

TOWN COUNCIL MINUTES
Town Hall Council Chambers
Zoom # 849 5353 1442
December 5, 2022, Monday

Present: Arthur Mathews, President
Michael Molisse, Vice President
John Abbott, Councilor
Lisa Belmarsh, Councilor
Pascale Burga, Councilor
Christopher Heffernan, Councilor
Gary MacDougall, Councilor
Greg Shanahan, Councilor

Absent: Kenneth DiFazio, Councilor
Fred Happel, Councilor
Maureen Kiely, Councilor

Also Present: Kathleen Deree, Town Clerk
Robert Hedlund, Mayor
Ted Langill, Chief of Staff
Richard McLeod, Town Solicitor
Brian Connolly, Town Auditor
Robert Luongo, Planning Director
Mary Ellen Schloss-Conservation Administrator
David Tower-DPW Business Manager
Steve Olsen-Engineering Consultant
Sandra Williams, Chair, Planning Board
Paul Rotondi, Planning Board
Benjamin Faust, Planning Board
Gregory Agnew, Planning Board (via Zoom)
Rob Christian, Planning Board (via Zoom)

Recording Secretary: Mary Barker

President Mathews called the meeting to order at 7:33 PM. After the Pledge of Allegiance, Town Clerk Kathleen Deree called the roll, with three councilors absent. President Mathews acknowledged the absence of Councilors DiFazio, Happel and Kiely.

ANNOUNCEMENTS

Councilor Burga announced Weymouth Youth and Family Services and an informational meeting scheduled for December 7, 2022 at 6:30 PM regarding Beals Park.

President Mathews pointed out there is additional seating available inside the Kelly Room for the public and reminded the audience of the Council's rule against wearing hats in the chambers.

MINUTES

Budget/Management Committee Meeting Minutes of November 14, 2022

Vice President Molisse motioned to approve the minutes from the November 14, 2022 Budget/Management Committee meeting and was seconded by Councilor Heffernan. Unanimously voted.

Town Council Meeting Minutes of November 14, 2022

Vice President Molisse motioned to approve the minutes from the November 14, 2022 Town Council meeting and was seconded by Councilor Heffernan. Unanimously voted.

PUBLIC HEARINGS

22 131- Citizen Petition-Proposed New Building Moratorium

Vice President Molisse motioned to open the public hearing on measure 22 131 and was seconded by Councilor Heffernan. Unanimously voted. It was noted that the public hearing was advertised on 11-19 and 11-26.

Planning Board Chair Sandra Williams opened the Planning Board Meeting. Member Paul Rotondi motioned to open the public hearing and was seconded by member Ben Faust. Members Greg Agnew and Rob Christian were attending via Zoom.

A roll call vote was taken:

Paul Rotondi-	YES
Ben Faust-	YES
Rob Christian-	YES
Greg Agnew-	YES
Sandra Williams-	YES

Unanimously voted.

Alyson Dossett presented the measure in a Power point, on behalf of the citizen's group: The other presenter, Kathy Swain, was present via zoom.

Proposal: Building Moratorium for the Town of Weymouth
Presentation 12/5/2022



A rendering of Hanover Weymouth, which Hanover R.S. Limited Partnership is proposing for 1325 Washington St. in Weymouth. Wallace Wilson Architects

Water supply reservoirs and withdrawals from surface water or groundwater can also have significant negative environmental impacts and do not address the **root problem of the need to use our limited water supply wisely**.
1325 Washington Street is anticipated to use **47,432 gallons per day** impacting mitigation the Town will be required to provide for increased water withdrawals

Ms. Dossett thanked the Mayor and DPW for managing the town’s water supply. This is 1325 Washington Street, which will draw over 47,000 gal of water by the time it’s online. They are suggesting an 18-month moratorium on development.

May 2022: Mayor’s Presentation to Town Council



Water Needs and the MWRA

A 2021 report by Environmental Partners (EP) forecasted future water demand in Weymouth (separating Town and Union Point demands).

Factors Considered:

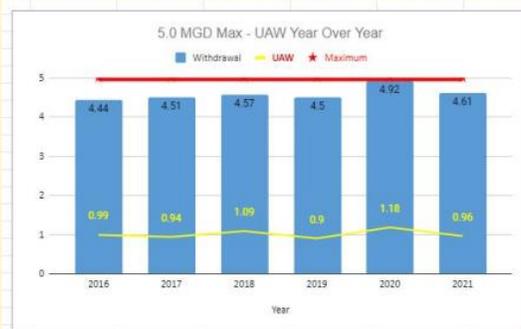
- Water Supply Information
- Population Forecast
- Approved and Future Development
- Water Use Information
- Employment Forecast
- Union Point

Conclusions: (ADD = Average-Day Demand)

- > Overall ADD (excluding Union Point) could rise to between 4.81mgd and 5.28mgd by 2040
 - > A 13.2% to 24.2% increase over 20 years (a 0.66% to 1.2% annual increase)
- > **UP could expect an average ADD increase of 0.38mgd every 5 years, to an ADD of 1.0mgd by 2040**
- > **Water demand could surpass the Town’s withdrawal limit within approximately the next 5 years, without any additional demand from the Union Point Development**

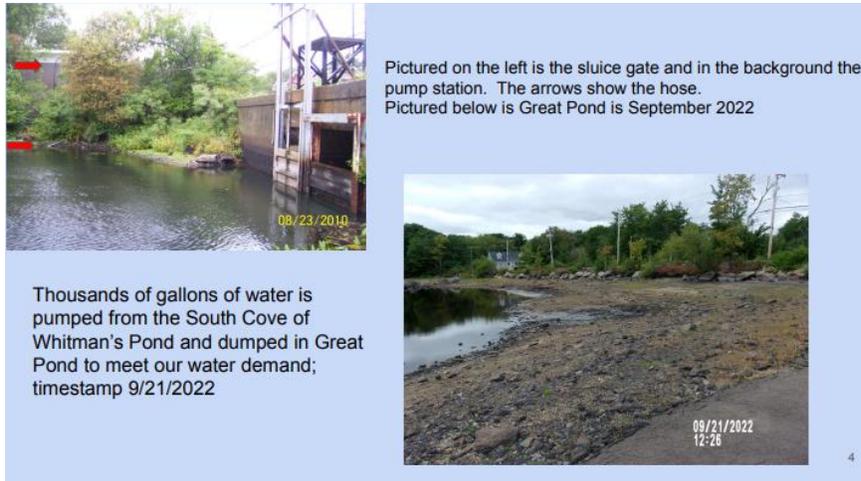
This slide is from the Mayor’s presentation last May, showing the town will exceed its allowable draw within the next 5 years without including development on Union Point. She urged the Council to protect the water supply and sustainability.

