

**TOWN COUNCIL MINUTES**  
**Town Hall Council Chambers**  
**Zoom # 827 3722 3109**  
**June 6, 2022, Monday**

Present: Arthur Mathews, President  
Michael Molisse, Vice President  
John Abbott, Councilor  
Lisa Belmarsh, Councilor  
Pascale Burga, Councilor  
Kenneth DiFazio, Councilor  
Fred Happel, Councilor  
Christopher Heffernan, Councilor  
Maureen Kiely, Councilor  
Gary MacDougall, Councilor  
Greg Shanahan, Councilor

Also Present: Kathleen Deree, Town Clerk  
James Malary, Director of Municipal Finance  
Eric Schneider, Principal Planner  
James Malary, Municipal Finance Director  
Richard McLeod, Town Solicitor

Recording Secretary: Mary Barker

President Mathews called the meeting to order at 7:30 PM. After the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with all councilors present.

**ANNOUNCEMENTS**

Councilor Kiely announced the Senior Picnic on June 15<sup>th</sup> at the Senior Center.

Councilor Burga announced the Wessagusset School 5K race, followed by a Neighborhood Day celebration at O’Sullivan Park, hosted by NWCA.

**MINUTES**

**Budget/Management Committee Meeting Minutes of April 25, 2022**

Vice President Molisse motioned to approve the minutes from the April 25, 2022 Budget/Management Committee meeting and was seconded by Councilor Kiely. Unanimously voted.

**Budget/Management Committee Meeting Minutes of May 2, 2022**

Vice President Molisse motioned to approve the minutes from the May 2, 2022

Budget/Management Committee meeting and was seconded by Councilor Kiely. Unanimously voted.

**Town Council Meeting Minutes of May 2, 2022**

Vice President Molisse motioned to approve the minutes from the May 2, 2022 Town Council meeting and was seconded by Councilor Kiely. Unanimously voted.

**Budget/Management Committee Meeting Minutes of May 4, 2022**

Vice President Molisse motioned to approve the minutes from the May 4, 2022 Budget/Management Committee meeting and was seconded by Councilor Kiely. Unanimously voted.

**Ordinance Committee Meeting Minutes of May 5, 2022**

Vice President Molisse motioned to approve the minutes from the May 5, 2022 Ordinance Committee meeting and was seconded by Councilor Kiely. Unanimously voted.

**Budget/Management Committee Meeting Minutes of May 9, 2022**

Vice President Molisse motioned to approve the minutes from the May 9, 2022 Budget/Management Committee meeting and was seconded by Councilor Kiely. Unanimously voted.

**Budget/Management Committee Meeting Minutes of May 11, 2022**

Vice President Molisse motioned to approve the minutes from the May 11, 2022 Budget/Management Committee meeting and was seconded by Councilor Kiely. Unanimously voted.

**PUBLIC HEARINGS**

**22 054-National Grid Gas Petition- Summer Street**

Vice President Molisse motioned to open the public hearing on measure 22 054 and was seconded by Councilor Kiely. Unanimously voted. 36 abutters were notified on May 27, 2022.

Mary Mulrone, the representative from NGRID, presented work included in the measure.

President Mathews asked if there were any questions or comments from the public, to which there was the following:

**Alice Arena, 6 Blueberry Street** read the following comments:

First, she asked if it includes new hookups to some of the homes. Ms. Mulrone responded that they are replacements.

- *Due to climate change, we need to move away from fossil fuels now to be in position by 2030 to see decreasing CO<sub>2</sub> and CH<sub>4</sub> in the atmosphere. Keep in mind, that at leakage rates of over 3%, methane gas is worse for the planet than burning coal. The leakage rates in Boston have been over 9% for decades and the Environmental Protection Agency (EPA) has underestimated methane emissions caused by oil and gas production by as much as 76%, according to research published in the Journal of Geophysical Research.*

- *The Gas System Enhancement Program, which is what all of this pipe replacement is called, is “costing rate payers around \$.5 billion a year, and according to a new analysis the total cost of GSEP use is expected to exceed \$40 billion, making it one of the most expensive infrastructure projects ever undertaken in the state (to compare, the Big Dig ended up costing \$24 billion). Given our state’s mandate to achieve net zero emissions by 2050, should we instead be investing this money into renewable, zero-emission energy systems?” (HEET.org) It is therefore, imperative to use our dollars to upgrade and secure the grid so that the state’s goals of converting IM homes to electric heat between 2020 and 2030 can be realized.*

