

TOWN COUNCIL MINUTES
Ordinance Committee
Town Hall Council Chambers
March 26, 2018, Monday

Present: Kenneth DiFazio, Chairman
Michael Smart, Vice Chairman
Rebecca Haugh, Councilor
Christopher Heffernan, Councilor
Arthur Mathews, Councilor

Also Present: John MacLeod, Asset Management

Recording Secretary: Mary Barker

Chairman DiFazio called the meeting to order at 6:33 PM.

A motion was made by Vice Chairman Smart to take measure 18 011 out of order and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

This matter was referred to the Budget/Management Committee on February 20, 2018. Mr. Langill, MacLeod and Solicitor Callanan were invited to the table. Solicitor Callanan reviewed the driving force to create a single department and merge with the concept of centralized maintenance. This concept was introduced in the budget process and voted in the budget in June, 2017. He reported that when they learned that the Director of Maintenance for the schools had resigned, it became the opportunity to have a conversation about combining maintenance functions. The \$109,000 salary with the elimination of the director position was reallocated to pay two new positions. Several other positions were reclassified. The anticipated future savings will be due to closer cooperation between departments, regular pro-active maintenance and the taxpayers will enjoy better maintained buildings. He noted the cooperation begun already with the renovations in Town Hall Council Chambers, the pipe repairs at Weymouth High School and summer opening procedures. He also noted corrections to a citizen comments made at the public hearing; when the former Maintenance Director for schools resigned, he was not replaced. Mr. Barker was not appointed director; he is a town employee and will remain one. He also reviewed the Municipal Finance Department- Adele is still in Procurement and will remain there. The salary for the Asset Management Director will be in line with other directors in town. School maintenance workers are responsible for maintenance tasks plus snow removal and overnight security. They reviewed the organizational chart. This move will allow for better inventory and purchasing controls for building-related products and more efficient repairs. They have entered into an agreement for software that will allow for creating a maintenance schedule.

Chairman DiFazio reviewed the chart; he noted that there are only two new positions created (Manager of Buildings and Grounds, and Custodial Supervisor). This process will be followed with a measure for appointment of the Director.

Councilor Heffernan asked if they could quantify the full cost savings. Mr. Langill responded that it's less than \$10,000; they look at it more holistically; not just salaries. The real savings is in what was previously outlined and Solicitor Callanan noted the majority will be in the costs avoided in the future, such as insurance premiums.

Councilor Haugh asked for more information on the consolidation of purchasing functions. Mr. MacLeod explained the purchase order process and the software that will generate and track the work orders. The savings in efficiency will be immense. Councilor Haugh noted that the Superintendent of Schools and School Committee Chair are present and both are on board.

Vice Chairman Smart asked for more information on the software; whether it will list everything and set up long term and preventive maintenance after warranty expirations as he thinks this will work better. Mr. MacLeod responded that they ran a test of the software in the fall and it generated 400 preventive work orders.

Chairman DiFazio suggested this will enable their constituents to know exactly who to talk with. Mr. Langill noted this will require additional upgrades which will result in increases to be seen in next year's budget. They will want to make sure this will continue to work over the long range to keep a smooth transition.

Chairman DiFazio asked about the process; they should vote 18 011 before 18 012? Solicitor Callanan responded that they shouldn't be able to vote 18 011 until they vote 18 012.

A Motion was made by Vice Chairman Smart to forward measure 18 011 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

18 012-Acceptance of G.L.C.71 §37M-Consolidation of Administrative Functions

A Motion was made by Vice Chairman Smart to forward measure 18 012 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

Issue-Charter Section 8-13 (Enforcement of Charter Provisions)/Charter Compliance Concerns

This matter was referred to the Budget/Management Committee on February 20, 2018. Councilor Lacey was invited to the table as proponent of the measure. He presented a resolution in draft form. Since some time passed and there were changes to the status of the concerns he raised, he provided an updated version to discuss. There has been an

acknowledgment by the Mayor and the administration. The Mayor owns responsibility for compliance; as does the Town Council. In accordance with Section 8-13 of the charter, they are to ensure due diligence to compliance. Their role as a Council is to make that through a resolution. The committee reviewed the draft and the events leading to its creation. Chairman DiFazio noted that the administration has admitted the events; some actions were taken and deadlines were missed. Based on the information, the resolution would serve as a reaffirmation that the events occurred. Councilor Lacey was thanked for his input. No action was taken at this time.

17 127-Zoning Amendment to Create a Commercial Corridor Overlay District

This matter was referred to the Budget/Management Committee on December 4, 2017. Director Robert Luongo and Principal Planner Eric Schneider were invited to the table. Mr. Schneider provided handouts and a brief update on the status. He noted one minor change to the redline version:

P3. additional language trying to stress the need to take into consideration specific sites for BZA to consider various design items

There were questions from the chair to look at FAR and give some examples. They discussed how difficult it is to take one piece and judge the whole project by it. He reviewed the spreadsheet as a mathematical representation of FAR, noting that it is purely a mathematical calculation; a way to look at different scenarios. He reviewed the process to determine how many units could fit in various scenarios.