5.0 Million Gallons per Day Maximum - Unaccounted for Water Year Over Year



2020 - we exceeded our allowable yield
2021 - we reached our our allowable yield

Weymouth's Water permit has expired, and DEP is waiting on the town to complete requirements to renew. The amount the town can draw is set by DEP and the town is at its limit. DEP questions why the town is exceeding the draw. Within the next 5 years a self imposed moratorium may be the town's only choice.



Pictured on the left is the sluice gate and in the background the pump station. The arrows show the hose.
Pictured below is Great Pond is September 2022

Thousands of gallons of water is pumped from the South Cove of Whitman's Pond and dumped in Great Pond to meet our water demand; timestamp 9/21/2022

Weymouth has 5 wells, 3 surface systems. Water is treated at the Great Pond treatment facility. Whitman's Pond is only to be used as an emergency backup. There is a draft protocol for the operation of the sluice gate at South Cove of Whitman's Pond but not an approved one. She explained the procedure to pump from the South Cove. The height of Great Point triggers the water restrictions under drought situation.

Whitman's Pond is registered with the State as:
EMERGENCY SOURCE ONLY

State Regulations:
36.40: Declaration of Water Supply Emergency
(1) Any public water supplier may petition the Department for a declaration of a state of water supply emergency pursuant to M.G.L. c. 21G, §§ 15 through 17, and in accordance with 310 CMR 36.40 through 36.42.
(2) Upon receiving a petition for a declaration of a state of water supply emergency, the Department may declare an emergency if it finds that there exists or impedes a water supply shortage of a dimension which endangers the public health, safety or welfare, due to circumstances including, but not limited to:
(a) demand for water exceeds the availability of water;



5

She explained the natural flow of water from South Cove, and is registered as an emergency source. The town must petition the state to withdraw from an emergency source.

Slide taken from the Mayor's May 2022 presentation to Town Council



Water Needs and the MWRA

Solutions to meeting future water needs:
Continuing to address unaccounted for water (UAW)
 Weymouth regularly averages over 20% UAW, more than twice the MassDEP allowable threshold of 10%. This equates to an average UAW of 0.94mgd. The immediate goal is to be closer to 0.50mgd

Causes: Water breaks, plant operations, tank overflows, suspected "stolen" water for irrigation and commercial use, undiscovered leaks (Union Point a big concern), construction equipment, fire department use, and inaccurate metering

- DPW (Water Dept) is continually monitoring and performing leak detecting
- The Town is working to conduct a water audit to help determine causes/solutions
- DPW working with consultants on a newer and more accurate metering system
- Utilizing additional funding (ARPA) to replace aging water infrastructure
- Considering partnership program for residents/businesses to install low-flow plumbing devices

The town has 1 million gallons a day loss of water.

COMMUNITY:	2014	2015	2016	2017	2018	2019	2020
Reading	1	2	1	1	2	2	3
Burlington	10	10	9	10	9	9	8
Ashland	16	16	9	8	8	8	7
Stoughton	16	18	24	10	6	4	2
Wilmington	6	8	4	1	1	1	2
WEYMOUTH	23	20	22	21	24	20	24

MWRA COMMUNITIES: UNACCOUNTED FOR WATER
 WEYMOUTH: UNACCOUNTED FOR WATER

2016 Agreement with the SRA - Weymouth Committed to Provide Water to the Base

This is a comparison of similar towns. Weymouth's program to reduce water loss is not working.





Establish a water conservation plan that corrects Weymouth's water loss of a million gallons a day

These are shots of the most recent water break, and a culvert that collapsed in another area of town.

Experience-Based Recommendations to Remedy UAW

Sewer and Water Superintendents of other towns recommend:

- Hire reputable outside agent to do leak detection - according to those we interviewed, some leak detection agencies are better than others
 - Perform analyses two times per year town-wide for the first two years
 - Leak detection programs are performed at night (every street is tested)
 - Sandy soil leaks can remain undetected for a long time but leaks on ledge will surface faster
 - Prioritize the leaks
 - Even a small leak can add up over time: 8 gallons a minute is 11,000 gallons a day
 - Proof of effectiveness: In 2016 Stoughton was at 24% UAW; today, Stoughton's UAW is 3%
- **Key takeaway comments of interviewees:**
 - "Stay as self-sufficient for as long as possible"
 - "Don't surrender control of the price of your water"

9

Towns engaging in successful water loss programs, and what they are accomplishing. She recommended reaching out to towns that have been successful for their suggestions.

Metering

- Develop and implement a *high-end* water meter replacement program throughout the Town - consider steps to ensure timely replacement
- **Require sub-metering on multi-family dwellings and monthly billing based on actual metered consumption**
- Address outdoor/landscape watering
- Require WaterSense, or similarly-labeled products, where practicable
 - WaterSense Programs make the best use of available water and build resilience to water shortages



10

Suggestions for additional control, by metering. The Mayor has indicated the current metering system is less than ideal. Flat rates for water do not encourage conservation.

Conservation and Efficiency Programs Work!

- Conservation and efficiency programs adopted in the State of Georgia have led to **per capita demand declines of more than 30%** between 2000 and 2015.
- Santa Fe, New Mexico reached a point when developers were seeking permits, but the system had no additional water capacity. **The solution: Developers “found” water by retrofitting older homes and buildings, a process now termed “capacity buy-back”**
- Seattle achieved notable improvements in efficiency. **Between 1990 and 2010, the population in Seattle’s regional service area increased by 15%, yet the water demand decreased about 30%**

Programs are not just proposed by states, but by cities and towns.

West Cove: Why water conservation is crucial now



West Cove of Whitman’s Pond showing extensive vegetation overgrowth - 2022

12

Whitman’s Pond supports the Herring Run.

**DEP: Water Management Act
Action: Order to Complete**

The State Department of Environmental Protection: "The Town of Weymouth has been operating without a water management plan since 2017"

- The DEP is waiting for the town to respond to their 10 questions before discussion of reissuing of Weymouth's Water Management Permit - *this was due by 12/7/2022* - but **Weymouth has requested another extension** (request submitted 11/16/2022).
- The DEP has asked the Town of Weymouth why we are not following our own water management plan

The DEP expresses major concern about the amount of water being diverted from the South Cove of Whitman's Pond to Great Pond



The town has been operating without a water management permit since 2017--- extension was requested and granted, but the DEP is still waiting for Weymouth to complete its requirements.