*NIMBY perspective:*

- *Summer Street has been torn up for over two years. The street is so bad that I avoid it when I can and take Front Street to get home. Of particular annoyance are things like the intersection of Federal and Summer. I understand that is or there was a major gas leak there, but that area was dug up last summer and then closed. About tow months ago it was reopened and digging and what have you is continuing to this day. Summer Street is often closed by Homestead to dump onto Front Street. It’s hard for residents to know what is going on and why things are dug and re-dug months later in the same locations.*
- *The intersection of West and Summer is particularly difficult to negotiate on a good day. Months long construction at this area is going to be a nightmare for those of us close to this intersection or for anyone who regularly takes this route. I am imagining having a very difficult time getting to Braintree or Columbian Square on my usual path down West to Grove Street. Add an oncoming train at the West Street crossover and the headache just gets worse.*
- *I spoke with the DPW last fall to ask for – once again – potholes at the intersection of Blueberry and Summer be filled. These potholes are filled on average of 4 times a year and this has been going on for maybe 10 years or more. Summer Street has not been repaved in decades. Blueberry Street has not been repaved in the 29 years that I have lived there. To make matters worse, Blueberry was dug up to replace water lines last summer. I asked the DPW when all of this was going to be repaved. They told me at the time that it looked like spring or summer of 2022 and that the gas company was going to pay for half of Summer Street repaving. Frankly, they should be paying for ALL of it after such a protracted time of digging it up.*
- *While I am in favor of fixing the leaks, I am beyond aggravated at the cost to ratepayers and at the incredibly slow pace of all of this construction. Add to that the fact that in replacing pipes over the past years, the gas company has done a spectacularly poor job of trenching so that the areas that are then paved over begin sinking shortly afterwards. From the minutes of the March 5, 2018 meeting: “President Smart noted his concerns about trenching and existing pavement. Every poor trench has poor compaction, and falls back on the town to repair. He urged they follow the town’s regulations and work closely with DPW and Administration. Ms. Kelleher responded that there will be a construction meeting with the town before any cuts are made. President Smart requested that they let the residents know with sufficient notice, as well as Councilor Lacey.”*
- *I do have a couple of questions for the Council. While I find minutes in 2018 and September of 2019 that address pipe replacement along very limited areas of Summer Street, new pipes and other construction has been done from Blueberry Street all the way to Washington Street over the past couple of years. Are there minutes that approved that*

*work as well? Or as part of the GSEP does the Council have no say on that? And what, if anything can be done to alleviate the inconvenience to the residents caused by all of this years-long construction?*

*Just to summarize: the damage to the climate of the GSEP project and the continued use and expansion of methane gas as a heating and cooking source is immeasurable. We are coming to the point- scientists say 2030- of no return. The temp today in Delhi, India was 116 Fahrenheit. Tomorrow it will be 118. It is beyond infuriating that the gas companies are allowed to pick the ratepayers pockets for 100% of the cost of laying new pipe, when all of this money could and should be used to pay to upgrade the grid and move us to the use of renewable resources. Thank you”*

President Mathews asked Ms. Mulroney how long from start to trenching? She responded that it should be about 5 weeks; possibly longer depending on weather. President Mathews asked for confirmation that one of the pipes in the ground is from 1952.

**Bob Perkins, 641 Summer Street**- noted he spoke with one of the workers. National Grid will be working Saturdays. He needs to be able to get his vehicles and gear out of his driveway so he can leave for jobs on those mornings. Since there’s no gas service on his property, he shouldn’t be inconvenienced by crews.

Vice President Molisse motioned to close the public hearing on measure 22 054 and was seconded by Councilor Kiely. Unanimously voted.

Vice President Molisse motioned to consider measure 22 054 under 2-9(b), same night action and was seconded by Councilor Kiely. Unanimously voted.

Vice President Molisse motioned to approve measure 22 054 and was seconded by Councilor Kiely. President Mathews asked Ms. Mulroney to relay to NGRID that the work is expedited, done as efficiently as possible and safely, so there are no complaints. Councilor MacDougall asked for the project start date; if it’s expected to be 5 weeks, when is paving expected to happen? Ms. Mulroney responded that the DPW will determine when; it takes time to settle before it can be paved, so first it will be patched. If a trench forms, she advised residents to call NGRID. Vice President Molisse said he is inclined not to vote favorably since the situation is terrible, but he doesn’t want to further inconvenience the residents. NGRID came in and made some promises to the administration, but it hasn’t changed. Councilor Shanahan asked if there is any recourse to the town when these projects take so long. He might want to address with the administration and DPW. President Mathews suggested it could affect future approval if the situation isn’t resolved. Councilor Burga asked why the DPW was under the impression the road was being repaved in the summer 2022. Ms. Mulroney responded that if there is road repaving scheduled, NGRID tries to get in first to replace old pipes. Unanimously voted.

