

TOWN COUNCIL MINUTES
Town Hall Council Chambers
April 2, 2018, Monday

Present: Michael Smart, President
Arthur Mathews, Vice President
Kenneth DiFazio, Councilor
Jane Hackett, Councilor
Fred Happel, Councilor
Ed Harrington, Councilor
Rebecca Haugh, Councilor
Christopher Heffernan, Councilor
Thomas J. Lacey, Councilor
Arthur Mathews, Councilor
Michael Molisse, Council

Absent: Brian McDonald, Councilor

Also Present: Ted Langill, Chief of Staff
Brian Connolly, Chief Financial Officer
Joseph Callanan, Town Solicitor
Kathleen Deree, Town Clerk
Richard Swanson, Town Auditor
Eric Schneider, Principal Planner
George Berg, Planning Board
Dr. Jennifer Curtis-Whipple, Superintendent of Schools
Lisa Belmarsh, Chair, Weymouth School Committee
Peter Frasier, Bond Council
John MacLeod, Asset Management

Recording Secretary: Mary Barker

President Smart called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with one member absent. President Smart reported that Councilor McDonald may not be able to make the meeting because of a work commitment and Councilor Lacey will arrive shortly from the Library meeting.

ANNOUNCEMENTS

Vice President Mathews announced the annual Herring Run cleanup to be held on April 7, 2018. Volunteers will meet at Niko's Restaurant. Refreshments will be provided. Volunteers are instructed to bring gloves and wear appropriate clothing to work along the river.

Vice President Mathews announced the annual Household Hazardous Waste Collection Day will be held on April 7, 2018 from 9AM-1PM at the Weymouth DPW parking lot,

120 Winter Street. Residents can check the list of acceptable items on the town website.

Vice President Mathews announced the yard waste collection schedule in effect from April 17, 2018. Collection will be bi-weekly through November 2, 2018, and weekly from November 5 to December 7, 2018. Residents can check the website for street collection assignments.

Councilor DiFazio announced the East Weymouth Neighborhood Association general meeting will be held on April 10, 2018 at the Venetian Restaurant at 7PM. Meeting will highlight the recent park improvements.

Councilor Haugh announced that with the contamination found at the proposed compressor station site, there will be a public involvement plan meeting on April 3, 2018 at Abigail Adams Auditorium, 7-9 PM to present the draft Immediate Response Action Completion Report, draft Activity and Use Limitation, and the draft Permanent Solution with Conditions Statement. Comments and questions from the public regarding the presentations are welcomed. There will be a 20-day public comment period ending April 24, 2018.

Councilor Happel announced the organized neighborhood Community Cleanup day will be held on April 29, 2018, 9AM-noon at various neighborhood organized sites. Lunch and entertainment will be provided at O'Sullivan Park. Residents can contact the Mayor's office to register.

Vice President Mathews announced the Annual Town Meeting will be held at 7:30PM on May 21, 2018 at Abigail Adams Auditorium.

MINUTES

Budget/Management Committee Meeting Minutes of February 20, 2018

A MOTION was made by Vice President Mathews to approve the minutes of the February 20, 2018 Budget/Management Committee meeting and was seconded by Councilor DiFazio. UNANIMOUSLY VOTED.

Budget/Management Committee Meeting Minutes of March 5, 2018

A MOTION was made by Vice President Mathews to approve the minutes of the March 5, 2018 Budget/Management meeting and was seconded by Councilor DiFazio. UNANIMOUSLY VOTED.

Public Parks and Recreation Committee Meeting Minutes of March 5, 2018

A MOTION was made by Vice President Mathews to approve the minutes of the March 5, 2018 Public Parks and Recreation Committee meeting and was seconded by Councilor DiFazio. UNANIMOUSLY VOTED.

Town Council Meeting Minutes of March 5, 2018

A MOTION was made by Vice President Mathews to approve the minutes of the March

5, 2018 Town Council meeting and was seconded by Councilor DiFazio.
UNANIMOUSLY VOTED.

PUBLIC HEARINGS

18 015-Street Light Replacement

A MOTION was made by Vice President Mathews to open the public hearing on 18 015 and was seconded by Councilor DiFazio. This was published on March 23, 2018.
UNANIMOUSLY VOTED.

Mr. MacLeod was invited to the table to provide a brief summary. The lights will be purchased from National Grid for \$1. The town entered into a collective procurement agreement with three other communities and MAPC to replace LED light fixtures throughout the town. The number of replacements is 3,955 and the cost of the retrofit is \$1.4m and \$1.1m cost to the town after the grant. There will be cost incurred for oversight and engineering. Projected savings will be \$280-300K per year. There will be incidental costs to maintain them and they will enter into a service agreement (10-15 year lifespan). They are in the process of looking at replacing controls through MAPC with Beverly and Tewksbury.

Councilor Molisse noted that the measure was reviewed in the Budget/Management Committee earlier.

Vice President Mathews asked for the life expectancy of the units. Mr. MacLeod responded that technology will likely change, but what they are doing now is state of the art with expandability.

Councilor DiFazio asked about the attachment to the measure, which has the total number of lights in town. Mr. MacLeod noted it includes others. Councilor DiFazio asked if it includes Union Point. Mr. MacLeod responded no. Councilor DiFazio noted that this is based on the information provided, the lights should pay for themselves within 5 years. Councilor DiFazio asked who in the administration selects the purchase. Mr. MacLeod responded that the Energy Committee will review to validate their findings and recommendations. Councilor Heffernan asked if it is a mandate that the LED standard will have to be met. Councilor Hackett asked Mr. MacLeod to review the cost savings and information that was presented to the Budget/Management Committee.

Council President Smart asked if there were any comments from the public, to which there was no response.

A MOTION was made by Vice President Mathews to close the public hearing on 18 015 and was seconded by Councilor DiFazio. UNANIMOUSLY VOTED.

18 016-School Boiler Replacement

A MOTION was made by Vice President Mathews to open the public hearing on 18 016 and was seconded by Councilor DiFazio. This was published on March 23, 2018.
UNANIMOUSLY VOTED.

Mr. MacLeod noted that a correction made to the language (change \$ to §), and additional language that was added to both bond measures was reviewed during Budget/management deliberation; *“Any premium received upon the sale of bonds or notes approved by this order unless such premium applied to the payment of the cost of issuance of the bond or notes may be applied to the payment of costs approved by the this order in accordance with MGL Ch.44 §20, thereby reducing the amount authorized to be borrowed to pay such costs by like amount.”*

Mr. MacLeod reviewed the measure. MSBA offered an accelerated program. In April 2017 the town was invited to the feasibility phase. In June, the Council approved a measure to fund the feasibility study and in August, Hamilton and Wessagusset school boilers were chosen. They tried to include Johnson School but it didn't qualify because it is not an accredited K-12 program. A design firm was chosen in October 2017 by MSBA. 90% plans were completed in January and the estimate is \$2,361,712 for installation of both boilers in both buildings which are similar age, size and capacity. 55.63% of the eligible cost is reimbursable. (\$569,462 for one; \$575,494 for the other). These were high priority on the Capital Improvement List.