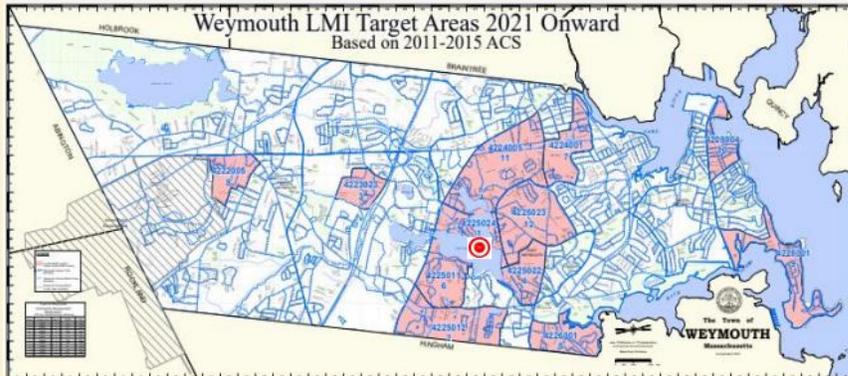
Mr. Dowd renders his professional observations/hopes for the future about water entering/exiting Whitman's Pond



14

This was taken from the 11/15 Conservation Commission meeting. Mr. Dowd stated that the pond needs additional water for a long- term solution.

Weymouth Environmental Justice Map



15

This is Weymouth's Environmental Justice map, with areas surrounding Whitman's Pond. Had this map been ready before the compressor station was permitted, it wouldn't have been.

Section 7 • Considerations for Wastewater System Expansion

7.3 Conclusions Regarding Potential for Wastewater System Expansion

IPS, Braintree-Weymouth pumping station and Nut Island Headworks reach or exceed capacity during extreme storms with current communities served. If the service area is expanded to include the additional South Shore communities, IPS, Braintree-Weymouth Pump Station, and Nut Island Headworks would all be further overloaded during extreme storms which may lead to additional or longer duration upstream SSOs. Based on this analysis, the Authority cannot accept any flow from the additional study communities.



Boston issues public health warning after sewage discharged into Boston Harbor

"The public is advised to avoid contact with affected water bodies for at least 48 hours." - October 14, 2022

Fixing the leaks will not impact this situation whereas **Water Conservation** will lead to improvements

16

The benefits of a conservation program will improve the standard of living for humans and fish.

The time to act is now...

Section 6 • Implementation Considerations – Water System Expansion

Table 6-2. Conceptual Estimates of Design/Construction Durations

Conceptual Alternative No. ¹	Description of Proposed Transmission Main	Duration for Design and Construction ²	Comments
1	Length: 40 miles Diameter: 12 to 60-inch	20 to 25 years	Assumes multiple construction contracts working simultaneously
2	Length: 20 miles Diameter: 12 to 36-inch	7 to 10 years	Assumes simultaneous work on the Brockton/Avon and Union Point/Weymouth pipelines

Notes:

1. Alternatives as described in Section 3.
2. Does not include allowances for planning, pre-design studies, applications, permitting, and other requirements for community connection to the MWRA system.

17

Both concepts rely on no delays.

5.2 Summary of Alternative Project Cost Estimates

OPPCs for the two South Shore expansion alternatives are presented in **Table 5-1** below. The OPPCs represent planning level estimates based on conceptual alternatives for expansion of the MWRA service area. More refined cost estimates should be developed should any alternative(s) progress to more detailed study, preliminary and final design stages of project development.

Table 5-1. Opinion of Probable Project Costs - Conceptual South Shore Expansion Alternatives ¹

Item Description	Opinion of Probable Project Cost (\$ Million) ²	
	Conceptual Alternative 1 40.5 MGD	Conceptual Alternative 2 17.3 MGD ³
Construction Costs ⁴		
Pipe and Appurtenances	\$650	\$220
Allowance for Pumping Stations, Storage and Chemical Feed Station Construction	\$150	\$70
Subtotal Construction Costs	\$800	\$290
Design and Construction Phase Engineering (25%)	\$200	\$80
Subtotal Engineering and Construction	\$1,000	\$370
Project Contingency ⁵ (25%)	\$250	\$90
Conceptual Project Cost (2022 Dollars) ⁶	\$1,250	\$460

18

Costs are outlined in 2022 dollars- the minimum timeline is 7-10 years. Are the potential costs sustainable?



But won't the town lose revenues if we adopt a moratorium?



No. The building moratorium plans in Dedham and Saugus indicated there was no loss of revenues. The Moratorium will provide long-term solutions for responsible growth.

Community	Residential Tax Rate	Commercial Tax Rate - Low to High
Cambridge	5.92	11.23
Weymouth	11.46	18.36
Newton	10.52	19.95
Peabody	10.1	21.14
Braintree	9.95	21.63
Quincy	11.98	23.86
Boston	10.88	24.98
Dedham	13.35	27.93
Taunton	13.18	28.87

19

Revenue is cited as an issue, but the town could explore other sources.

Purpose of a Moratorium:

- **To ensure consistent and future water capacity is available to the Town of Weymouth**
- **To obtain the water management permit** before any further Town development
- **Exploration** of water infrastructure improvement, including hiring a reputable consulting firm for analysis, insights and recommendations for a Water Loss Minimization Program (for **all** water users throughout the town)
- **Revision/development/implementation** of policies (ordinances) to improve water conservation (residential, commercial, and industrial properties)
- **Implementation** of submetering on all multifamily dwellings
- **Put into place** an effective water meter replacement program
- **Development** of a current drought management plan
- **Craft** a conservation rate structure - could include monthly billing on meter consumption
- New construction shall **contribute** to infrastructure improvements
- The DPW currently has oversight over our town's water supply; **provide the DPW with the tools necessary** to take preventive and corrective actions to improve water management throughout the Town

20

Key Takeaway: There is no "us" versus "them".
It is all "us"



Vision statement:

To ensure a sustainable water supply in Weymouth while preserving and protecting our environment

21



Within 5 years Weymouth will exceed its allowable draw. Drought conditions are forecasted to continue. Suggesting a brief moratorium will allow the town and elected representatives to develop and implement a conservation program to use water resources wisely.

Part 1 of 2 Phil Lofgren, Young of the Year Migration Sept 2022 , Weymouth Herring Run



23

Ms. Swain added that the water situation is an issue. MWRA is not happening for several years and the town needs to act now to save the pond. She reserved the rest of her comments.