In a lot measuring 200 x 250- take out known limitations and eliminate others. Then an exercise of a footprint for building and number of parking spaces. A parking space is the 9x18 ft. spot and requires room to maneuver and works out to 300 sq ft.. This was determined with a review by members of the Planning Board who are also architects.

Chairman DiFazio asked if the example doesn't include parking? Mr. Schneider responded no. After the no build zone it's limited to space before step up. Chairman DiFazio asked if the FAR for the Boston Motel site is 1? Mr. Schneider responded yes. There are some people trying to market the property at 170-something units, but they are stressing it's a purely mathematical calculation. When you look at other limitations and requirements, it's extremely unlikely. Chairman DiFazio asked if 1 is the absolute maximum. Mr. Schneider responded yes.

Chairman DiFazio asked Mr. Luongo if he could guess at the estimated in reality for the number of 900-sq.ft. units that could fit. All of this could only be done through Special Permit. All developers will try to reach for what they can. The process is public and thoroughly vetted. If a plan doesn't work for the town, it will not be approved. They are trying to balance; by giving incentive without giving away the store.

Mr. Schneider states that FAR is not perfect. He used the Landing as an example. There are no setback requirements- in conformance with height requirements and others. They do not have to say yes to 4 or 5 stories. A developer is going to come in and ask for a

high number. The owner in question has abused his property for years and made a lot of money on disadvantaged people. Now he is closed down due to violations and he has to maximize his loss by selling it for the most he can get. It is the developer's responsibility to come up with a plan that works.

Councilor Haugh asked if an underground parking garage would count as a story. Mr. Schneider responded only in podium style-it would not if it were completely underground. Mr. Luongo responded that underground and structured parking increases the cost to a developer. Mr. Schneider responded that these types of parking will not be able to get a developer to reach higher end FAR's.

Mr. Schneider reported that the Planning Board met tonight and had many of the same conversations-and FAR was dominant. They are comfortable with the ordinance as it is currently written and voted to forward to the Town Council with a recommendation to approve, as amended - minimum caliper 4" tree diameter inserted in 120.25-17(c).

Vice Chairman Smart asked if the chair is comfortable with the responses and if all of his questions regarding FAR were explained. Chairman DiFazio responded that the calculation definitely puts it in perspective and the discretionary language in the ordinance gives the BZA some leeway.

Councilor Haugh noted that this helps tremendously. She asked what is the size of the lot of Arbor Inn and the Tufankjian properties? Mr. Schneider responded that the Tufankjian lot is split in two pieces; both totaling 30,000. Mr. Luongo responded that it's difficult to do anything there. This won't open up the floodgates.

Councilor Heffernan asked about enforcement of shared parking through the ordinance. Mr. Luongo responded that it's almost self-enforcement since the hours of usage will differ. They could structure it so that an agreement is drafted with the property owner. Mr. Schneider responded that it is in the ordinance. They would expect to see this more in a mixed use development and it gives some flexibility. There aren't many chunks of land but it is good zoning language. Councilor Heffernan suggested there should be public awareness of these shared parking areas.

Vice Chairman reported that they reviewed the parcels that currently have 30,000 square feet, early in the process. Mr. Schneider responded that there are 35, but not all are viable.

Councilor Haugh asked if the old billboards will be taken down before new ones go up. Mr. Luongo responded that the new ones would be subject to an agreement.

Chairman DiFazio noted there is no timeframe to this measure, but he would entertain a motion if everyone is satisfied with the information provided.

A Motion was made by Vice Chairman Smart to forward measure 17 127 - to the full Town Council with a recommendation for favorable action and was seconded by Councilor Haugh.

Vice Chairman Smart noted this was well done with organized public input. It gives protection to the residents and landowners and an opportunity to developers. Councilor Haugh echoed the Vice Chairman's comments, as did Councilor Heffernan. Chairman DiFazio noted it will be interesting how this affects the developers. There is a lot of discretionary language that takes precautions necessary to protect the residents. Mr. Schneider responded that the input from the Council was invaluable. UNANIMOUSLY VOTED.

Chairman DiFazio reported that he will distribute copies of the draft resolution provided by Councilor Lacey to the committee to review. They can deliberate at the next meeting and vote it out prior to the next Town Council meeting.

ADJOURNMENT

At 8:02 PM, there being no further business, a MOTION was made by Councilor Smart to adjourn and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

Respectfully submitted by Mary Barker as Recording Secretary

Approved by Chair of Ordinance Committee, Kenneth DiFazio
Voted unanimously on 7 May 2018