the use of basic urban design standards in special development areas.
- Provide the broadest range of compatible commercial and residential uses and encourage the development and redevelopment of under-utilized or obsolete

commercial property and ensure development and redevelopment which includes current retail and service trends and allows for a wide variety of mixed uses.

- To encourage reuse and redevelopment of existing buildings and building lots along the gateway corridors of Route 18, 53 and 3A.
- To encourage the consolidation of lots and curb cuts.
- To promote urban design which is consistent with the Town of Weymouth's economic development, planning and programmatic efforts.
- To provide flexibility with regard to dimensional requirements in a manner that is consistent with the purposes and intent of this Article.

Permitted uses within overlay

- Any use permitted by the underlying zoning
- Residential building of between 3 and 5 stories, provided that a commercial use is maintained on the ground floor, with a special permit from the Board of Zoning Appeals.
- Office or professional building of up to 5 stories with a special permit from the Board of Zoning Appeals.

Additional Criteria

- Site must contain a minimum of 30,000 square feet.
- Adequacy of the site for the size of the proposed project.
- Suitability of the site for the proposed use(s).
- Degree to which the proposed project complies with the goals of the Town's vision and Master Plans.
- Impact on traffic and pedestrian flow, safety and access for emergency vehicles
- Impact on established residential areas including noise, lighting and traffic.
- The extent to which the project promotes sustainable building and site design
- Extent to which buildings, driveways, parking areas, loading areas, outdoor activity areas, light sources, trash areas and other potential nuisances shall be located and designed to minimize adverse impact of any proposed use the special permit may require alternative site layouts, including increased setbacks from residential property lines, different locations of buildings, parking areas, and driveways, the incorporation of loading and trash collection areas as part of the principal building design, and increased screening for light sources and outdoor activity areas.
- Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections. The Special Permit may require alternative driveway locations and site design in order to alleviate potential congestion or safety problems.

Dimensional Requirements

- A front setback averaging 50 feet is required with the first five feet preserved as a landscaped buffer.
- Side setbacks shall be 10 feet (see 120-25.17)

- Rear setbacks shall be 15 feet (see 120-25.17)
- A 20-foot “no build” and “no parking” buffer will be provided along any property line abutting a residential use. The buffer will consist of a privacy fence and landscape screen (as illustrated).
- When abutting an existing residential use, in addition to the 20-foot “no build” and “no parking” buffer, a step-up approach shall be applied to building heights as illustrated. Building height will be limited to 35 feet for the first XXX feet after the 20-foot buffer.
- Both E and F above are subject to review and approval by the Weymouth Fire Department to ensure safe access for emergency vehicles.

Density Coverage & Parking

- 120-25.18 Density
 - FAR restrictions shall not apply to mixed-use developments under this article provided at least one of the uses is residential and a non-residential use is located on the ground floor and includes an active and transparent façade provided that the height requirements of this article met.
- 120-25.19 Coverage
 - All proposals under this Article shall dedicate a minimum of 15% of the total land area as open space. Further, a maximum building coverage of 60% shall apply and only 75% of any site shall be of an impervious material.
- 120-25.20 Required Parking

◦ Studios and 1 bedroom maximum	1 space per unit minimum with 1.5 space
◦ All other residential maximum	1.5 spaces per unit minimum with 2 space
◦ Restaurant	1 space per every 3 seats
- Parking requirements for all other uses shall be per Section 120-74 of this Ordinance.

Building Orientation, Open Facades and Screening

- Buildings shall generally be sited to face abutting streets and sidewalks with entrances located to provide convenient access from the sidewalk network.
- An accessible, primary pedestrian entrance to the building shall face an abutting street. For interior buildings sites, entrances should connect to a pedestrian way that provides convenient access to the abutting street and sidewalk network.
- Building walls facing the street should present an active façade incorporating windows, doors, columns, changes in materials, modulation of the façade, and similar details to add visual interest.
- Parking for ground level, non-residential uses may be provided along the front and/or sides of the building, while parking for residential uses are encouraged to be sited in the rear of the building or within an interior parking structure. A

detailed landscape and lighting plan for all parking areas shall be submitted as part of the application.

- Any portion of an above-ground parking structure fronting a public way shall include façade details and landscaping to maintain an attractive streetscape.
- Dumpsters, HVAC equipment and loading docks shall be fully screened from view.

Mr. Schneider reported that they are still internally discussing the signage requirements and expects to have something to present soon.

Vice President Smart reported he is pleased to see architectural standard changes incorporated. He also reiterated that this is not meant to be critical of current business owners; they are grateful to have their investment in the community. Mr. Schneider responded that they expect this will generate opportunities both for outside business to come in and also considering the current shop owners.

Councilor Conlon asked about buffer zones in the rear of property and the front setbacks.

Councilor Hackett asked the timeline and the next steps. Mr. Luongo responded that the next step is to polish the presentation and submit a measure to Council for referral to the Ordinance Committee. It would require a joint public hearing with the Planning Board and he hopes to have something voted by Thanksgiving.

Councilor McDonald suggested the presentation is conceptually strong and asked if they are planning to offer incentives. Are there areas that would qualify? Mr. Luongo responded that the incentive is that it allows residential where it normally would not have been allowed. They aren't considering tax incentives. The 30,000 sq ft lot size is an incentive to merge or sell to combine lots and will allow streamlined curb cuts. It will also allow them to give a heads up (by department head review) before it gets to seeking relief before the BZA. Councilor McDonald suggested that should be incorporated into the presentation.

Councilor Harrington noted that the trends in commercial use are changing and the planning needs to be fluid to evolve with the needs of the market. He used the work from home concept as an example. Mr. Luongo responded that it will be a challenge to get it right which is why they want as much input as they can.

Councilor Haugh responded that seeing it over and over is beneficial. Her only hesitation is the whole theory of the death of the store. She hopes the vision is to see mixed use development. She would like to see mixed use feel while still supporting the commercial development.

Councilor Mathews noted his concern with potentially lifting the FAR restriction. It has been successfully used as a tool in the past. He doesn't believe the residential neighborhoods will want that. Mr. Luongo responded that they will look further at it and do some modeling. He feels that the height minimums and maximums will accomplish

this but the BZA will make a decision based on input from residents and Councilors. Councilor Mathews responded that he is concerned with the legal standing in an appeal process if BZA denies an application. Mr. Luongo responded that the Special Permit process is more discretionary and harder to overturn in appeals. They can also look at requirements for per unit minimum square footage.

President O'Connor thanked the presenters; he noted this has the potential to open the commercial market in Weymouth. He asked for the powerpoint to be posted to the town website.

ADJOURNMENT

The next regular meeting of the Town Council has been scheduled for Monday, October 16, 2017. At 9:03 PM; there being no further business, a MOTION was made by Vice President Smart to adjourn the meeting and was seconded by Councilor Mathews.
UNANIMOUSLY VOTED.

ATTACHMENTS:

Respectfully Submitted by Mary Barker as Recording Secretary

Approved by Patrick O'Connor as President of the Town Council

Unanimously approved on 13 November 2017