President Mathews asked if there were any questions or comments from the Council, to which there was no response. He then deferred to the Planning Board.

Member Ben Faust asked who from DEP said that Weymouth is not following its water plan? Ms. Dossett responded that at a meeting on 10/6/22, the DEP, with Wayne Levangie, Kathy Baskins and others. They noted that the town had not been permitted, nor included in the decision to use Whitman’s Pond as an emergency water source. Ms. Swain added that there were ten questions that the DEP posed to the town. Another issue was the manner in which the permitted well on Winter Street was being used.

Chair Williams noted that under MGL, in a multifamily dwelling, paying for water is the landlord’s responsibility. Ms. Dossett responded that it is prudent for building landlords and

managers to be able to target water loss, and it would incentivize conservation. Ms. Williams responded that a landlord can fix leaky faucets, etc., but cannot dictate conservation measures to a tenant. Ms. Swain added that submetering on all apartment complexes is recommended by the EPA as a water conservation standard throughout the country. Sub-metering puts a meter on every unit, providing an incentive to address any issues. Ms. Williams asked for participants to be recognized by either chair, so the discussion does not devolve into debate. Mr. Faust asked specifically what the moratorium is for, and the rationale. Ms. Swain responded that it targets any project of 3 or more units, and, through their research would stand up to a legal challenge. Councilor Belmarsh added that the specific language of the moratorium is outlined in the measure on the town website. The DEP letter is also included on the website.

President Mathews explained how he would allow speakers on the public hearing, in order to allow for all speakers to be heard.

Mayor Hedlund presented a slideshow, along with Planning Director Luongo, Chief of Staff Langill, Conservation Administrator Schloss, Business Manager Tower, and Steve Olssen, Engineering Consultant to counter the citizen's group's information. He also asked why not include South Shore Hospital, since it uses more water every day than every apartment, condo and Southfield, combined? A commercial entity could come in and use more water than these developments. He noted the administration was before the Public Works Committee recently, and a large part of staff time was spent in refuting the original proposal. He was surprised to learn the citizens' petition was filed the next day. The frustration is with the fact that the administration has been very transparent in their efforts to long term needs. He stated that his is the first administration that has made the effort to begin the conversation and look at the town's long-term needs and pros/cons of moving to a resolution. It's been discussed since town meeting. They have also been looking for the last fifteen years for a solution to delivering water to Union Point.

They intend to show that the effects of an 18-month moratorium would last far longer than the proposed 18 months. He also pointed out that the proceedings follow a consistent pattern of anti-development rhetoric by the proponents of the moratorium. It is his responsibility to the taxpayers to strike a balance between environmental protection, resource management and fiscal prudence on numerous occasions, through various forums over the past years presenting the town budget. They make it clear that without new growth the town's financial picture would be quite different. He acknowledged the dedicated, educated, experienced staff who help guide the daily decisions, and the dedication of the multiple citizen boards and committees who are not rubber-stamping development proposals. They take their positions seriously and every appointment he made as Mayor has been through seeking the most qualified individuals. They are conducting a thorough public process. The proponents do not acknowledge the good faith efforts and public process to reevaluate and restructure the overlay in 2019 with the Council's input, in removing nearly all remaining parcels from the overlay, and reducing the height and density permitted in the areas. The moratorium does not apply to 40B or commercial projects, which would take much of the control of permitting away from the town. It already has resulted in an acceleration in building permit requests. It also could result in a loss of state grant funding. The town has received over \$10 million in the past eight years for infrastructure projects, many of which resulted in significant improvements to environmental resources of Weymouth.

He asked what specifically does the proponent want the town to do at the conclusion or during the moratorium? They want a pause, but it isn't clear what the ultimate goal would be if the moratorium is granted. The slide presentation followed, with some commentary from various department spokespersons:

A Building Moratorium??

The Proposed Building Moratorium is an Ill-Conceived Reaction Based on Faulty Assumptions and Misinformation

A Building Moratorium...

- DOES NOT solve the Town's water needs.
- WOULD HALT growth in revenue that has accounted for more than a third of all new revenue over the last 7 years – new revenue that has allowed for much of our budget and capital progress.
- HAS DIVERTED valuable time and resources away from the Town's first serious effort to find an additional source of water.

Proponents' Faulty Assumptions and Misinformation

Weymouth Promotes Conservation and Addresses Unaccounted for Water (UAW) and Service Leaks.

- ANNUAL leak detection surveys of the entire water distribution system are conducted (One is ongoing). Leaks are repaired as soon as possible.
- DPW and consultants conducted a night-time flow analysis in 2021 to evaluate potential system leakage.
- Weymouth ran a customer plumbing fixture replacement (conservation) program for over 7 years and retrofitted thousands of fixtures.
- The Town charges water conservation fee for new projects. Developers may complete water conservation savings in lieu of the fee. The revenue from the fee is used to fund water system infrastructure improvements.
- DPW plans to conduct a Water Audit based on 2022 EOY data – the audit looks for leakage, meter error, and water theft.
- Conservation will always need to be a part of our water solution.

Proponents' Faulty Assumptions and Misinformation

5.0 Million Gallons per Day Maximum – Unaccounted for Water Year Over Year

Correct Annual Totals (finished water):

2016:	4.16 MGD
2017:	4.20 MGD
2018:	4.21 MGD
2019:	4.12 MGD
2020:	4.57 MGD (COVID Spike)
2021:	4.30 MGD

Average = 4.26 MGD
0.74 MGD Below Allowable

2020 - we exceeded our allowable yield
2021 - we reached our our allowable yield

Proponents' Faulty Assumptions and Misinformation

Proponents of the building moratorium criticized a lack of water conservation measures, but the fact is...

Despite Great Pond water levels not being below 161.0' on September 1, 2022, which would have automatically triggered Phase One Restrictions, we instituted mandatory water conservation measures at Phase Two Levels!

Before that, we issued voluntary water conservation measures. Other communities hit their trigger level for mandatory restrictions before Weymouth did.

Since we instituted mandatory water conservation measures on September 1, the level of Great Pond has risen over a foot to 162.2'

Proponents' Faulty Assumptions and Misinformation

Whitman's Pond is registered with the State as EMERGENCY SOURCE ONLY

Whitman's Pond is a registered source of water supply on the Town's Registration Statement as seen here.

The Town uses the South Cove of Whitman's Pond as an active water source and regards the main body of Whitman's Pond as an emergency source.