Councilor DiFazio asked about the bond request and the estimated grant. It is based on 55.63 on whatever the bids come in at (in about three weeks). He asked what amount they would be bonding? Mr. MacLeod responded that would be up to the CFO, but the town is required by MSBA to authorize the amount of funding request. Councilor Hackett noted that the superintendent and school committee chair are also present.

During this discussion, at 7:58 PM, Councilor Lacey arrived.

Council President Smart asked if there were any comments from the public, to which there was no response.

A MOTION was made by Vice President Mathews to close the public hearing on 18 016 and was seconded by Councilor DiFazio. UNANIMOUSLY VOTED.

OLD BUSINESS

LSTAR Management Update-Kyle Corkum, Managing Partner and Founder

Matthew Barry-Division President

Thomas Bekley- Director of Development

**William Ryan-Senior Consultant for Government Affairs and
Community Outreach**

Kyle Corkum was invited to the table to provide an update on the status of a number of items at Union Point. Mr. Corkum provided a Power Point Presentation on ten topics:

- Water supply
 - Provided by MWRA from Quincy Line
 - Preferred Route is through Weymouth

Testing last year in Quincy showed their system has extra capacity. They envision a 2-phase approach to bring water to Union Point. There are two routes. One involves utility easements. They will settle on the best approach and submit a plan for approval. The intent is get it in quicker and return temporary capacity to Weymouth.

- Wastewater
 - Private treatment facility
 - Initial design is underway
 - Online 24-30 months
 - Reuse of reclaimed water is significant component

The likely outcome will be a dedicated wastewater treatment plant. The technology is a membrane bioreactor and will be built as large as they can. The initial design is underway.

- MEPA Process and Anticipated Timeline
 - File DSEIR 7/2018
 - DSEIR Public Notice 8/2018
 - DSEIR Secretary Review 9/2018
 - DSEIR Certificate 1/2019
 - File FSEIR 1/2019
 - FSEIR Public Notice 2/2019
 - FSEIR Secretary Review 3/2019
 - FSEIR Certificate 3/2019

President Smart asked for confirmation that Union Point is using 50,000 gallons of water per day. Councilor Harrington asked how many units it serves. Mr. Corkum responded 1200 and full build-out will be 3855 units. Councilor Harrington noted they are two month's behind on the acceptance of the water plan; and questions if it will affect the build out? Mr. Corkum responded that they must get MEPA approval before town approval. It will be a parallel track with a streamlined approval process. Mr. Corkum responded that they are not behind schedule from a design standpoint.

President Smart asked if they expect the lag between completion of the water line within the phase in construction- do they expect to reach close to the 600,000? Mr. Corkum responded no. The estimate start time to get through design and approvals is 18-24 months.

Vice President Mathews noted that all is predicated on MEPA and they can't go forward until that's approved. Mr. Corkum responded that they would hope to have approval by the end of next summer. Vice President Mathews noted he would support the approaches to both water and wastewater solutions.

Councilor Haugh noted that option 2 is a lot less disruptive to the Weymouth residents. Using utility right of ways is the better goal. Mr. Corkum responded that they will try to open as few streets as possible. Utility rights of way now require negotiating with current utilities, but they may not be the most expeditious. Councilor Haugh noted the public necessity for water should preempt the utility's right as this would be the least impactful.

- ProDrive
 - 3.5 acre parcel
 - Preliminary Subdivision approved 10/16/17
 - Definitive Subdivision approved 1/17/18

Groundbreaking should take place late June/July. They have already been asked by ProDrive to begin to plan for phase 2. They want to be in a position to grow as quickly as the market needs them to. Construction plans are underway. They pledged to give land free and to provide fortification to the schools. It has already begun; with a robotics program in the career technical program at the high school that in 4 years will provide students with technical training to go directly to Prodrive.

President Smart noted its proximity to the neighborhood; he stressed it's important to consider that neighborhood. He thanked Mr. Bekley for meeting with those residents. Mr. Corkum responded that they are learning to work closely with the existing neighborhood. There is development on the border. President Smart thanked them for keeping the neighbors apprised.

Councilor Happel asked what the full build-out of ProDrive will be. Mr. Corkum responded that it will grow incrementally and is expected to be 1.5 million square feet.

Councilor Hackett noted that a request for a CTE Robotics program is pending approval by DESE.

President Smart acknowledged the continued support by Secy. Ash, Governor Baker and Rep. Ron Mariano. Union Point is being used as a tool to attract firms. The Hub and Spoke concept recommends a small presence in downtown Boston and larger one in Union Point.

Councilor Haugh asked whether ProDrive will be a leased tenant as stated in the November 27, 2017 meeting minutes from the SRA. Mr. Corkum responded that to expedite the funding process they built the building. They have the right to purchase the property once they take occupancy.

- Roads & Utilities
 - Roads to be permitted and constructed in 2018/2019
 - Total length of Roads 6,500 LF
 - Design and construction value \$8,750,000

The first six-lot subdivision is complete and the White Street gate is now blocked to access. They are building roads and reconfiguring some of the existing roads. President Smart noted that on Discovery where it is not turning on to Union Street. Mr. Corkum responded that the current solution is not to open it to Union Street. Roadway construction should begin in June/July and with union labor. Vice President Mathews asked if the town engineers are involved in the road planning to make sure they are to the town's specifications. Mr. Corkum responded they will meet or exceed the town's specs. They are doing some innovative things to be able to meet accessibility for all of its residents.

- Demolition Map
 - Buildings demolished \$1,650,000
 - Buildings currently being demolished \$2,100,000
 - Buildings that will remain
 - Buildings to be relocated

Thirteen buildings are down, and several more scheduled over the next few months. The power station, fire station QCAP and gym remain. All will be union labor.

- Sports Complex
 - Facility Statistics
 - 1000 people per day on weekdays
 - 1500 people per day on weekends
 - WHS & Weymouth Youth Lacrosse

Fields one and two are opened. The bubble on field one will come down in a few days. Fields three and four will be open by June. The sports complex will be fully operational by mid-summer. President Mathews asked if it includes other sport-related items. Mr. Corkum responded that "Little Fenway" is under consideration as a Miracle League field. Playground, Dog park, street hockey rink, and restaurant will be ready by fall. Vice President Mathews asked if they envision an ice rink. Mr. Corkum responded that they are investigating but can't commit. It is high priority.

- The Hangout
 - Retrofitted storage containers for food and retail operators

- Beer garden
- Shopping
- Entertainment
- Programming
- Thursdays-Sundays, Memorial Day – October

There is demand and intent. President Smart asked if they expect these temporary clients to stick around. Mr. Corkum responded that this is incubation for ground floor retail, which will take two years. The hangar can accommodate programming to drive in the public.

- Innovation Homes
 - Mid-Rise Flats
 - 1,2,3 bedrooms
 - 1,000-1,600 square feet
 - 4-Plex Quad Townhomes
 - 1,700 square feet

President Smart asked what the estimated value for tax revenue will be when the housing is completed? Mr. Corkum responded that he will obtain that information for the Council.