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

### **22 104-Reserve Fund Transfer-Town Clerk**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth transfer the sum of \$14,286 from the FY22 Reserve fund to the following Town Clerk line items for the purpose of paying the listed invoices:

LL Data Design	\$2,495
Golden Manet Press	\$3,845
ES & S	\$7,346
Park Press	\$ 600

Vice President Molisse motioned to refer measure 22 104 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

### **22 105-Reserve Fund Transfer for WPD Taser Replacements**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth transfer the sum of \$45,516.25 from the FY22 Reserve Fund to supplement funding from Measure 22 098 for the purpose of funding costs associated with the replacement of tasers in the Weymouth Police Department. This need is #52 on the 2023-2027 Capital Improvement Plan.

Vice President Molisse motioned to refer measure 22 105 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

### **22 106-Reserve Fund Transfer - Assessors**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth transfer the sum of \$49,900 from the FY22 Reserve Fund to the Municipal Finance-Other Professional Services line item for the purpose of paying costs associated with valuation and consulting services.

Vice President Molisse motioned to refer measure 22 106 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

### **22 107-Transfers to Fire Department Overtime**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth transfer the sums of \$250,000 from Free Cash, \$55,000 from the Fire Department and \$60,000 from the Reserve Fund to Fire Department Overtime for the purpose of funding costs associated with an increase in fire department overtime hours.

Vice President Molisse motioned to refer measure 22 107 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

**22 108-Legal Department Line Item Transfer**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth transfer the sum of \$25,000 from Town Solicitor Judgment/Claims to Town Solicitor Special Counsel to cover expenses through June 30, 2022.

Vice President Molisse motioned to refer measure 22 108 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

**22 109- Appointment-4<sup>th</sup> of July Committee Mary Roy**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested that the Town of Weymouth in accordance with Section 2-10 of the Town Charter appoint Mary Roy of 31 Brae Road for appointment to the 4<sup>th</sup> of July Committee for a 3-year term to expire on June 30, 2025.

Vice President Molisse motioned to refer measure 22 109 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

**22 110-Appointment-Board of Zoning Appeals Nicole Chin**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth, in accordance with Section 2-10 of the Town Charter appoint Nicole Chin of 56 Pine Cliff Road to the Board of Zoning Appeals for a 2-year term to expire on June 30, 2024. This appointment fills the vacancy created by the resignation of Richard McLeod.

Vice President Molisse motioned to refer measure 22 110 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

**22 111-Appointment-Scholarship Fund Committee Gerald Dowling**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth, in accordance with Section 2-10 of the Town Charter appoint Gerald Dowling of 609 Middle Street, Apt. 75 to the Scholarship Fund Committee for a 3-year term to expire on June 30, 2025. This appointment replaces Caitlin McInnes.

Vice President Molisse motioned to refer measure 22 111 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

**22 112-Appointment-Board of Library Trustees John Lambiase, II**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth, in accordance with Section 2-10 of the Town Charter appoint John Lambiase, II of 119 Park Ave. West to the Board of Library Trustees for a 3-year term to expire on June 30, 2025. This appointment replaces Vicki Kaufman.

Vice President Molisse motioned to refer measure 22 112 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

**22 113- Appointment-Memorial Committee John Lambiase, II**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth, in accordance with Section 2-10 of the Town Charter appoint John Lambiase, II of 119 Park Ave. West to the Memorial Committee for a 3-year term to expire on June 30, 2025. This appointment replaces Joan Anderson.

Vice President Molisse motioned to refer measure 22 113 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

**22 114-Appointment-Board of Elder Services Elaine Pepe**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth, in accordance with Section 2-10 of the Town Charter, appoint Elaine Pepe of 26 Erin Way to the Board of Elder Services for a 3-year term to expire on June 30, 2025. This appointment replaces Tom Coronite.

Vice President Molisse motioned to refer measure 22 114 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

**22 115-Appointment-Commission on Disabilities Cheryl Taylor**

On behalf of Mayor Hedlund, Municipal Finance Director James Malary requested the Town of Weymouth, in accordance with Section 2-10 of the Town Charter appoint Cheryl Taylor of 472 Pond Street to the Commission on Disabilities to fill the remainder of a 3-year term to expire on June 30, 2024. This appointment replaces Frank Burke.

Vice President Molisse motioned to refer measure 22 115 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

REPORTS OF COMMITTEES

**Ordinance Committee-Chair Ken DiFazio**

Chair DiFazio reported that the Ordinance Committee met on May 25, 2022 to deliberate the following measure(s):

**22 035- Proposed Zoning Change in the Jackson Square Village Center**

This measure was referred to the Ordinance Committee on March 7, 2022. The Planning Department held several public meetings with the public to introduce the ordinance proposal. The Ordinance Committee reviewed on March 17<sup>th</sup>, April 19<sup>th</sup>, May 5<sup>th</sup> and May 25<sup>th</sup>. A joint public hearing was conducted on April 4<sup>th</sup> and continued on April 19<sup>th</sup>. The Planning Board recommended favorable action in a memo dated May 5<sup>th</sup>. The Ordinance Committee voted favorable action on May 25<sup>th</sup>. The final draft of the proposal with the changes has been presented to the full Council.