Proponents' Faulty Assumptions and Misinformation

Agreed – We expect an improved water meter replacement program to be a likely result of Water Audit.

Allowed for Condos – not practical for apartments (rentals) as the Town needs to have the ability to lien property owner if bills aren't paid.

Already Addressed. Premium rates and no separate meters.

New construction is required to follow State Plumbing Codes.

Proponents' Faulty Assumptions and Misinformation

Proponents' Slide #7...

2016 Agreement with the SRA - Weymouth Committed to Provide Water to the Base

Proponents of building moratorium failed to mention...

Mayor Madden signed a Water Agreement with the SRA in 2002*

Mayors Madden and Kay amended the Water Agreement in 2008*

THEN Mayor Hedlund amended the Water Agreement in 2016*

* Need for additional water from the MWRA was noted.

Proponents' Faulty Assumptions and Misinformation

A Building Moratorium DOES NOT ensure future water capacity – joining the MWRA would. This is first serious effort to establish a water solution.

The Town HAS a WMA interim permit while being reviewed and renewed.

Enhanced water meter replacement program will be addressed by our water audit.

Town has a working drought management plan.

Conservation rate structure in place – increasing block rates (premium rates at certain usage).

Developers currently contribute to system improvements when existing infrastructure cannot support project – work and/or fees.

Proponents' Faulty Assumptions and Misinformation



The Hedlund Administration has taken real action to protect our water supply and natural resources and habitat.

It was made clear in this video with Mr. Dowd that vegetation growth is due to nutrient loading of Whitman's Pond (nitrogen and phosphorus). This issue will not be improved by Water Conservation.

We still agree that it would be more ideal to limit the movement of water in Whitman's Pond as currently done by the Herring Warden and DPW. Establishing the MWRRA as a supplemental source of water could limit the need to rely on Whitman's Pond as such a water source.

In addition to working to find an alternative water supply solution, Mayor Hedlund hired a consultant to develop a long-term Whitman's Pond Management Strategy and prepared a Notice of Intent to DEP. The overall goal of Mayor Hedlund's long-term Management Strategy is to control nuisance aquatic vegetation while improving aesthetic value, recreational value, native plant habitat, fish and wildlife habitat, and water quality.

9

The Town Vision

Key Takeaway: There is no "us" versus "them". It is all "us".



Vision statement:
To ensure a sustainable water supply in Weymouth while preserving and protecting our environment

Town of Weymouth's Vision

- ✓ Solve Water Demand for Foreseeable Future.
- ✓ Ensure Environmental Protection/Conservation and Expansion of Natural Resources/Habitat.
- ✓ Realize Full Potential of Southfield/Union Point
- ✓ Revitalize Village Centers and Commercial Corridors
- ✓ Eliminate PFAS Concerns, Improve Water Quality
- ✓ Expand Passive Recreational Opportunities

13

Proponents' Faulty Assumptions and Misinformation



This is the most incorrect statement made by the proponents of the building moratorium. Dedham and Saugus revenue collection has ZERO meaning to Weymouth revenue.

BOTTOM LINE:

- A Building Moratorium = Less New Building Applications = Less Building Permit Revenue
- A Building Moratorium = Less New Redevelopment = Less Tax Levy New Growth Revenue
- A Building Moratorium = Less New Water/Sewer Applications = Less Connection and Mitigation Revenue

10

Submitted Questions

1. Correspondence with DEP

- November 25, 2009 – Weymouth DPW submits a Water Management Act (WMA) Permit Renewal Application to DEP.
- February 26, 2010 – Weymouth receives Interim WMA Permit.
- November 19, 2010 – Weymouth DPW responds to DEP's Order to Complete (OTC) dated October 6, 2010.
- March 8, 2022 – DEP responds to Town's submittal dated November 19, 2010 requesting additional information for the WMA Permit Renewal.
- April 25, 2022 – Weymouth DPW requests an additional 12 months to prepare responses to DEP's March 8th request for information.
- May 17, 2022 – DEP sends e-mail granting Weymouth an extension of time to prepare responses to the March 8th WMA OTC.
- October 17, 2022 – DEP sends and e-mail requesting that Weymouth prepare and submit responses to the WMA OTC by December 7, 2022 – update: submitted on December 5, 2022

14

Proponents' Faulty Assumptions and Misinformation



This is the most incorrect statement made by the proponents of the building moratorium. Dedham and Saugus revenue collection has ZERO meaning to Weymouth revenue.

	Building		
	New Growth Annual Average	Permit Revenue Annual Average	
2011-2016	\$714,857	\$899,409	Minimal Redevelopment
2016 (Southfield)	\$2,109,888		
2017-2023	\$1,898,669	\$2,319,199	Responsible Redevelopment
Redevelopment Annual Revenue Impact	\$1,183,812	\$1,419,790	Total Annual Revenue Impact
			\$2,603,602

11

Submitted Questions

1. Request for an Increase in allowable Yield.

- No. The Town is not planning to request an increase in the allowable yield under the WMA.

1. When will the Town receive the WMA renewal.

- The Town provided DEP with the information requested on December 5, 2022. The schedule for renewing the Town's WMA Permit will be up to DEP. It has been over 13 years since the Town of Weymouth submitted its WMA Permit Renewal Application. Since that time, the Town has been operating under an Interim WMA Permit, which extended the requirements of the original WMA Permit.

15

Budget Impact of a Building Moratorium

Budget Impact on Redevelopment Revenue

2016 Budget	\$149,589,688	
2023 Budget	\$190,306,660	
	\$40,716,972	Budget Growth Under Mayor Hedlund
		27.2%
2017-2023 New Growth	\$13,290,684	33% New Growth as % of Budget Growth
Previous Avg.	\$5,003,999	
	\$8,286,685	20% Additional New Growth as % of Budget Growth
2017-2023 Permit Revenue	\$16,234,393	
Previous Avg.	\$6,295,863	
	\$9,938,530	24% Additional Permit Revenue as % of Budget Growth

Breakdown of Budget Growth FY 2016 – FY 2023	
Total	\$40,716,972
Schools	\$19,189,305
Police/Fire	\$ 5,547,162
State Assmt	\$ 4,538,424
Health Ins	\$ 3,501,070
Retirement	\$ 3,301,116
Asset Mgt	\$ 1,106,285
Other Depts	\$ 2,158,007

12

Submitted Questions

2(a) Water Management Plan

This has been addressed in great detail in previous meetings. The requirements of the Water Management Plan were followed and the Town's actions exceed what was required. Phase 2 water restrictions were implemented in September.