President Smart noted that some of the roads are still privately owned; some are controlled by WPD. They are getting calls re: parking, speeding. He noted the quicker they can get turned over to the town the better, and urged they speak with the administration about getting patrols on the private roadways with the increase in traffic to the sports complex and activities.

Councilor Lacey asked if the town is providing services on water and sewer today. Mr. Corkum responded that they are, but only for billing.

Councilor Molisse asked if the age-restricted homes will be sales or rental property. Mr. Corkum responded that the intent is that they are sale properties, but may change depending on the need.

President Smart noted that Planning Director Luongo had spoken at length about parking. He asked Mr. Corkum to review the garage, garage front, under-unit and surface parking.

- The Beacon

This is age-restricted housing; a 14-story building for luxury housing. They will break ground this year. There will be one and two story retail and greenway space. President Smart asked the cost of the project. Mr. Corkum will provide it. Councilor Lacey asked what Mr. Corkum refers to by “college”. Mr. Corkum responded that to attract and keep tech, they will have to have a strong link to the major colleges in Boston. He is not ready yet to announce plans.

President Smart noted that he meant to congratulate the WHS Theater Company that won the states this year during the announcements but it would tie into what Mr. Corkum is suggesting.

Councilor Heffernan asked how many units are in the Beacon? Mr. Corkum responded that it will be 300; a mix between independent/assisted living and memory care. President Smart noted that this ties in to the sidewalk accessibility discussed earlier.

Councilor Mathews asked about Host Community Agreement payments. One has been received since August 2016. Will they be scheduled as construction goes forward? Mr. Corkum responded that he met with the Mayor and staff regarding the payments for projects. Several are under confidentiality; there will be a lot of HCA payments. He will schedule with the administration and auditor.

Councilor Harrington noted that seniors are the biggest demographic. There is a demand for a more appropriate market and this is an outstanding opportunity. It's close to Boston, and South Shore Hospital and will contribute tax dollars that can be pumped into the school system. It will result in increased value to all residents.

President Smart thanked Mr. Corkum and his staff for the update and asked for another update before the Council's FY18 session finishes.

COMMUNICATIONS AND REPORTS FROM THE MAYOR, TOWN OFFICERS AND TOWN BOARDS

Capital Improvement Plan for Fiscal Years 2019-2023

CFO Brian Connolly requested on behalf of the Mayor; *"pursuant to Section 6-10 of the Weymouth Town Charter I submit the Five Year Capital Improvement Program, covering FY2019 to FY2023. This assessment is an important tool in the Town of Weymouth's financial planning process, and is the culmination of discussions between the Mayor's office, department heads and the Planning Board. I appreciate all who participated in the process."*

A MOTION was made by Vice President Mathews to refer the Capital Improvement Plan for Fiscal Years 2019-2023 to the Budget/Management Committee and was seconded by Councilor Lacey. Councilor Hackett noted that Councilor Molisse and the administration agreed to review each department's capital needs list in operating budget review, rather than holding a separate meeting. UNANIMOUSLY VOTED.

18 021-Bond Premium Authorization

CFO Brian Connolly requested on behalf of the Mayor; ordered: that \$370,000 representing a portion of the net premium paid to the town upon the sale of bonds issued on March 13, 2018, is appropriated to pay costs of the field and park improvement projects authorized by the Town Council Order No. 16 141A, which was passed November 21, 2016 and approved by the Mayor on November 22, 2016, including all other costs incidental and related to such projects; that the amount authorized to be

borrowed for such projects is reduced by a like amount; and that the Mayor is authorized to take any other action necessary or convenient to carry out such projects.

A MOTION was made by Vice President Mathews to refer measure 18 021 to the Budget/Management Committee and was seconded by Councilor Lacey.
UNANIMOUSLY VOTED.

REPORTS OF COMMITTEES

Ordinance Committee-Chairman Kenneth DiFazio

Councilor DiFazio reported that the Ordinance Committee met on March 8, March 26 and April 2, 2018 to deliberate the following measures:

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

This matter was referred to the Ordinance Committee on February 20, 2018. The Committee met on March 8, 201 and March 26, 2018 and voted to forward to the full Town Council with a recommendation for favorable action. As background, Councilor DiFazio referred to a letter from the Mayor to the Town Council dated February 8, 2018; *“the provisions of MGL Ch. 71 §37M allows any city or town which accepts the provisions of this section to consolidate administrative functions including but not limited to financial, personnel and maintenance functions of the school committee with those of the city or town.”* Through several discussions and review of needed efficiencies of maintenance, budget and personnel needs, the town and school department agree that a consolidation of maintenance functions could facilitate the wanted outcomes for both parties. Ted Langill and John MacLeod met with Superintendent Whipple and discussed how combined oversight of these joint administrative functions could be met with minimal increases in budget and met with minimal increase of personnel.

On September 28, 2017 the School Committee discussed accepting the provisions of Ch. 71 §37M, and after public comments, voted to accept the statute as to consolidation of maintenance by a 5 to 2 vote in favor on October 26, 2017. Councilor DiFazio recalled in deliberation by the Ordinance Committee, it was referenced as being a measure that needed to be approved by both Town Council and School Committee in order to implement a subsequent measure; 18 011-Reorganization Plan, establishing the Department of Asset Management.

On behalf of the Ordinance Committee, a motion was made by Councilor DiFazio to approve measure 18 012; that the Town of Weymouth, through the Town Council and with the approval of the Mayor, accept the provisions of G.L. Chapter 71, §37M, which allows the consolidation of administrative functions, including but not limited to financial, personnel, and maintenance functions, of the school committee with those of the city or town.

The decision to consolidate or to revoke a decision shall occur upon a majority vote of both the school committee and the Council, with approval of the Mayor. The School

Committee has voted to approve this provision to consolidate administrative functions with the town.

The motion was seconded by Vice President Mathews.

Councilor Hackett asked why they would need to adopt a state statute if the home rule petition and adoption of the charter already allows it? She would support 37M if they were considering more than just this. President Smart asked Solicitor Callanan to offer an opinion. Solicitor Callanan responded that the charter is specific; it only allows for the consolidation of maintenance school buildings and grounds. Adoption of the state statute allows more. The charter is narrower than the authority by adopting the state statute. A larger category of functions could be consolidated.

Councilor Hackett asked if they agree to adopt this, would they be granting broader authority. She suggests adopting 37M if consolidating more than maintenance dept. If they did not adopt, but were to adopt the next measure, and later the school committee and administration want to do others, then they would need to adopt? Solicitor Callanan responded that adopting one without the other would have implications with the reorganizational plan. There are consequences by not adopting both.

Councilor DiFazio noted that he was under the assumption, measure 18 011 could not be done without 18 012. This is news to him and maybe other members of the Ordinance Committee. They voted under the assumption that both were required. Other than the food service deliveries, how much of the reorganization could not be completed without adopting the statute? Councilor Hackett noted that the school department can organize their department as they say fit; same as their budget. What an individual employee is doing is within their authority. She is concerned with granting a larger scope than the charter. The plan has tremendous benefits. She doesn't understand why they need to adopt a state statute to do what they already have the right to do.