Eric Schneider was invited to the table to summarize the proposal. Most important was the public input process; 400 letters were sent and the scope was expanded. It was a productive process, although the measure is not dramatically different from what they started with. The input from all has made it a better measure. He reviewed some of the changes:

- Map- there were some minor alterations made- a couple of properties included in a denser zone were moved to lighter zone-with a net gain based on site-specific criteria
- Affordable housing addition came up through the public process. Density based approach to include it. If a project developer is willing to designate 10% of all units as affordable, BZA has the ability to review proposal with additional height considerations. Most dense areas were going to be able to go 4 stories with special permit. 4th story can now be added, but it can only be 75% of the floor below. The impact by stepping back the upper floor enhances the visual and pedestrian experience.
- Blue area allows BZA to consider partial 5<sup>th</sup> story, also stepped back. It minimizes the visual impact from street level and allows for softening some of the landscaping and streetscape.
- Add ability (with special permit and an affordable housing commitment) to add a 5<sup>th</sup> story in very limited area. Downsized to 4<sup>th</sup> partial story, setback.
- Added criteria for BZA to consider height allowances with special permit, site specifically. It has a built-in safety net for reviewing the projects (BZA).
- Looked again at parking and clarified it- 100% of residential parking required to be on site. It makes sense and was a big concern of Council and public. Through discussion with the committee, clarified that retail and commercial sites must have at least 75% of the required parking on site, to encourage shared and other parking concepts.
- They are in the process of contracting with outside consultant to do a comprehensive traffic/parking/flow study. They hope to get assistance from SSCOC, with the commercial owners contributing the cost. The municipal lot is dated and could be laid out better. They are putting together a grassroots committee together to look at conditions, and hope to include a few Councilors.

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The redlined copy has all changes made since submission.

On behalf of the Ordinance Committee, Councilor DiFazio motioned to approve measure 22 035: that the Town of Weymouth, through Town Council with the approval of the Mayor, hereby amends the Town of Weymouth Ordinances in the following manner:

Section 1. Amend the Town of Weymouth Zoning Map by removing the following three (3) parcels from the B-2 District and adding the same to the Neighborhood Center District.

1. Map 19, Block 253, Lot 35 (1540 Commercial Street)
2. Map 23, Block 253, Lot 24 (1530 Commercial Street)
3. Map 23, Block 253, Lot 23 (1516 Commercial Street)

Section 2. Add a new Article VII D entitled Jackson Square Overlay District to the Town of Weymouth Zoning Ordinances. 120-25 37-44

Vice President Molisse seconded the motion.

Councilor Happel asked if any discussion took place of paid parking for any of the sites. Mr. Schneider responded that there wasn't anything specific. The Traffic Engineer and Lt. Morse are looking at restricting overnight parking and something may come of it. Suggestions are exactly what they hope will come out of the study to maximize the parking and traffic. Councilor

DiFazio added that he didn't recall discussing charging residents or commercial user fees; just, per Page 6 of the measure: 100% of the residents must have a parking spot on the property. And 75% of the commercial workers must also have to park on site. Councilor Happel asked if it happens in any other development in town, and if so, have they received negative feedback for it? Mr. Schneider responded that other developments are charging; he hasn't received any negative feedback or heard of anyone behaving badly as a result.

Councilor Heffernan asked if the state has assured the town that the additional affordable housing units will count towards the incentive in the MBTA Communities bill, or will more additional housing be required to meet the quota? Mr. Schneider responded that the three stories by right qualifies the Jackson Square overlay to add to their number. As was discussed in public hearing, they are looking to qualify already constructed developments in town (Main Street, Union Point area) to the counts. Weymouth Landing construction requires site plan review, and can look at tweaking in that zoning to comply with the MBTA guideline. They do not see additional housing strain placed on the town. Weymouth has been a leader in the state in pushing housing development and it has put the town in good standing. Credit is allowed for previous construction and that was confirmed. Councilor Heffernan asked for clarification on where partial 5<sup>th</sup> floors will be considered. Mr. Schneider responded that the only spots are in lower Jackson Square, and that's due to the area topography. The top (4<sup>th</sup>) floor can only be 75% of the floor below it, and any 5<sup>th</sup> floor would have to be stepped back a certain number of feet from the 4<sup>th</sup>.

