

**Ordinance Committee Minutes
Town Hall Council Chambers
August 28, 2023, at 6:30 p.m.**

Present: Kenneth DiFazio, Chairperson
Gary MacDougall, Vice Chairperson
Arthur Mathews
John Abbott

Not Present: Lisa Belmarsh

Also Present: Richard McLeod, Town Solicitor
Robert Luongo, Director of Planning

Recording Secretary: Janet P. Murray

Chair DiFazio called the Ordinance Committee meeting to order at 6:30 p.m.

23 111-Proposed Amendment to Union Point Zoning District Map at Exhibit A of Zoning and Land Use By-Laws for Naval Air Station-South Weymouth.

Brent McDonald, Attorney, Nutter McClennen & Fish, LLP, and Anthony Borghi Principal at Endeavor Capital appeared before the committee.

Councilor DiFazio summarized as follows:

- 6/14/2023 measure filed with Town Clerk
- 6/20/2023 referred to Ordinance Committee
- 6/26/2023 submitted to Planning Board
- 7/18/2023 Planning Board public hearing
- 7/31/2023 Town Council public hearing
- 8/2/2023 Planning Board rendered their decision
- 8/7/2023 Ordinance Committee met to deliberate after public hearing
- 8/16/2023 SRA held public hearing
- 8/28/2023 Deliberation of Ordinance Committee

Councilor DiFazio read the memorandum dated 8/2/2023 from The Weymouth Planning Board to the Weymouth Town Council into the record:

At a duly advertised public hearing held on Tuesday, July 18, the Weymouth Planning Board heard testimony on measure 23 111 requesting a zoning change of tax parcels 58-598-45 and 58-598-46 owned by Mosaic Lending Trust, an affiliate of Endeavour Capital and located within Union Point in the town of Weymouth. Following testimony from the applicant and questions from the board and staff, the public hearing was closed. On Tuesday, August 1, the Planning Board reconvened to discuss the proposal and to formulate a recommendation to the Weymouth Town Council.

After deliberation, Paul Rotundo made a motion to recommend unfavorable action on measure 23 111. The motion was seconded by Greg Agnew and ultimately passed three to zero, with chairperson Sandra Williams providing the third vote. This decision was based primarily on the following:

- Further research revealed that the property in question is encumbered by a parking agreement established as part of the special permit for the existing sports complex. To alter that agreement would require action by the Southfield Redevelopment Association, as well as consent from the owners of the sports complex. The sports complex is reliant upon that parking and their proposed rezoning of these two parcels could jeopardize the viability of the sports complex.
- Until the New England Development/Brookfield rezoning is passed by the towns of Abington and Rockland, the future of the base is unclear. Ultimately, it is hoped that the various property owners will ultimately agree on a path that would ensure that these properties are developed consistent with the larger master planning for the base. As such, the Board felt that there was not adequate information to warrant a favorable recommendation at this time.
- Lastly, unlike the restrictions of the Mass General Laws that would prohibit this applicant from revisiting the rezoning for two years, the Southfield enabling legislation allows the applicant to return in just six months.

Councilor DiFazio asked if any members need further information as the applicants are prepared to present more video/information if necessary.

Councilor McDougall made a motion for unfavorable action on measure 23 111 and was seconded by Councilor Mathews. The following discussion ensued.

Councilor Abbott thanked the applicant for coming before the Council with this proposal. However, he stated that he thinks it is in the best interest of Weymouth and specifically the best interest of the people who live on the base to do the project at a larger level as opposed to on a piecemeal level which can be a much more complicated process.

Councilor DiFazio stated that he took a serious, deliberate, and diligent approach to looking at both sides of this measure. He stated that he is in favor of the Planning Board's decision.

Councilor McDougall stated that he looked deeply into this project and that he will go with the recommendations of the Planning Board.

The motion for unfavorable action passed four to zero.

At 7:52, there being no further business, Councilor Mathews moved to adjourn. Councilor Abbott seconded. The motion was UNANIMOUSLY VOTED.

Attachment 8/2/23 Planning Board's recommendation

Minutes respectfully submitted by Janet Murray as Recording Secretary

Chair of Ordinance Committee, Councilor DiFazio
Minutes approved by Town Council on 2 October 2023