Solicitor Callanan responded that the administration considered both measures as two units of the same project. If one passed and not the other, was not what they envisioned. Food service deliverer is not the only consequence. If they adopt the reorganization plan but not 37M, the administration will follow the Council's wishes, but whatever the Council votes and what administration planned may not be the same. Councilor DiFazio noted that with an affirmative vote on 18 011 the majority could take place without voting 18 012. This is happening after the vote by the Ordinance Committee.

President Smart asked Mr. MacLeod if any other positions could be added? Mr. MacLeod responded that they hadn't considered it; it would involve a review of the specific duties of each position. President Smart invited the superintendent and school committee chair to weigh in. Ms. Belmarsh noted that they were under the same understanding; to investigate the opportunity to consolidate to take advantage of efficiencies, in accordance with 37M. They don't have that authority under the charter and for them it was a compliance under the statute. The vote the school committee took was a way to comply

with the law. Superintendent Whipple responded that she has been a proponent since the beginning.

Councilor Lacey noted he shares some of Councilor Hackett's concerns and he has struggled with this. He is a proponent of the home rule charter. If it makes sense to adopt MGL to supersede their charter, he needs to be 110% convinced. He quoted the language read by Councilor DiFazio, continuing; *"Any city or town which accepts the provisions of this section to consolidate administrative functions including but not limited to financial, personnel and maintenance functions of the school committee with those of the city or town; provided however that such consolidation may occur only upon the majority vote of both the school committee and in a city, the city council, with approval by the mayor, by law; in a town, the annual town meeting, or in a town with no town meeting, the town council."*

"Section (B) Notwithstanding any general or special law to the contrary, a decision to consolidate functions pursuant to paragraph (A) of this section may be revoked by a majority vote of either the school committee of the city or the city or town, or both."

Councilor Lacey suggested by adopting, they could be opening the town to much more than the charter allows.

Councilor Harrington asked if Councilor DiFazio is comfortable with moving this forward. Councilor DiFazio responded that he was unaware of many issues until this evening. Councilor Hackett's objective is to preserve the charter and is meritorious. Perhaps it should be taken in baby steps, but part B can be revoked.

President Smart asked Solicitor Callanan if section B is the protection for the Town Council if they saw something they didn't like? Solicitor Callanan responded that revoking would be to future actions by the town. The new department created under this cannot be undone. It might hobble the administration and school committee from further consolidation. Councilor DiFazio suggested that if one were a protectionist, he/she may want to vote down the measure.

President Smart called for the vote. The VOTE UNANIMOUSLY FAILED, 0-10.

18 011-Reorganization Plan Establishing the Department of Asset Management

Councilor DiFazio reported that this measure was referred to the Ordinance Committee on February 20, 2018. The Committee met on March 8 and March 26, 2018. It was published on March 9, 2018 and a public hearing was held on March 19, 2018. The Committee voted on March 26, 2018 to forward it to the full Town Council with a recommendation for favorable action.

On behalf of the Ordinance Committee, a motion was made by Councilor DiFazio to approve measure 18 011; that the Town of Weymouth, through the Town Council, hereby amend the Town of Weymouth Code of Ordinances, in the following manner:

“SECTION 1. Subsection (a) of section 4-102 of chapter 4 of the Town of Weymouth Ordinances is hereby amended by inserting after the clause “Department of Libraries” the following new clause: - Department of Asset Management.

SECTION 2. Section 4-202 of chapter 4 of the Town of Weymouth Ordinances is hereby amended by striking out subsection (b) and inserting in place thereof the following subsection:

(b) Scope of Department Activities. The Department of Administrative and Community Services shall be responsible for and shall include the following functions:

1. Emergency Management Services.
2. Commission on Disabilities;
3. Elder Services;
4. Recreation;
5. Veterans’ Services
6. Youth and Family Services;
7. Community events; and
8. Cultural Council.

SECTION 3. Section 4-202 of chapter 4 of the Town of Weymouth Ordinances is hereby amended by striking out, in subsection (c)(4), the figure “;” and inserting in place thereof the following figure:

SECTION 4. Section 4-202 of chapter 4 of the Town of Weymouth Ordinances is hereby amended by striking out subsection (c)(5).

SECTION 5. Section 4-202 of chapter 4 of the Town of Weymouth Ordinances is hereby amended by striking out subsection (d)(2).

SECTION 6. Chapter 4 of the Town of Weymouth Ordinances is hereby amended by adding the following new section: -

§4-202.1 Asset Management, Department of

- (a) Establishment. There shall be a Department of Asset Management that shall be responsible for the management, planning, operation, maintenance, and care of all buildings, grounds, and facilities, including for all Town and School departments. The Department shall operate in accordance with all applicable local, state, and federal laws, and possess the responsibilities of all school assets under the Superintendent and School Committee as delegated to the Departments in accordance with section 4.5(3) of the Charter and M.G.L. c.71, §37M.
- (b) Scope of Department activities. The functions of the Department of Asset Management shall include but are not limited to those enumerated below:

1. Responsible for the proper protection and preservation of municipal buildings, grounds, and facilities, which shall include all grounds, fixtures, systems, and equipment;
2. Responsible for the implementation of short-term and long-term planning and improvements of municipal facilities, as described above;
3. Responsible for coordination of grounds, construction, and landscaping improvements or maintenance activities;
4. Establish procedures for maintenance, repair, and replacement of municipal facilities;
5. Establish and coordinate facilities' usage, fee structure, maintenance, scheduling, construction, and capital planning with other applicable Town Departments;
6. Establish employees' duties and provide administrative oversight, management, budget, and technical direction to the Department's personnel.

- (c) Director of Asset Management. The Department of Asset Management shall be under the management and control of a Director, who shall work under the general direction of and be responsible to the Mayor, the Superintendent of Schools, or their designees.

This plan shall become effective at the expiration of sixty days following the date the Mayor submitted the proposal to the Council, unless the Council shall by a majority vote before that date vote to disapprove the plan. The Council may vote only to approve or to disapprove the plan and may not vote to amend or to alter it.”

The motion was seconded by Vice President Mathews.

Councilor Haugh noted the reference to MGL Ch. 37M should be removed from the language since the previous measure was voted down; however the Council is not allowed to amend or alter the measure. She is in favor of the measure but is unsure as to handling. Solicitor Callanan responded that she is correct that it cannot be amended. If the Council was inclined to adopt this, he would recommend the administration file a technical amendment striking the language before the next Council meeting. Councilor DiFazio asked if it would take place before April 11, 2018? Solicitor Callanan responded

no. They could potentially adopt it and change the language in the last clause of the last phrase. Councilor Haugh responded that since it is just an administrative change, she would support.

Councilor Lacey asked again for confirmation from the Solicitor that an amendment will be allowed; an affirmation of the vote. The Solicitor responded yes; it is not a fatal flaw, but it should be removed. They still have the authority to accomplish the reorganization under the Charter, but not the broader authority of the state statute. Councilor DiFazio agreed with supporting the measure, and asked the Solicitor if he has the authority to speak for the administration; that it will be stricken? President Smart invited Mr. Langill to address the question. He responded that the Council's intent is clear and that part of the measure can be easily removed.