Councilor Heffernan noted there was other construction where single level buildings were developed into multi-stories (Rt. 18). He stressed this is a large change for this area, and the development will change the character of Jackson Square permanently. Mr. Schneider responded that the area where more than three stories can be considered is minimal, and only because of the topography. From a height perspective, some of these proposed guidelines will not exceed some of the already existing taller buildings in Jackson Square. It's a matter of incentivizing the affordable housing and being cognizant of the sensitive environmental area. The Herring Run is a major feature of the area, but over the last 100 years or so, it's not been treated well from a land standpoint, and that is frustrating to all. Part of the measure is to claw back open space for the town, and that requires cooperation from the private sector, by allowing a little more density and taking back more shoreline. Initially, he was skeptical of the plan, but he appreciates the answers that were provided throughout the process.

Councilor DiFazio noted Page 3 and 4 spells out the areas for the potential 4<sup>th</sup> and 5<sup>th</sup> floors. He asked Mr. Schneider to clarify the potential sites where these can be considered. It would be the Venetian site and the parking lot by it, and the cleaners and auto shop next to it.

Councilor Burga noted that green project incentives were discussed in public hearing- has any developer who has already acquired property expressed an interest in either this or the affordable component? Mr. Schneider responded that there has been discussion by developers who are interested in the affordable housing. It is envisioned that opening businesses where their workers could live and work in the neighborhood. They do encourage the greenspace options, but it is not memorialized in the measure, but stepping back the floors significantly will create green roof space.

Councilor Shanahan complimented the Planning Department for the presentations. A lot of input went into this. He has no doubt lower Jackson Square are can absorb the parking requirements, but he is concerned that the upper area cannot and whether it could result in overdevelopment of residential properties that swamp the parking and in turn become dissuade commercial and retail business. He urged that when the consultant is conducting the study, they look at creative ways to utilize other areas for parking, such as the teen center and library lots. It would be a shame if the upper Jackson Square became a series of apartment buildings and empty commercial sites. They will be in danger of that happening if they do not become aggressive and creative with the municipal lot. Mr. Schneider responded that anything realistically that happens in Jackson Square will be incremental. The upper area has serious limitations to development because of the 100% parking on site requirement. It will stagnate that area from substantial development. It may free up parking in other spots. They are trying to revitalize Jackson Square, but not raze and rebuild the whole area. Development in the lower square may spur additional development in the upper, but it will require public / private partnership to work out the parking.

Councilor Happel asked why it runs all the way to Raymond on Pleasant Street. This is a large area. He is concerned that there is development ready to go, and the zoning hasn't been passed yet. What guaranty do they have that there won't be parking issues, and what will they do if they run into them? The shared parking is a red flag that there possibly isn't enough and will be a roadblock to development. Parking, traffic and water capacity have been his concerns since the proposal was presented and still are. Mr. Schneider responded that the scope of the overlay was well thought out. They went lot-by-lot to determine potential of the properties, and their potential uses and impact on the existing neighborhood. In order to maximize the opportunity, they will have to look at shared partnerships with the owners and MBTA for parking. Everything, with the exception of a three-story building by right, is by special permit through BZA so there is that safety net. It will be a segmented, tiered redevelopment pattern, and they don't expect a rush to development. There is a 10,000 square foot minimum lot requirement, so without it, and unless properties are combined, the opportunity won't be there. They are committed to studying with the consultant coming in the next few weeks. If something comes out of the study indicating an untapped resource, they can come back and tweak the zoning as necessary.

Councilor Heffernan noted he doesn't agree with every nuance of the plan. There needs to be a thriving economy in Jackson Square. He offered a substitute motion to take no action now and place this on the agenda for June 21<sup>st</sup>. President Mathews cautioned against the use of the term "take no action," and Councilor Heffernan revised his substitute motion to continue the measure to the June 21<sup>st</sup> meeting of the Town Council. Councilor Heffernan urged the Council do its due diligence to confirm everything in the proposal will work in the long term. Once they have taken action on this it is a done deal. Jackson Square 100 years from now will look vastly different. An additional two weeks is more than appropriate. Councilor Happel seconded the motion; and cited as his reason that he has not had the opportunity to read the minutes from the last meeting, which were not included in his packet.

Councilor MacDougall asked if they want to pause the deliberation until the next meeting? President Mathews surmised the other Councilors want more time to review. Personally, he is ready to vote, but can wait the additional time. Councilor Belmarsh noted there have been a lot

of meetings; with the committee, the public and the community. Parking has always been in the forefront of the discussions. It's not a new issue. The study that's been proposed is quite extensive. The municipal lot, Pratt Library and Teen Center parking are underutilized and there are significant improvements that can be made. The study won't be completed in two weeks, and the concerns that are being raised were discussed.

Councilor Shanahan noted his comments still stand. The amount of work that has gone into it is extensive. He respects the request for more time and will support the motion, but he looks forward to voting it as soon as possible.

