

22131 Citizen Petition
Proposed New Building
Moratorium

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Building Moratorium

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In 2018 the town created a Commercial Corridor Overlay district to promote economic growth and encourage reuse and development of existing building and building lots along the commercial gateway corridor in town. The zoning change sparked a large increase in the number of multi-unit complexes. From 2018 to now there will be an increase in over 1300 one, two, and three bedroom that will draw off the Weymouth Water System.

Water

- In March 2022 the Massachusetts Department of Environmental Protection (MADEP) completed an initial review of Weymouth's Water Management Act permit renewal applications for withdrawals from the Boston Harbor basin that was submitted in November 2009. At this time the renewal process is still not completed.
- Comments from the DEP/WMA is that Town's use appears to be trending up based on new development. Weymouth withdrawal limit is 5.0 MGD and in 2020 Weymouth total withdrawal was 4.92 MGD
- In a letter dated July 21, 2015, DCR discusses the uncertainty about Weymouth's water use between 2009 and 2015 which resulted in DCR being unable to develop an accurate Water Needs Forecast.
- According to the DEP the town is not following the current Water Management Plans based on the town's annual statistical reports filed over the past years.
- Weymouth's annual ASR reports indicate significant diversions from Whitman's Pond have frequently occurred during the months June through September.
- The requirements by DEP for the town to reach an unaccounted water rate of 10% by December 31, 2007, has not been attained. Since 2014 the town's UAW rate has consistently remained at 20% or more.
- In 2020 the town exceeded the WMA withdrawal limit. These totals include the volumes of water sold the Union Point development project.
- 2021 the town had a one-day draw of 7.04 2 million gallons above our 5.0 MGD allowable draw and well over our safe of 6.27 draw.
- Again in 2020 the town exceeded its allowable draw having a one day draw in September of 6.49 MGD and again exceeding our safe yield of 6.27
- March 2022 The Commonwealth has set aside no less than \$300 thousand in American Rescue Plan Act (ARPA) funds for MWRA to conduct studies to evaluate the feasibility of expanding the MWRA water and/or sewer system. The MWRA plans to use its task order contracts to complete this work, which will focus first on the South Shore area.

In summary

Water usage in Weymouth is trending too close or over our allowable our allowable draw and the town is operating with an outdated Water Management permit. There are no accurate water needs forecasts and we are operating without a future secured additional water source which the numbers indicated is needed. The unaccounted water numbers have remained above 20% or more over the past 8 years. If MWRA is a direction the town would like to move

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towards, the town cannot meet the 10% UAW requirement and there will years passed before water can reach homes. In March 2022 the Commonwealth has set aside no less than \$300 thousand in American Rescue Plan Act (ARPA) funds for MWRA to conduct studies to evaluate the feasibility of expanding the MWRA water and/or sewer system. The MWRA plans to use its task order contracts to complete this work, which will focus first on the South Shore area.

On May 16, 2022, the mayor informed the town council that the town will exceed its allowable draw *within the next 5 years and the state has only just begun the study phase of the feasibility of expansion of the MWRA.*

Therefore, we propose a temporary construction moratorium in response to the threatening water shortage for the purpose of conducting a water study to evaluate long term and short-term solutions to the current and future impacts from development on the town's water supply.

Per M.G.L. Chapter 40A, Section 5, we the undersigned registered voters in the Town of Weymouth request of the Town Council the following changes in the Town of Weymouth zoning ordinances:

No new building permits shall be issued for the construction of three (3) or more residential dwelling units on as of the date of the first publication of notice of this bylaw, in any parcel of land, or adjoining parcels of land in common ownership in any zoning district in the town for a period of 18 months for the purpose of conducting a water study to evaluate the long term impacts of future development on the towns water supply

The tangible benefits to the community are but not limited to the following:

1. Identified, review and establish current and future water sources
2. Provide cost assessment for future water to residents
3. Establish an accurate Water Needs Forecast
4. Correct and operate the public water system that is consistent with its our Water Management Plan (May 2002)
5. A program for overall system rehabilitation with cost analysis
6. Develop a conservation program for public and private buildings
7. Update drought management plan and contingency plans
8. Develop a program that will alleviate the strain on the surfaces waters sources and their surrounding wetlands
9. Provide an opportunity for public engagement and education on water issues

Climate change is disrupting weather patterns. Leading to extreme weather events, **unpredictable water availability, exacerbating water scarcity** and contaminated water supplies.

Water either too much or too little is the worldwide challenges of our future!

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Signature page for building moratorium

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