Councilor Hackett asked the Solicitor if the administration could amend the measure on the floor. President Smart noted it does not change the intent of the motion parliamentary-wise; would the Solicitor agree that it is allowed under state law? Solicitor Callanan responded that it is the charter provision that says it cannot be amended. The measure is before the Council, not the administration. President Smart responded that it is his opinion, then, that they cannot amend and it can be amended by the administration after it has been voted. The Council can take the technical amendment measure under same night action when it is presented. Solicitor Callanan responded that it would not be a reorganization plan, it is an ordinance change. The Mayor has to sign once it's voted before an amendment can be filed, but it can be taken up at the meeting of April 17, 2018.

UNANIMOUSLY VOTED.

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

This matter was referred to the Ordinance Committee on February 5, 2017. The committee met on March 8, March 26, and April 2, 2018 and voted to forward to the full Town Council with a recommendation for favorable action.

On behalf of the Ordinance Committee, a motion was made by Councilor Lacey to approve the Draft Resolution-Revised on 2 April, 2018-Revision 3 as read into the record:

“WHEREAS: It has been determined by the Weymouth Town Council, as the legislative branch of government for the town of Weymouth, that the Mayor of the town of Weymouth, as the executive branch of government has failed to comply with provisions in the Weymouth Town Charter;

WHEREAS: Pursuant to section 6-8 of the Town Charter (Allotments) and allotment schedule of the appropriations of all personnel categories included in the budget, indicating the amounts to be expended by the department, are to be submitted to the Chief Financial Officer, with a copy to the Town Clerk on or before August 1st of each year;

On March 12, 2018, a “Salary Allotment Report: Month Eight of Twelve” was filed with the Town Clerk’s office.

WHEREAS: Pursuant to section 8-14 of the Town Charter (Annual Report of the Town) an annual report which contains a general summary of the activities of all town agencies, shall be published within ninety days following the close of each fiscal year. The fiscal year 2017 annual report of the town was due to be published by September 28, 2017, an email and letter addressed to the Mayor dated November 14, 2017 informed him of this issue;

On February 9, 2018 the Mayor issued the Annual Report for Fiscal Year 2017.

WHEREAS: Pursuant to section 5-1 of the Town Charter (Organization of Town Agencies) reorganization plans created by the Mayor, require approval of the Town Council, but the “Department of Asset Management and Procurement” was established and operative on July 1, 2017, without Town Council authorization; and

WHEREAS: Pursuant to section 2-10 of the Town Charter, the Mayor shall submit to Town Council for approval the name of appointed department heads; but the Director of Asset Management position was established and operative on July 1, 2017 without Town Council authorization; and

BE IT THEREFORE RESOLVED: That the Weymouth Town Council, pursuant to section 6-8 of the town charter, requests the Mayor to file the quarterly allotment schedule on a timely basis; and

BE IT THEREFORE RESOLVED: That the Weymouth Town Council, pursuant to section 8-14 of the town charter, requests the Mayor to issue all future annual reports of the town on a timely basis;

BE IT THEREFORE RESOLVED: That the Weymouth Town Council, pursuant to section 5-1 of the town charter, requests the Mayor refrain from establishing and operating future organizational plans, without the approval of the Town Council;

BE IT THEREFORE RESOLVED: That the Weymouth Town Council, pursuant to section 2-10 of the Town Charter, requests the Mayor refrain from naming appointed department heads prior to establishing an approved department by the Town Council.

BE IT THEREFORE RESOLVED: That the Weymouth Town Council, pursuant to section 8-13 of the Town Charter (Enforcement of the Charter Provisions) are performing our due diligence, and as such are directing the attention of the Mayor to the aforementioned failures to comply with said charter provisions. “

The motion was seconded by Vice President Mathews.

Councilor Lacey thanked the administration for the acknowledgment and continuing to partner for the good of Weymouth, and to Chairman DiFazio and the Ordinance Committee for their work in the adoption of the resolution his colleagues on the Council for their support. He looks forward to learning and moving forward. Councilor DiFazio reported that a constituent brought to his attention, in the last annual report that Mr. John MacLeod is listed as the Director of Procurement and Asset Management. That is not accurate. It also states Procurement was transferred over, which didn't happen. The administration may want to look at this misstatement. Councilor Harrington suggested that they have made these points abundantly clear to the Mayor's office and the Mayor understands and uttered conciliatory words and rededicated himself to working with the Council; he is not comfortable with belaboring the point.

VOTE PASSED, 9-1 (Councilor Harrington- NO).

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

This matter was referred to the Ordinance Committee on December 4, 2017. The Committee met on January 29, February 6, March 8, and on March 26, 2018 voted to forward to the full Town Council with a recommendation for favorable action. A joint public hearing was held on February 20, 2018, continued, and closed on March 5, 2018, with the Planning Board. The Planning Board voted to forward to the Town Council with its recommendation for favorable action. This measure requires a two-thirds voted of the Town Council.

On behalf of the Ordinance Committee, a motion was made by Councilor DiFazio to approve measure 17 127; that the Town of Weymouth, through the Town Council, hereby amend the Town of Weymouth Code of Ordinances in the following manner:

SECTION 1. Chapter 120 of the Town of Weymouth Ordinances is hereby amended by adding the following new article:

Article VIIB Commercial Corridor Overlay District

120-25.14 Purpose and Intent

The Commercial Corridor Overlay District is an overlay district. Parcels within the overlay district are subject to either the additional requirements of the overlay district or the underlying district at the applicant's option. In cases where a conflict exists, the regulations of the overlay zoning or the underlying zoning shall apply based upon the scheme the applicant intends to comply.

The overlay district applies to the underlying districts in specific areas that are zoned as Business District (B-1) and Highway Transition (HT) with the intent of creating

development and redevelopment opportunities along portions of the Town's major commercial corridors in the specific locations identified on the Town of Weymouth Zoning Map. Further, this Overlay District is created to permit the incorporation of a residential component as part of mixed-use developments. This is not possible within the underlying Business District (B-1) and limited within the Highway Transition District (HT).

It is hereby declared to be the intent of the Commercial Corridor Overlay District to establish reasonable standards reflective of the changing retail and office markets and additionally support within this district the Town's intent and goals to:

- A. promote the economic development, general welfare and safety of the community through the use of basic urban design standards in special development areas.
- B. provide the broadest range of compatible commercial and residential uses and encourage the development and redevelopment of underutilized or obsolete commercial property and ensure development and redevelopment that includes current retail and service trends and allows for a wide variety of mixed uses.
- C. encourage reuse and redevelopment of existing buildings and building lots along portions of the gateway corridors of Route 18, Route 53, and Route 3A and Columbian Street.
- D. encourage the consolidation of smaller lots and curb cuts.
- E. promote urban design that is consistent with the Town of Weymouth's economic development, planning and programmatic efforts.
- F. provide flexibility with regard to dimensional requirements in a manner that is consistent with the purposes and intent of this Article.