Councilor DiFazio is also comfortable voting the underlying measure. The parking was discussed at many meetings. They have been as transparent as they possibly can be with the public. He urged the two Councilors to schedule a meeting between the next two weeks with the Planning Department to further discuss their concerns. During this discussion, at 8:52 PM, Councilor Burga left the meeting.

Councilor Happel noted that one of his concerns was what Councilor Heffernan brought up- the addition of the fourth and fifth floor setback. It wasn't discussed at the public meetings, and the minutes from the last meeting are not yet available. Vice President Molisse reported that he followed the process throughout. It was a comprehensive review, great presentation and a good plan for Jackson Square, and he believes they have enough information to move forward; however, he would not deny fellow Councilors additional time if they need it.

Councilor MacDougall reported that it was a considerable amount of work by the committee and a good collaborative effort between the committee, Planning Department and the public. He pointed out the setback and upper floors were added to incentivize developers to include an affordable housing component. He is ready to move forward. Councilor Heffernan thanked his colleagues for their input. He wanted to make sure before agreeing to a plan that will change Jackson Square forever, they had what they need to make an informed decision. Having seen that his colleagues are supportive and ready to move forward, he withdrew his substitute motion, and Councilor Happel withdrew his second. The original motion to approve measure 22 035 was unanimously approved, 10-0.

#### **Public Works Committee- Chair Ken DiFazio**

Councilor DiFazio reported he would recuse himself from voting measure 22 018 as he resides on Meeting House Lane.

Councilor DiFazio reported that applications were filed with the Town Clerk's office on February 17, 2022 and referred to the Public Works committee on February 22, 2022. Public hearings were held; on March 21, 2022 to review the layouts, and on May 2, 2022 to deliberate the Order of Takings, and the Waivers recommended by the DPW in a memo dated December 21, 2021. Abutters were notified on March 4, 2022 and April 22, 2022.

The Planning Board submitted a favorable recommendation to the Town Council on April 14, 2022 and the Public Works Committee voted on May 25, 2022 to forward the measures to the full Town Council with recommendations for favorable action.

On behalf of the Public Works Committee, Councilor DiFazio motioned to adopt the Order of Takings for measures 22 016 - 22 022, inclusive. Vice President Molisse seconded the motion and it was voted unanimously, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned to accept any recommended waivers as prepared by the Department of Public Works for measures 22 016 - 22 022, inclusive. Vice President Molisse seconded the motion and it was voted unanimously, 10-0. President Mathews pointed out that since Councilor DiFazio was recusing himself from voting one of the street acceptances, the votes just taken need to be reconsidered and each street voted separately.

Councilor DiFazio motioned to reconsider the votes to Adopt the Order of Takings, and acceptance of any waivers as prepared by the Department of Public Works for measures 22 016 through 22 022, inclusive. Vice President Molisse seconded the motion and it was voted unanimously, 10-0.

#### **22 016- Street Acceptance – Camelot Way**

That the Town of Weymouth approve the layout of a certain parcel of land, as follows:

- 1) A parcel known as Camelot Way, a private way, shown on a plan entitled “STREET ACCEPTANCE PLAN CAMELOT WAY, SOUTH WEYMOUTH MASSACHUSETTS” drawn by Department of Public Works Engineering Division Town of Weymouth, Plan #7451-B, dated November 24, 2017 containing ± 17, 543 S.F., to be recorded herewith:

As a Town way and, may refer such street acceptance to the Planning Board of the Town and to the requisite committee(s) for their respective report(s). Said reports shall be filed with the Council within thirty (30) days of receipt of this proposed measure. Upon review of said reports, Council may then vote to accept and adopt such layout and takings of the above listed street as a Town Way and cause the Order of Taking to be recorded with the Norfolk County Registry of Deeds within thirty (30) days of that vote.”

On behalf of the Public Works Committee, Councilor DiFazio motioned to Adopt the Order of Takings for measure 22 016- Camelot Way, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned to accept any recommended waivers as prepared by the Department of Public Works for measure 22 016- Camelot Way, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned that the Town of Weymouth accepts the following street- Camelot Way, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

**22 017- Street Acceptance – Cardinal Circle**

That the Town of Weymouth approve the layout of a certain parcel of land, as follows:

- 1) A parcel known as Cardinal Way, a private way, shown on a plan entitled “AS-BUILT PLAN AND PROFILE, CARDINAL CIRCLE, WEYMOUTH, MA. by Neil J. Murphy Associates, Inc.,” Plan #6834-B, dated January 10, 2011 containing ± 12,326 S.F., to be recorded herewith:

As a Town way and, may refer such street acceptance to the Planning Board of the Town and to the requisite committee(s) for their respective report(s). Said reports shall be filed with the Council within thirty (30) days of receipt of this proposed measure. Upon review of said reports, Council may then vote to accept and adopt such layout and takings of the above listed street as a Town Way and cause the Order of Taking to be recorded with the Norfolk County Registry of Deeds within thirty (30) days of that vote.”