2(b) Water Conservation Measures

Yes. The Town still charges the noted water conservation fee for new projects. However, developers are welcome to complete water conservation savings in lieu of paying the fee. The revenue of the fee is used to fund water system infrastructure improvements.

2(c) Leak Detection

The last leak detection survey was completed in February 2022. The Town is currently conducting another leak detection survey this month. Leak detection work is solicited from companies specializing in the work. The name of the firm that conducted the leak detection survey in 2022 is New England Water Distribution Services.

3. Sanitary Sewer Investigation

Yes. The investigation was conducted by Inland Waters, LLC who was this year's low bidder. This has been addressed in great detail in previous meetings. The requirements of the Water Management Plan were followed and the Town's actions exceed what was required.

16

Submitted Questions

4 and 13. Current Permits

Currently Under Construction	Address	Units	Bedrooms	GDV	Mitigation Fee
86 Union Street	13	26	1,400	\$83,100	
84 Wharf Street	86	121	8,600	\$508,500	
122 Washington	28	62	2,800	\$138,800	
543-59 Main	85	131	16,500	\$845,500	
55-57 Front	22	44	2,400	\$118,800	
522 Washington Street	100	200	10,000	\$566,000	
88 Pleasant Street	88	41	3,000	\$150,000	
1221 Washington Street	272	407	27,000	\$1,211,400	
1227 & 1215 Washington	141	181	14,500	\$716,650	
6481 Commercial Street	28	28	2,800	\$89,100	
Total	941	1788	94,700	\$5,342,720	

* Estimated gallons/day based on 100gpd/Unit

Current construction permits will generate an additional \$3.5m in mitigation to fund capital improvements.

100,000gpd of new metered usage will generate approximately \$3M in annual user fees which would offset potential rate increases for residents.

17

Submitted Questions

5. Withdrawn Water in 2022

Year	WMA	Winter WMA #1	Total
	Registered Finished (MGD)	WMA Permitted (MGD)	WMA Volume (MGD)
2015	4.14	0.02	4.16
2017	4.13	0.07	4.20
2018	4.21	0.00	4.21
2019	4.03	0.10	4.12
2020 (COVID)	4.56	0.00	4.57
2021	4.20	0.11	4.30
2022 - YTD Show	4.34	0.05	4.39
Average	4.23	0.05	4.28
Limit	4.51	0.49	5.00

For Reference
2014: 4.32 MGD
2001: 4.53 MGD

18

Submitted Questions

6. When upgrades or repairs are needed to facilitate a specific project, it is the financial responsibility of the developer to make those upgrades. If adequate infrastructure already exists, obviously none would be needed.

The Town and its Boards are legally limited in the mitigation that can be demanded from a developer. We cannot legally demand mitigation for offsite improvements not directly related to the specific project.

HOWEVER, each multi-family project pays enormous sewer and water impact fees which goes to repair and upgrades of the water and sewer systems town wide. These fees are the major source of revenue for the Town's ongoing maintenance of the system.

History of fees paid:

MITIGATION FEES:	BUDGET	FY22	FY21	FY20	FY19	FY18
WATER MITIGATION FEES	\$100,000	\$342,424	\$669,860	\$288,318	\$442,628	\$238,100
SEWER CONNECTION FEES	\$125,000	\$282,188	\$485,564	\$224,323	\$301,272	\$248,587
SEWER MITIGATION FEES	\$200,000	\$387,188	\$740,144	\$332,143	\$483,948	\$270,000
Total	\$425,000	\$1,011,799	\$1,895,568	\$844,579	\$1,207,548	\$756,687
2020 Budget:						\$5,685,107

19

Submitted Questions

7 and 14. Loss of Grants

We have no way of forecasting what state grants will become available in the next 18 months.

Over the past eight years, we estimate that the Town has received at least **\$10,420,875** from grants that would be jeopardized. This number is based on the following breakdown:

- 1) Small Brook Daylighting: MowWorks: \$1,601,000, Calvert \$640,000
- 2) Jackson Square Land Use Study: \$23,500 Community Compact, \$50,000 EEA Planning
- 3) Columbian Square Preliminary Engineering: \$183,000 Housing Choice
- 4) Columbian Square Parking, Marketing and Land Use Study, One Stop: \$75,000
- 5) Fort Front Road \$102,000 Phase 2A planning EEA Dam and Sewerall, \$114,000 Phase 2B BRIC planning Pending Award
- 6) Lane Beach \$183,575 Planning EEA Dam and Sewerall Pending Award
- 7) Westinghouse Walk: SIM Construction-SEC 2020-2021 Awarded
- 8) Commercial Street Bridge: \$600,000 Renovation from former Small Bridge 2020 Awarded, \$500,000 Construction-DOT Small Bridge Program Pending Award
- 9) Broad Street Bridge: \$150,000 Planning, Culvert Replacement Municipal Assistance-Pending, \$500,000 Construction-DOT Small Bridge-Pending
- 10) Moore and Woodruff Roads: \$150,000 Hydrological Study-MVP-Pending
- 11) 18 Washington Street Brownfield Assessment: \$70,000 One Stop-EEBCD-Pending
- 12) Middle Street Turning Lane - Libbey Industrial Parkway: \$3,137,000 One Stop-MowWorks-Pending
- 13) Emery Estate: \$297,000 Construction-One Stop-Underutilized Properties-Pending, \$250,000 Construction-Destination Development Capital Grant-Pending
- 14) Osprey Overlook Park, Land and Water Conservation Fund \$175,000
- 15) Broad Haven Park, Our Common Backyards, \$200,000
- 16) King Oak Hill Park, Parkland Acquisitions & Renovations for Communities, \$400,000

20

Submitted Questions

8. MBTA Zoning

The new legislation requires a total of 50 acres to be made available for by-right multi-family development. All 50 acres must be within a half mile of a commuter rail station and one area of at least 25 contiguous acres must be created. The legislation is clear that existing multi-family developments can be included and counted towards compliance. As such, our intention is to focus on two areas which are at near build out. First, the southern end of Route 18 capturing recently built large multi-family projects as well as existing developments within Union Point. We believe that 50 acres can be identified in this area that have already been fully developed. Second, if needed, the Village Center Overlay which covers Weymouth Landing consists of another 12 acres. Again, this area is at near full build-out so its inclusion will not open up new sites for development. In short, yes, we can confirm that the multi-family development that has already occurred will count towards our compliance with the new zoning.