The Town intends with the overlay district to provide additional development options for qualifying properties. The Town does not intend to take away the rights permitted by the underlying zoning district.

120-25.15 Applicability

A. Definitions

The following areas are established and defined:

1. The Route 53 Corridor is generally defined as the area along Route 53 from Broad Street to the Hingham town line with the exception of the Washington Street Corridor.
2. The Washington Street Corridor is generally defined as the portion of Route 53 beginning at the intersection with Route 18 and extending to approximately 650 feet east of the intersection with Middle Street.
3. The Route 18 Corridor is generally defined as the area along Route 18 from the intersection with Route 53 to the Abington Town Line.

4. The Columbian Street Corridor is generally defined as the area along Columbian Street from the Braintree town line to the intersection with Forrest Street.

Refer to the Town of Weymouth Zoning Map for the precise extents of the Overlay.

B. Generally

Application for Special Permit can be made to the Board of Zoning Appeals under this Article provided that the lot consists of at least 30,000 square feet and either of the below is true:

1. The proposal consists of both a residential and nonresidential use with the ground floor of the building reserved for use as retail, office, or both and provides an active, transparent façade. See 120-25.23 (C). Proposals may also be comprised of more than one principal building on a lot representing the mixed use; or
2. The proposal is for a professional office building of between 3 and 5 stories dependent on the additional requirements in 120.25.17 (A).

C. Residential Only Proposals

The intent of this overlay zone is to permit the inclusion of a residential component into the historically commercially dominated corridors to achieve a vibrant mix of compatible uses while preserving the Town's commercial base. Residential only proposals may be considered for approval by Special Permit under the following circumstances:

1. The subject property is either vacant or does not currently support a commercial or office use and consists of at least 30,000 square feet.
2. The site is located within reasonable proximity to established retail goods and services to encourage the use of alternative modes of transportation.
3. The project proposes at least 20% open space and features at least one recreational amenity for residents.

120-25.16 Additional Criteria

In addition to the applicability requirements, an applicant must have a pre-application conference with the Director of Planning and Community Development or other appropriate staff as determined by him, to discuss additional criteria including:

- A. Adequacy of the site for the size of the proposed project.
- B. Suitability of the site for the proposed use or uses.
- C. Degree to which the proposed project complies with the goals of the Town's Master Plans.
- D. Impact on traffic, pedestrian flow, safety, and access for emergency vehicles.
- E. Impact on established residential areas including noise, lighting, and traffic.

- F. The extent to which the project promotes sustainable building, site design, and internal walkability.
- G. 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 impacts on abutting residential properties. To limit the 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.
- H. 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 and to maximize internal circulation.

Further, the Board of Zoning Appeals shall review all Special Permit requests with these criteria in mind.

120-25.17 Dimensional Requirements

A. Height

Proposals shall have a minimum of three (3) stories and 45 feet with a maximum of five (5) stories and 70 feet in the following areas:

1. the Route 18 corridor
2. the Route 53 Washington Street corridor
3. the Route 3A corridor

Within the Route 53 corridor and within the Columbian Street corridor, height shall be limited to a minimum of three (3) stories and 45 feet and a maximum of four (4) stories and 60 feet.

The Board of Zoning Appeals shall consider in its review of the appropriate height within the defined ranges the following:

1. The Purpose and Intent of the Overlay District
2. Visual scale of proposal in context to the surrounding area.
3. Proximity to established residential areas.
4. Extent to which a proposal utilizes topography, façade articulation, roof line variation, step-up techniques, and building materials to achieve appropriate visual scale.

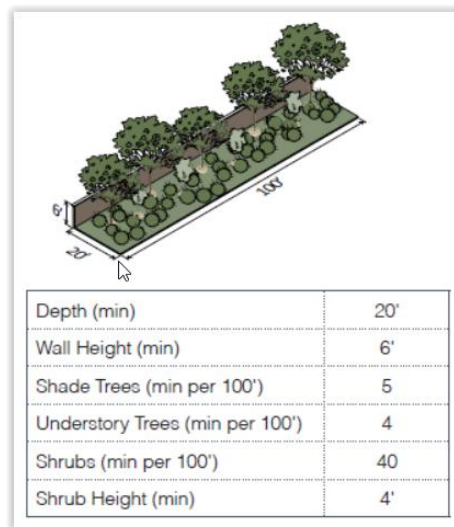
B. Setbacks

Recognizing that the primary mode of transportation along major commercial corridors will be the automobile, the goal of this Article is to safely accommodate traffic while preventing these gateway corridors from being visually dominated by large expanses of paved parking areas. With this in mind the following setback requirements shall be, at least, as follows:

1. The maximum front yard setback shall be 70 feet, taken as an average across the building frontage to allow for a minimum five (5) foot landscape area along the frontage, a row of parking, and a travel aisle.
2. The minimum front yard setback shall be 25 feet and will include a minimum five (5) foot setback along the frontage.
3. When a setback of less than 60 feet is proposed, the height of the building will be limited to 2 stories and 35 feet from the front of the building to the 60 foot setback line.
4. Side setbacks shall be 10 feet.
5. Rear setback shall be 15 feet.

C. Additional Requirements when abutting a residential use

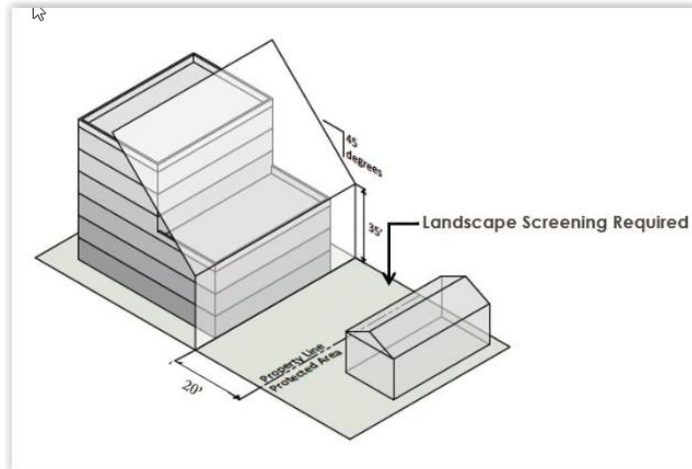
A 20 foot “no build” and “no parking” buffer will be provided along any property line abutting an existing residential use permitted other than this Article. The buffer will consist of a privacy fence and landscape screen as illustrated below.



When abutting
use permitted

in addition to the 20 foot “no build” and “no parking” buffer, a step-up approach shall be applied to building heights as illustrated below. Building height will be limited to 35 feet for the first 25 feet after the 20 foot buffer.

an existing residential
other than this Article, in



Buffers are subject to review and approval by the Weymouth Fire Department to ensure safe access for emergency vehicles.

120-25.18 Density

The building area for any building for occupancy should not exceed a floor area ratio (FAR), as defined in § 120-6, of the following:

The Route 53 and Columbian Street corridors shall have a maximum FAR of 0.75.