On behalf of the Public Works Committee, Councilor DiFazio motioned to Adopt the Order of Takings for measure 22 017- Cardinal Circle, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned to accept any recommended waivers as prepared by the Department of Public Works for measure 22 017- Cardinal Circle, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned that the Town of Weymouth accepts the following street- Cardinal Circle, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

**22 018- Street Acceptance – Meeting House Lane**

That the Town of Weymouth approve the layout of a certain parcel of land, as follows:

- 1) A parcel known as Camelot Way, a private way, shown on a plan entitled “STREET ACCEPTANCE PLAN, MEETING HOUSE LANE, WEYMOUTH MASSACHUSETTS” drawn by Weymouth DPW, Plan #7396-B, dated December 19, 2019, to be recorded herewith:

As a Town way and, may refer such street acceptance to the Planning Board of the Town and to the requisite committee(s) for their respective report(s). Said reports shall be filed with the Council within thirty (30) days of receipt of this proposed measure. Upon review of said reports, Council may then vote to accept and adopt such layout and takings of the above listed street as a Town Way and cause the Order of Taking to be recorded with the Norfolk County Registry of Deeds within thirty (30) days of that vote.”

On behalf of the Public Works Committee, Vice President Molisse motioned to Adopt the Order of Takings for measure 22 018- Meeting House Lane, and was seconded by Councilor Kiely. Voted 9-0, with one recusal (Councilor DiFazio).

On behalf of the Public Works Committee, Vice President Molisse motioned to accept any recommended waivers as prepared by the Department of Public Works for measure 22 018-

Meeting House Lane, and was seconded by Councilor Kiely. Voted 9-0, with one recusal (Councilor DiFazio).

On behalf of the Public Works Committee, Vice President Molisse motioned that the Town of Weymouth accepts the following street- Meeting House Lane, and was seconded by Councilor Kiely. Voted 9-0, with one recusal (Councilor DiFazio).

**22 019- Street Acceptance – Mill River Drive**

That the Town of Weymouth approve the layout of a certain parcel of land, as follows:

- 1) A parcel known as Mill River Drive, a private way, shown on a plan entitled “STREET ACCEPTANCE PLAN, MILL RIVER DRIVE SOUTH WEYMOUTH MASSACHUSETTS” drawn by Weymouth DPW Engineering Division Plan #7367-B dated December 16, 2019, to be recorded herewith:

As a Town way and, may refer such street acceptance to the Planning Board of the Town and to the requisite committee(s) for their respective report(s). Said reports shall be filed with the Council within thirty (30) days of receipt of this proposed measure. Upon review of said reports, Council may then vote to accept and adopt such layout and takings of the above listed street as a Town Way and cause the Order of Taking to be recorded with the Norfolk County Registry of Deeds within thirty (30) days of that vote.”

On behalf of the Public Works Committee, Councilor DiFazio motioned to Adopt the Order of Takings for measure 22 019- Mill River Drive, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned to accept any recommended waivers as prepared by the Department of Public Works for measure 22 019- Mill River Drive, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned that the Town of Weymouth accepts the following street- Mill River Drive, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

**22 020- Street Acceptance – Tilden Circle**

That the Town of Weymouth approve the layout of a certain parcel of land, as follows:

- 1) A parcel known as Tilden Circle, a private way, shown on a plan entitled “STREET AS-BUILT PLAN, TILDEN ROAD & TILDEN CIRCLE, WEYMOUTH MA.” drawn by Weymouth DPW, Plan #7370-B, dated August 2, 2018, to be recorded herewith:

As a Town way and, may refer such street acceptance to the Planning Board of the Town and to the requisite committee(s) for their respective report(s). Said reports shall be filed with the Council within thirty (30) days of receipt of this proposed measure. Upon review of said reports, Council may then vote to accept and adopt such layout and takings of the above listed street as a Town Way and cause the Order of Taking to be recorded with the Norfolk County Registry of Deeds within thirty (30) days of that vote.”

On behalf of the Public Works Committee, Councilor DiFazio motioned to Adopt the Order of Takings for measures

On behalf of the Public Works Committee, Councilor DiFazio motioned to Adopt the Order of Takings for measure 22 020- Tilden Circle, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned to accept any recommended waivers as prepared by the Department of Public Works for measure 22 020- Tilden Circle, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned that the Town of Weymouth accepts the following street- Tilden Circle, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

**22 021- Street Acceptance – Tilden Road**

That the Town of Weymouth approve the layout of a certain parcel of land, as follows:

- 1) A parcel known as Tilden Road, a private way, shown on a plan entitled “STREET AS-BUILT PLAN, TILDEN ROAD & TILDEN CIRCLE, WEYMOUTH MA.” drawn by Weymouth DPW, Plan #7370-B, dated August 2, 2018, to be recorded herewith:

As a Town way and, may refer such street acceptance to the Planning Board of the Town and to the requisite committee(s) for their respective report(s). Said reports shall be filed with the Council within thirty (30) days of receipt of this proposed measure. Upon review of said reports, Council may then vote to accept and adopt such layout and takings of the above listed street as a Town Way and cause the Order of Taking to be recorded with the Norfolk County Registry of Deeds within thirty (30) days of that vote.”

