

TOWN COUNCIL

Town of Weymouth
Massachusetts

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MEMORANDUM

MEASURE 20 117

TO: ALL COUNCILORS

FROM: COUNCIL PRESIDENT ARTHUR MATHEWS AND COUNCILOR AT LARGE REBECCA HAUGH

SUBJECT: MEASURE 20 117-TOWN COUNCIL ZONING ORDINANCE AMENDMENT TO SECTION 120-64.7.1
BILLBOARD RELOCATION OVERLAY DISTRICT (ONE YEAR MORATORIUM ON NEW PERMIT ISSUANCE)

DATE: NOVEMBER 12, 2020

ATTACHMENT

CC: KATHY DERE, TOWN CLERK, MAYOR ROBERT HEDLUND, SOLICITOR JOE CALLANAN
CHRISTINE HOWE/PROGRAM MANAGER-GRANTS AND PROCUREMENT

Arthur Mathews DH

Rebecca Haugh DH

We are submitting the following measure, pursuant to M.G.L. Chapter 40A, as a petition filed by the Town Council to propose a zoning change.

We are requesting that the Town of Weymouth Zoning Ordinance Section 120-64.7.1 is amended as follows:

Add a new section E. to the Billboard Relocation Overlay District as follows:

"A moratorium shall be in effect for the duration of one year regarding all electronic billboard issuances of new permits. This moratorium may be lifted only if Cove Outdoor, LLC, or its successor, fulfills all obligations included in the "Remediation Agreement for Neighborhoods Near the 611 Pleasant Street Digital Billboard" dated December 18, 2019."

This one year moratorium would be in effect one year from the date it is adopted by the Town Council. This will allow the Planning Director to amend the guidelines, as outlined in this ordinance and should include installation of light blocking technology, limitations on both height and size of boards, hours of operation, content of advertisements; and any actions which would mitigate the effects of electronic billboards on the residents in the effected neighborhoods.

This measure requires a legal notice, joint public hearing in conjunction with the Planning Board and a 2/3 vote of the Council.

2020 Nov 12 PM 3:42
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

**Town of Weymouth
Massachusetts**

Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189



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December 18, 2019

RE: Remediation agreement for neighborhoods near the 611 Pleasant Street digital billboard

This letter outlines the remediation the Town of Weymouth and Cove Outdoor, LLC will conduct to mitigate several impacts resulting from the lawfully permitted and constructed two-sided digital billboard at 611 Pleasant Street. While this agreement is not legally binding, and may be subject to minor changes, everyone intends the letter to be a showing of good faith that the Town and Cove Outdoor intend to take these actions as a way of resolving the issues caused by the billboard, in lieu of the billboard being removed or relocated, which are the residents' preferred options. By including an acknowledgement and agreement section for the Town, Cove Outdoor, and several resident-representatives of the impacted neighborhoods, this agreement shows that those parties are satisfied with the remediation outlined below.

Town of Weymouth Responsibilities:

1. By December 23, 2019, the Town shall deliver to the neighborhood representatives several options for improving the neighborhood playground, park, and conservation land. This includes providing options for rebuilding the Sarah Brassil Playground located off of Century Road, improving the existing active recreation amenities such as the basketball court, and enhancing these active recreation amenities. In addition, the Town will present options for improving the adjacent passive conservation area, such as trail, wayfinding, or signage improvements.

After input from the residents the Town will begin re-building the playground in early 2020

- Playground to include the following amenities or substantially equivalent alternatives:
 - New swing sets
 - New slides and tubes
 - New sea saws
 - New jungle gym play area
 - Playground safety surfacing (wood or rubber mulch)
 - Subsurface landscaping and drainage
 - ASTM or CPSC certified playground structures
 - New park benches
 - New picnic tables
 - Trash cans
 - Bike rack
 - Walking trails around playground area
 - New basketball court with new backboards
 - Removal of existing fencing and installation of new fencing around the playground
 - Work with the abutters to identify fencing that needs to be removed from the park area
- After sufficient input from the residents and public, the Town will enact the plans to improve the playground, park, and conservation land in spring of 2020 with a proposed completion date of June 30, 2020.
- The Town agrees to maintain the park according to a publicly available maintenance schedule that includes more frequent visits in the summer months and less maintenance in the winter months for cleanup, maintenance, trash removal and any other work/improvements necessary

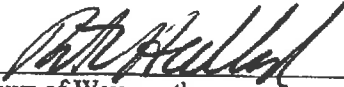
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- The Mayor's Office will support applications for tax abatements to those residents on Century Road, Kipling Road, and Price Way who apply for them, and who continue to be impacted by the billboard structure after the sign is lowered and the light blocking faces are installed. The Board of Assessors, however, and not the Mayor, determines whether and how much of an abatement is warranted under the circumstances.
- The Town will create a dedicated fund for reservation of revenue from the billboard agreement to be used for future neighborhood improvements, billboard mitigation techniques, and landscaping services
- The Town agrees to work with residents of the impacted neighborhoods on any necessary mitigation moving forward should any future issues arise.

Cove Outdoor Responsibilities:

- Cove Outdoor will lower the digital sign at 611 Pleasant Street 20 to 25 feet, or lower, in height.
- Cove Outdoor will install light blocking faces at the time it lowers the sign.
- Cove will lower the sign and install the light blocking faces within 3 to 6 months of the execution of this agreement, or sooner.
- Cove Outdoor will plant trees on the properties of neighbors affected by the digital sign. Cove will consult with an arborist as well as meet with those residents to determine, through mutual agreement, the adequate number and type of trees to be planted.
- Cove Outdoor will plant lower height evergreens behind the area in which the state-permitted tree cutting will take place to help preserve a visual barrier from the operation of the quarry in consultation with an arborist.
- Cove Outdoor will build stockade fencing or equivalent where affected neighbors may want a visual barrier.

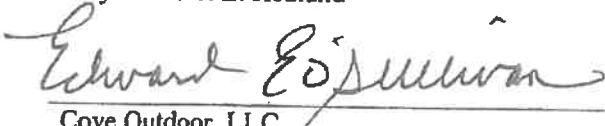
Acknowledged and agreed to by:



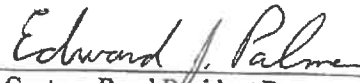
Town of Weymouth
Mayor Robert L. Hedlund



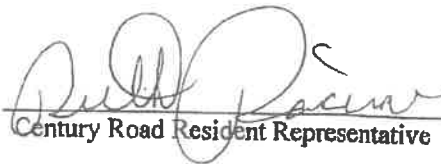
Century Road Resident Representative



Cove Outdoor, LLC
Edward O'Sullivan



Century Road Resident Representative



Century Road Resident Representative