The Route 18, Route 3A and Washington Street corridors shall have a maximum FAR of 1.00.

Any building within 1,000 feet of MBTA station may increase its maximum FAR by 0.25

FAR as defined in § 120-6 excludes commercial space and structured parking from FAR calculations.

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

A. Generally

Parking shall be provided per below:

Studios and 1 Bedrooms	1.25 spaces per unit minimum with 1.5 space maximum
All other residential maximum	1.5 spaces per unit minimum with 2 space maximum

If the proposed development site is within 1,000 feet of an MBTA Commuter Rail station, the Board of Zoning Appeals may accept a reduction in the above requirements to 1.0 spaces per studio or one bedroom unit and 1.25 for other units.

The number of spaces required for other uses are pursuant to Section 120-74 of this Ordinance.

B. Shared Parking Arrangements

The Town encourages the use of shared parking arrangements. The Board of Zoning Appeals may consider proposals of this kind as justification for at most a 20% reduction in the required on-site parking.

In considering proposals for shared parking, the Board of Zoning Appeals shall use the following criteria:

1. Use of a shared parking facility may be on a separate lot, but shall be a maximum of 600 feet from the closest parking space. The applicant must submit a copy of the formal, written agreement outlining the details of the shared use agreement;
2. the hours of operation and peak demand of the uses involved;
3. the applicant shall demonstrate that vehicles occupying a particular number of spaces are unlikely to require the use of those spaces at the same time of day or same day of the week as the other shared use; and
4. the degree to which the applicant is committed to implementation of transit demand management measures such as those to promote car and van pooling, bicycling, and public transit.

120-25.21 Complete Streets and Green Community Requirements

The Town of Weymouth has adopted the Commonwealth's Complete Streets Policy and has been designated as a Green Community. The Town is committed to ensuring that all proposals provide the amenities required to encourage multi-modal and clean energy transportation options. As such, the Town requires the following to be included as part of each development proposal:

- A. Charging stations for electric, hybrid, or similar types of vehicles shall be installed with the below frequency based on parking spaces:
 1. 1-25 spaces: 0
 2. 26-50 spaces: 1
 3. 50-100 spaces: 2
 4. One additional charging station for each additional 50 spaces thereafter
- B. Bicycle racks shall be installed as part of each development. The required number of rack spaces shall be at least 15% of the total number of residential units.

120-25.22 Split Lots

In cases of lots with split zoning, the overlay district shall extend over the entire lot.

120-25.23 Building Orientation, Open Façades, and Screening

- A. Buildings shall generally be sited to face streets and sidewalks of the main corridor with entrances located to provide convenient access from the sidewalk network.
- B. 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.
- C. 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.
- D. Parking for ground level, non-residential uses may be provided along the front, the sides, or both the front and 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, irrigation, and lighting plan for all parking areas shall be submitted as part of the application.
- E. Any portion of an above-ground parking structure fronting a public way shall include façade details and landscaping to maintain an attractive streetscape.
- F. Dumpsters, heating, ventilation, air conditioning, mechanical, electrical and plumbing equipment and loading docks shall be fully screened from view.

120-25.24 Ten percent reduction as function of Special Permit approval

The Board of Zoning Appeals may modify the lot and building requirements of this section by up to ten percent where it can be demonstrated that such modifications will permit a mixed-use development to better achieve the purpose and intent of this section. A modification may be granted solely where the Board determines that it will not adversely affect adjacent properties or the public health, safety and welfare.

SECTION 2. Section 120-10.3 of said chapter 120 is hereby amended by striking out the paragraph (A) and inserting in place thereof the following paragraph:—

Residential District R-1. No additional criteria or requirements.

SECTION 3. Section 120-12 of said chapter 120 is hereby amended by striking out the sentence in paragraph (A) and inserting in place thereof the following sentence:—

Garage space for storage of not more than three automobiles and not exceeding fourteen feet at the highest point.

SECTION 4. Chapter 120 is hereby amended by adding the following new section:—

Section 120-22.8.1 Prohibited Uses

- A. Self-Storage Facilities*
- B. Outdoor sale of automobiles where the inventory of used cars exceeds 10% of the total inventory.*

SECTION 5. Chapter 120 is hereby amended by adding the following new section:—

Section 120-23.1 Prohibited Uses

- A. Self-Storage Facilities*
- B. Outdoor sale of automobiles where the inventory of used cars exceeds 10% of the total inventory.*

SECTION 6. Chapter 120 is hereby amended by adding the following new section:—

Section 120-25.1.1 Prohibited Uses

- C. Self-Storage Facilities*
- D. Outdoor sale of automobiles where the inventory of used cars exceeds 10% of the total inventory.*

SECTION 7. Chapter 120 is hereby amended by adding the following new section:—

Section 120-27.2 Prohibited Uses

- A. Self-Storage Facilities*
- B. Outdoor sale of automobiles where the inventory of used cars exceeds 10% of the total inventory.*

SECTION 8. Section 120-35.2.2 of said chapter 120 is hereby amended by striking out the paragraph (D) and inserting in place thereof the following paragraph:—

Retail sales and consumer service establishments on the ground level of a multi-story building.

SECTION 9. Section 120-35.2.2 of said chapter 120 is hereby amended in paragraph (G) by inserting after the clause “*Nursing Home*” the following new clause:—

or Assisted Living Facility

SECTION 10. Section 120-35.2.2 of said chapter 120 is hereby amended by adding the following two paragraphs:—

- I. Restaurant, theater, or other entertainment establishment particularly when shared parking agreements can be established with existing businesses. All regulations contained in 120-33.1 apply.*
- J. Parking structure as accessory to primary use.*

SECTION 11. Section 120-57 of said chapter 120 is hereby amended by adding the following paragraph:

Applications for Special Permits under Article VIIB may substitute the requirements of Sections 120-25.17 (c) with approval from the Board of Zoning Appeals.

SECTION 12. Section 120-64.3 of said chapter 120 is hereby amended by adding the following paragraph:

- F. Any proposed signage not in conformance with the regulations set forth in this section shall be subject to Site Plan Review under Article XXVA.*

SECTION 13. Section 120-74 of chapter 120 of the Ordinances is hereby amended by striking out the paragraph (D) and inserting in place thereof the following paragraph:

Eating and drinking establishments: one space for each 3 seats or two spaces for each 100 square feet of gross floor area, excluding basement storage area, as deemed necessary by the Inspector of Buildings.

SECTION 14. Section 120-102.1 of said chapter 120 is hereby amended by adding the following sentence:

All dumpsters must be screened with opaque fencing on all sides and accessed by a closable, secured gate.

SECTION 15. The Lot Coverage note in the R-1 District portion of the Schedule of District Regulations (Table 1) in Section 120 Attachment 1 of chapter 120 of the Ordinances is hereby amended by inserting after the word “30%” the following clause:

including house, driveway, and other impervious surfaces.

Section 16. Section 120-64.7 of said chapter 120 shall be amended to read:

Billboards of any kind are prohibited outside the limits of the Billboard Relocation Overlay District.