9. Union Point

Continued permitting in Union Point? We have not issued a building permit for Union Point since 2018 and the administration has been clear that, until the issue of water has been addressed, no building permits will be issued. This is among the numerous reasons that exploring a relationship with MWRA is prudent.

21

Submitted Questions

11. UAW Reduction

Yes, Weymouth aggressively addresses Unaccounted for Water (UAW)

✓ Consultants are hired to conduct ANNUAL leak detection surveys of the entire water distribution system. One such survey is currently ongoing.

Leaks are repaired as soon as possible.

✓ DPW plans to conduct a Water Audit based on 2022 EOY data.

The audit looks for leakage, meter error, and water theft.

✓ DPW expected to implement new water meter replacement program as a result of audit.

22

Submitted Questions

12. Protecting environmentally sensitive areas around water resources.

Water supply protection

The state, through the drinking water regulations (310 CMR 22) has designated 3 tiers (zone A-C) of "Water Supply Protection Areas" that regulate certain activities (like underground storage of fuel, livestock, sewage etc.) within these zones. The Town has water supply and ground water supply protection areas in its zoning.

23

Redevelopment is Improving Weymouth

Much of the recent redevelopment in Town consists of degraded sites with large areas of impervious surface, minimal or no stormwater treatment, minimal landscaping or tree cover, and often times degraded wetlands. Stormwater is typically directed to nearby wetlands or waterbodies, including Whitman's pond, without removal of sediments or pollutants. This leads to sediment buildup and degraded water quality.

All redevelopment in town for sites larger than 1 acre must meet the Massachusetts stormwater standards for redevelopment, this typically means that stormwater needs to be infiltrated into the ground, and suspended solids removed. Redevelopment projects result in a significant reduction in stormwater discharge and an improvement in water quality.

Redevelopment of sites within conservation jurisdiction must be permitted by the conservation commission. Often times through the permitting process, the commission works with an applicant to create a project that results in an improvement to the wetlands, beyond just improvements to stormwater management. This may include restoration and clean-up of wetlands and buffer zones, enhanced landscaping and native plantings and management of invasive species that can continue beyond completion of the project. This process results in sites that are ecologically healthier and more aesthetically pleasing.

24

Redevelopment is Improving Weymouth

Improvements to recent redevelopment by site include:

44 Wharf St

- ✓ Improved stormwater management, reduced discharge to back river.
- ✓ Clean-up and turnover to Town adjacent waterfront land
- ✓ Sediment removal from nearby stream

Boston Motel

- ✓ Improved stormwater management, reduced discharge to Whitman's pond
- ✓ Clean up and restoration of wetlands and buffer zone on site.
- ✓ Management of invasive Japanese knotweed

Aeronaut

- ✓ Improved stormwater management
- ✓ Clean up and restoration of wetlands and buffer
- ✓ Management of invasive species

200 Libbey Industrial Parkway

- ✓ Improved stormwater management, reduced discharge to Whitman's pond

Why the MWRA?

The Time is NOW.
 In September 2022, the MWRA Board of Directors approved a proposal, as recommended by the MWRA Advisory Board, to **waive for five years the Entrance Fee for new communities** meeting certain criteria. We have been told that Weymouth meets the criteria. Depending on final volume requested, Weymouth would save millions of dollars with entrance fee waiver.

As approved, the waiver extends through calendar year 2027, for a total maximum of up to 20 million gallons per day (MGD) being sought by new communities. With the amount available to new communities capped, there is no time for delay.

Other funding is available to assist communities in reducing the cost of an MWRA project.

The MWRA Expansion Study shows increasing demand for water South of Weymouth, which could allow for the possibility of additional revenue by wheeling water South through Weymouth.

Why the MWRA?

Not a New Need - Our Goals.

- Solve Water Demand for Foreseeable Future.
- Realize Full Potential of Former South Weymouth Air Base
- Revitalize Village Centers and Commercial Corridors
- Reduce Reliance on Current Environmentally Sensitive Water Sources
 - Protect Resources and Habitat
 - Eliminate PFAS Concerns, Improve Water Quality

"The town has an agreement with base officials ... but any needs beyond that will have to come from the Massachusetts Water Resources Authority."
 -Patriot Ledger, November 13, 2007

Most Viable Option

"The MWRA regional water supply is the only viable choice for long term supply of the projected water demands in Weymouth with the ultimate ability to provide redundancy and replace the Town's current supplies."
 -Town of Weymouth Water and Sewer Capacity Analysis, Environmental Partners (11/2022)

Benefits of the MWRA?

Abundant Water Supply: MWRA is now 100 million gallons per day below its safe yield. MWRA would not need to impose mandatory water use restrictions, even in severe drought.

Excellent Water Quality: MWRA has reliably excellent water quality due to its well protected watersheds and large reservoirs. Award winning water in several blind taste tests. PFAS levels are too low to quantify and well below both federal or state existing and expected guidelines and standards.

Water Quality Sampling and Reporting: MWRA provides routine compliance reporting to DEP on behalf of each community for all rules. MWRA maintains a water quality hotline for consumers.

Local Water System Assistance Program: This program provides financial assistance (currently \$725 million in 10-year, zero-interest loans to 47 member communities) for local water system improvements.

Training: MWRA provides several opportunities each year for community staff training at no cost. MWRA arranges for the receipt of Training Contact Hours (TCHs) for participants as required by DEP for all licensed water operators.

Management of Compliance with New DEP and EPA Requirements: Being part of the regional MWRA system removes the burden of uncertainty from communities that new rules could require capital investments or changes in operations or monitoring. For full service member communities, these changes become the responsibility of MWRA.

David Tower explained the difference between finish and raw water, and the errors in the proponents' presentation.

Ms. Schloss addressed misconceptions for the use of Whitman's Pond. There is a water management plan the town developed in 2009 which is still in place. The plan stipulates how the water needs of the town are balanced against the needs of the herring population. The sluice gate must be closed. It can only be operated in an open position when there is a declared water emergency, which would require DEP approval. The leaking gate was fixed 10 years ago, and through the Conservation Commission, which requested a protocol be developed on the use of the South Cove. A draft was done in 2012, to which Division of Marine Fisheries had comments. It has not gotten to final stage yet. There are two distinct sources there.

Mayor Hedlund rebutted water agreements were not signed only by his administration. An initial agreement was signed with the Madden administration, and the Kay administration amended it. All three agreed there was a need for MWRA water to serve the base.

