

**TOWN COUNCIL MINUTES
ORDINANCE COMMITTEE
Town Hall Council Chambers
November 12, 2019 Tuesday**

Present: Ken DiFazio, Chairman
Arthur Mathews, Councilor
Christopher Heffernan, Councilor
Rebecca Haugh, Councilor

Absent: Michael Smart, Vice Chairman

Also Present: Robert Luongo, Director of Planning and Community
Development
Eric Schneider, Principal Planner
Joe Callanan, Town Solicitor
Sandra Williams, Chair, Planning Board
Paul Rotondo, Planning Board
Greg Agnew, Planning Board
George Berg, Planning Board

Recording Secretary: Mary Barker

Chair DiFazio called the meeting to order at 7:00 PM.

19 107-Rezoning Request for the Historic Mill District

Mr. Robert Luongo, Planning Director, presented the measure along with Principal Planner Eric Schneider. Mr. Luongo gave an overview of the proposed zoning change for an overlay district on Wharf and East Street. Two community meetings have been held; the first a year ago, and one in October. Mailings went out to inform the public in the neighborhood of the second meeting. Draft copies of the proposed zoning change were also provided. A joint public hearing with the Planning Board will be held on November 18, 2019.

The Historic Mill Overlay District includes the:

- George E Keith Company building, built in 1907. Most of it is intact.
- The locus was reviewed.
- Wharf Street in context-
 - Osprey Overlook
 - EW MBTA
 - Lovell
 - Legion Field
 - King Oak Hill Park
 - Libbey Field
 - Chapman School

A number of positive investments have taken place in the area.

- Francer Industries 3.5 acres I-2
- Danubio Building – auto repair shop .75 I-2
- Supreme Energy - .35 I-2
- Residence at 532 East Street (zoned R-1 but tangent to the other properties)

Mr. Luongo reported that he has spoken with each of the owners, who support the proposal, so long as the underlying zoning rights remain.

Intent:

- Protect existing residential neighborhood from a potentially undesirable future use.
- Protect the investment of existing industrial property owners
- Incentivize historic presentation and adaptive reuse of mill building (last remaining shoe manufacturing building in Weymouth)
- Capitalize on site's proximity to MBTA Commuter Rail and Osprey Overlook Park

During the presentation, Councilor Mathews arrived, at 7:13 PM.

Key Features:

- Any residential proposal would require a special permit through BZA
- Any residential proposal would also require Site Plan Review
- Proposals to restore and reuse the existing Francer building would be allowed to replace up to 25% of the total square footage
- Removal and remediation of existing incinerator is a prerequisite to redevelopment

Design Guidelines

- New structures and additions to the historic building shall relate to the pedestrian scale by including appropriate architectural detail along the ground floor of all facades that face the streets and pedestrian spaces.
- External building treatments shall relate to and be in harmony with the surrounding historic structure.
- Continuous lengths of flat, blank walls adjacent to streets and pathways are to be minimized.
- For visibility and accessibility, primary building entrances shall be located on a street frontage, to the extent possible.
- For parking located to the rear of side of the building, entrances to the building are to be visible and accessible from the parking lot.
- Any alteration to the existing historic structure shall use materials, colors and textures, massing, size, scale and architectural features that are compatible with the original structures, Distinctive features, finished and construction techniques or examples or craftsmanship that characterize a historic property shall be

preserved. Any awnings and canopies shall be compatible with the architectural style of the building.

- All exterior mechanical equipment shall be screened. Noise producing mechanical equipment shall be surrounded by noise reducing screening.
- Projects shall enhance the pedestrian environment by minimizing the number and size of curb cuts and by providing sidewalks along both sides of Wharf Street to the entrance of Osprey Overlook Park. Any redevelopment of the two parcels on East Street shall provide for a sidewalk on the side of the street where development will take place.
- As feasible, building rehabilitation as well as new construction shall incorporate green building techniques, such as those developed by the U.S. Green Building Council.

7:17PM, during the presentation, Planning Board chair Sandra Williams arrived.

The presentation included the draft ordinance, amending Chapter 120 of the Town of Weymouth Ordinances, adding the following new Sections:

- 120-25.24 Purpose and Intent
- 120-25.28 Pre-application Meeting
- 120-25.29 Special Permit/Design Review Criteria
- 120-25.25 Applicability
- 120-25.26 Relationship to Existing Zoning and Other Regulations
- 120-25.27 Administration
- 120-25.31 Uses
- 120-25.32 Guidelines for Adaptive Reuse
- 120-25.33 Density Guidelines for New Construction-Existing Mill Buildings
- 120-25.34 Density Guidelines for New Construction
- 120-25.35 Parking

The incentive is to restore the existing building. If it is demolished, then the new building will be substantially smaller than the existing. He envisioned townhouses on the Danubio or Supreme properties.

Mr. Luongo reported that detail will be provided at the public hearing next week. Chair DiFazio thanked him for the presentation.

ADJOURNMENT

At 7:24 PM, there being no further business, a motion was made by Councilor Haugh to adjourn and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Attachment: Power Point Presentation-Historic Mill Overlay District
Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Ken DiFazio as Ordinance Committee Chairman
Voted unanimously on 16 December 2019