On behalf of the Public Works Committee, Councilor DiFazio motioned to Adopt the Order of Takings for measure 22 021- Tilden Road, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned to accept any recommended waivers as prepared by the Department of Public Works for measure 22 021- Tilden Road, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned that the Town of Weymouth accepts the following street- Tilden Road, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

**22 022- Street Acceptance – Waterford Drive**

That the Town of Weymouth approve the layout of a certain parcel of land, as follows:

- 1) A parcel known as Waterford Drive, a private way, shown on a plan entitled “STREET ACCEPTANCE PLAN, WATERFORD DRIVE SOUTH WEYMOUTH MASSACHUSETTS” drawn by Weymouth DPW Engineering Division, Plan #7366-B. dated December 16, 2019, to be recorded herewith:

As a Town way and, may refer such street acceptance to the Planning Board of the Town and to the requisite committee(s) for their respective report(s). Said reports shall be filed with the

Council within thirty (30) days of receipt of this proposed measure. Upon review of said reports, Council may then vote to accept and adopt such layout and takings of the above listed street as a Town Way and cause the Order of Taking to be recorded with the Norfolk County Registry of Deeds within thirty (30) days of that vote.”

On behalf of the Public Works Committee, Councilor DiFazio motioned to Adopt the Order of Takings for measure 22 022- Waterford Drive, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned to accept any recommended waivers as prepared by the Department of Public Works for measure 22 022- Waterford Drive, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

On behalf of the Public Works Committee, Councilor DiFazio motioned that the Town of Weymouth accepts the following street- Waterford Drive, and was seconded by Vice President Molisse. Unanimously voted, 10-0.

**Budget/Management Committee- Chair Michael Molisse**

Chair Molisse reported that these measures were referred to the Budget/Management Committee on May 2, 2022 and the committee met on May 9, 2022 and voted to forward them to the full Town Council with a recommendation for favorable action.

**22 099- FY22 Water Enterprise Funds Budget Transfer Request**

On behalf of the Budget/Management Committee, Vice President Molisse motioned to approve measure 22 099; that the Town of Weymouth transfer the sum of \$200,000 from the Water Enterprise Fund Reserve for the purpose of funding escalating chemical costs. Councilor Kiely seconded the motion, and it was unanimously voted, 10-0.

**22 100- FY22 Sewer Enterprise Fund Budget Transfer Request**

On behalf of the Budget/Management Committee, Vice President Molisse motioned to approve measure 22 100; that the Town of Weymouth transfer the sum of \$50,000 from the Sewer Enterprise Fund to the following two accounts: \$25,000 to the Sewer Electricity and \$25,000 to the Sewer Equipment Maintenance accounts for the purpose of funding escalating costs.

Councilor Kiely seconded the motion, and it was unanimously voted, 10-0.

**22 101- FY22 Department of Public Works Budget Transfer Request**

On behalf of the Budget/Management Committee, Vice President Molisse motioned to approve measure 22 100; that the Town of Weymouth transfer \$125,000:

\$25,000 from DPW Salaries to Grounds Maintenance Overtime for the purpose of funding the overtime costs needed for spring projects and events.

\$100,000 from DPW Salaries to Vehicle Maintenance Gasoline for the purpose of funding escalating fuel costs.

Councilor Kiely seconded the motion, and it was unanimously voted, 10-0.

## **NEW BUSINESS**

### **22 103-Request to Extend Current Auditing Contract for FY2022**

Council President Arthur Mathews requested that the Town of Weymouth appropriate the sum of \$61,000 for the purpose of extending the contract with Melanson to include the FY2022 audit.

Vice President Molisse motioned to refer measure 22 103 to the Budget/Management Committee and was seconded by Councilor Kiely. Unanimously voted.

## **ADJOURNMENT**

The next regularly scheduled meeting of the Town Council is June 21, 2022. At 9:17 PM; there being no further business, Vice President Molisse motioned to adjourn the meeting and was seconded by Councilor Kiely. Unanimously voted.

Respectfully Submitted by Mary Barker as Recording Secretary

Approved by Arthur Mathews as President of the Town Council  
Voted unanimously on 15 August 2022