Section 17. Section 120-64.7.1 said chapter 120 shall be added to read:

Billboard Relocation Overlay District

- A.** The Billboard Relocation Overlay District is established to provide for the removal and relocation of pre-existing, legally established billboards to new locations while achieving an overall reduction in the number of billboards throughout the Town.
- B.** The regulations set forth below are generally applied to portions of properties located along Route 3 that are currently zoned Limited Industrial (I-1). The overlay shall be limited to an area extending three hundred feet from the centerline of Route 3 within the designated areas and as specifically identified on the Town of Weymouth Zoning Map.
- C.** No more than three (3) electronic billboards are the only permitted use within the Billboard Relocation Overlay District and are subject to the approval of a billboard reduction and relocation agreement or development agreement for the reduction and relocation of billboards in compliance with this section.
- D.** All billboards and related facilities and structures approved or permitted pursuant to a billboard reduction and relocation agreement or development agreement must be within the Billboard Relocation Overlay District and must comply with the requirements of Code of Massachusetts Regulations as defined in 700 CMR 3.17 and with the guidelines developed by the Director of Planning and Community Development.”

The Motion was seconded by Vice President Mathews.

Councilor Hackett thanked everyone who participated in the process. She recognized the members of the Planning Board who were present, the administration including Eric Schneider and Robert Luongo. She reported there were scores of meetings to deliberate the matter. There was public outreach and this is not an endorsement of creating more housing but being ahead of the economic curve to better the town’s commercial corridors. She thanked the Ordinance Committee, Mayor and administration, Planning Board, Chamber of Commerce and civic organizations and noted that this is a tremendous accomplishment.

Councilor DiFazio responded that the committee and administration listened to the comments and concerns of the residents and their apprehension to a new overlay district

and how it may affect their property values. Many of their comments were incorporated into the crafting of the final product. It was very complicated document and took time. He thanked the members of the committee.

President Smart reviewed some of the work that it took. This is exactly how government is supposed to work. This is a good product that allows some of the residents, home and business owners currently in the commercial districts, to make further improvements or expansions that they could not have under the existing zoning. Councilor Lacey also thanked the committee and administration for the work that was done, the strategy and the transparency of the process, but would not support the measure for philosophical reasons; he has always advocated for reduced density and apartments. VOTE PASSED, 9-1. (Councilor Lacey-NO.)

Reports of Committees

Budget/Management Committee-Chairman Michael Molisse

Councilor Molisse reported that the Budget/Management Committee met on March 8, 2018 and April 2, 2018 to deliberate the following measures:

18 009-Application of Bond Premium

This matter was referred to the Budget/Management Committee on February 5, 2018. The Committee met on March 5, 2018 and tabled the matter. They met again on April 2, 2018 and voted to forward to the full Town Council with a recommendation for favorable action. A public hearing was held on March 5, 2018.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 18 009; that the Town of Weymouth vote to supplement each prior vote of this Council that authorizes the borrowing of money to pay costs of capital projects to provide that in accordance with Chapter 44, Section 20 of the General Laws, the premium received by the Town upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium applied.

Motion was seconded by Vice President Mathews. UNANIMOUSLY VOTED.

18 015-Street Light Replacement

This matter was referred to the Budget/Management Committee on March 19, 2018. The Committee met on April 2, 2018 and voted to forward to the full Town Council with a recommendation for favorable action. A public hearing was held on March 19, 2018.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 18 015; that the Town of Weymouth appropriate the sum of \$1,200,000 to pay costs of replacing streetlights, and for the payment of all other costs incidental or related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. c.

44, §7(1), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore; provided however, that the amount of bonds authorized to be issued pursuant to this order shall be reduced by the amount of grants, gifts or rebates received by the Town on account of this project prior to the issuance of such bonds. Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, as amended.

The motion was seconded by Vice President Mathews. Councilor Molisse thanked CFO Connolly and Mr. Frasier from Bond Counsel. UNANIMOUSLY VOTED.

18 016- School Boiler Replacement

This matter was referred to the Budget/Management Committee on March 19, 2018. The Committee met on April 2, 2018 and voted to forward to the full Town Council with a recommendation for favorable action. A Public Hearing was held on April 2, 2018.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 18 016; that the Town of Weymouth appropriate the amount of Two Million Three Hundred Sixty-One Thousand Seven Hundred Twelve Dollars (\$2,361,712) for the purpose of paying costs of the complete removal and replacement of the Thomas W. Hamilton Primary Schools original boiler system located at 400 Union Street, South Weymouth, Massachusetts 02190 and for the complete removal and replacement of the Wessagusset Primary Schools original boiler system located at 75 Pilgrim Road, North Weymouth, Massachusetts 02191, which proposed repair projects would materially extend the useful life of the schools and preserve assets that otherwise are capable of supporting the required educational program, said sum to be expended under the direction of the Town of Weymouth Construction Steering Committee, and to meet said appropriation, the Town Treasurer, with the approval of the Mayor, is authorized to borrow said sum under M.G.L Chapter 44, or any other enabling authority, and that the Town of Weymouth acknowledges that the Massachusetts School Building Authority (“MSBA”) grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the Town of Weymouth incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town of Weymouth; provided that any grant that the Town of Weymouth may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-five and sixty-three hundredths percent (55.63%) of eligible, approved project costs, as determined by the MSBA, or (2) the total grant amount determined by the MSBA; and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town of Weymouth and the MSBA with respect to the projects.

Any premium received upon the sale of any bonds or notes approved by this order, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this order in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount. The motion was seconded by Vice President Mathews UNANIMOUSLY VOTED.

18 018-Appointment to the Zoning Board of Appeals, Alternate Seat-Robert Christian

This matter was referred to the Budget/Management Committee on March 19, 2018. The Committee met on April 2, 2018 and voted to forward to the full Town Council with a recommendation for favorable action. The appointee's work schedule precluded his ability to appear before the Budget/Management Committee or the Town Council meeting, but he has assured he will be available for BZA meetings.

On behalf of the Budget/Management Committee, a motion was made by Councilor Molisse to approve measure 18 018; that the Town of Weymouth appoint Robert Christian of 27 Michele Drive to the Zoning Board of Appeals as an Alternate Member and was seconded by Vice President Mathews. His term will expire on June 30, 2020. UNANIMOUSLY VOTED.

NEW BUSINESS

18 020-Fiscal Year 2017 Audited Financial Statements and Management Letter-Richard Swanson, Town Auditor

Vice President Mathews presented the request for review of the FY17 Audited Financial Statements and Management letter submitted by Auditor Swanson.

A Motion was made by Vice President Mathews to refer measure 18 020 to the Budget/Management Committee and was seconded by Councilor Hackett. UNANIMOUSLY VOTED.

The next regular meeting of the Town Council Meeting has been scheduled for Tuesday, April 17, 2018, due to the Patriots' Day holiday.

At 10:03PM; there being no further business, a MOTION was made by Vice President Mathews to adjourn the meeting and was seconded by Councilor Hackett. UNANIMOUSLY VOTED.

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Michael Smart as President of the Town Council.

Voted favorably on 7 May 2018