He continued that the administration has not lacked action on conservation measures. Each administration has attempted to address leaking pipes. There have been great strides after the consent order. The efficiency has been almost expended in measures that have been done in commercial buildings, and the upgrade to the water system with the Great Pond Water Treatment Plant. Mr. Tower reiterated the Mayor's comments. Retrofitting was done for many years, which brought the town under its safe yield limit. There are only a handful of leak detection companies, which the town vets, and implements programs on a yearly basis. He noted that improvements are being designed for the Washington Street site. The town charges mitigation for projects and

the funds are utilized for capital projects. A meter calibration program will soon be undertaken. The town will be conducting a water meter audit.

Chief of Staff Langill explained how the water management plan determines water restriction triggers. He reviews a daily report and monthly decisions are made based on triggers. In August, a volunteer ban was instituted and a mandatory was hit on September 1st not knowing what the coming months held, a phase II trigger was implemented earlier than necessary. Great Pond has risen to previous levels since then.

Mr. Tower explained how apartment building and condos differ in water metering. Newer apartment buildings are sub-metered and the town encourages it in construction. The town has a two-tier water metering system, which charges a premium for outside watering in order to discourage it. Mayor Hedlund added that all construction has to adhere to state building codes.

Mr. Olssen addressed some of the slides- he noted that the town has a water registration statement good for ten years, as well as an interim permit. He reviewed how Stoughton decreased its water loss numbers. The town's drought management plan is imbedded in the water management plan. Restrictions were also in place in 2016.

Mayor Hedlund noted the points Mr. Dowd brought up at Conservation Commission would not be affected by the moratorium. Ms. Schloss added that the town developed a 5-year management plan for Whitman's Pond, to deal with the invasive plants. It entered into a contract that will allow, for the first time, to have a comprehensive annual monitoring and treatment plan for the pond. The Mayor added that if they went to MWRA for water, it would help with water quality and herring health for Whitman's Pond.

Mr. Langill explained the revenue loss as a result of a moratorium- the town has had new growth and revenue, building permit revenues, and stands to lose in a moratorium. There are also less sewer connections and resulting revenue in a moratorium, with less building permitting. He reviewed the numbers since Mayor Hedlund has taken office. Total annual impact is \$2.6 million with a moratorium. He then reviewed where the increased new growth revenue has been expended in town budgets, and where loss would mostly impact.

Mr. Luongo noted the administration is trying to point out some of the inaccuracies in the proponents' request. They are doing everything the proponents say they should be doing to address the water issues. He noted that the Environmental Justice Map that the proponents cited is actually the Community Development Block grant locations- where federal CDBG funds can be applied. It has three components: low income, racial and language. One of the EJ areas in town is Union Point, because a number of Asians, who are a racial minority, have purchased homes in UP. The Hedlund administration is well aware of its EJ communities, and are addressing conservation concerns. The town has a much broader vision statement that will benefit the whole town- solve water demand for the future, ensure environmental protection, conservation and expansion of natural resources and habitats that benefit the entire town, and realize the full potential of Union Point, which has been floundering for years, and vitalize the village centers and commercial corridors- measured, responsible redevelopment, redevelopment of blighted, underutilized, dilapidated properties, and eliminate the pfas chemical concerns in

water quality and expand passive recreation opportunities.

Mayor Hedlund noted that the Council submitted questions and suggested that he would defer the rest of his presentation to the end of the public hearing, since there are many in the public here to speak.

President Mathews explained that the Ordinance Committee submitted a list of questions to the administration. Mr. Langill added that the questions and presentation will be posted to the town website. The Mayor added that if the goal of the citizen group is environmental and resource protection, then it's important to touch on what some of the redevelopment has meant in terms of those protections, and gave examples. The Children's Hospital and Boston Motel projects both have huge environmental impact. Mr. Luongo noted that most of the projects, other than the Hanover Co. on the Hingham line (zoned industrial), have taken degraded properties and improved them. They must meet stormwater management and conservation standards, resulting in sites that are ecologically healthier and aesthetically pleasing.

Mr. Langill added that he was challenged with the Chapman School facility project and will bring the same attention, effort and energy to the challenge of MWRA, with least financial impact to residents. The town needs the water, and the town realizes the MWRA is the only viable choice.

President Mathews read Town Council Rule 29, and noted that this isn't the first time this administration hasn't met the guidelines. The presentation the Mayor just did was not received by the Council until right before this meeting tonight. Going forward, he will start enforcing the rule (paperwork due to Town Council by 10:00 am on the Thursday prior to the TC meeting), in fairness to the proponent, the Council and the public. He will follow up with a memorandum to the Mayor tomorrow.

Councilor Belmarsh asked that the full presentation be posted online. She did not agree that duplicate questions were submitted, and that once all have been answered they have a chance to review and respond. She also asked who wrote the introductory remarks attached to the power point presentation. Mayor Hedlund responded that they are his words. She takes exception to the presentation. President Mathews noted that the public hearing is time for the public to comment. Mayor Hedlund added that negativity and courtesy can be extended both ways. He urged she review the Facebook page the proponent maintains.

Councilor MacDougall asked for clarification on raw and finished water loss. Mayor Hedlund added that it has been answered twice. Mr. Olssen provided the explanation. Raw water is what is used to produce the water. The town loses about 10%. The dollar amount would be a few million dollars a year.

The following are the comments from the public:

Tricia Pries- 15 Woodbine Rd. – said she thinks she signed the petition and stated the town has commitment to the protection of the herring run. She urged the town continue that commitment. She reviewed her history of going before the Council for various issues. President Mathews

stopped her after her five minutes was up.

Chair Williams reminded the speakers that this public hearing is specifically to speak to the moratorium. Speakers must keep comments specifically to that subject.

President Mathews agreed and reiterated it to the public.

Joe Gratta 143 Washington Street- speaking as a Weymouth resident. During moratorium- Weymouth is ineligible to receive grants. The person who should be most responsible for water conservation is the landlord. Almost every multi-family building that has been developed has improved the conditions. They have heard anecdotal evidence. By shutting down construction, it says upwardly mobile, progressive people are not welcome.

John Deady, 203 Middle Street – as a small builder/developer, it is important to be able to continue to build. It would hurt him dramatically.

Don Stewart 549 Essex Street- said that the Mayor's presentation doesn't indicate there is a problem. New growth in not a sustainable model. There is no more room. If they hook up to MWRA it will open the doors for developers to rape the town. He urged they manage the town within its resources. When he was on the board years ago, they did put in place a 6-month moratorium, and it can be a good thing if it is managed responsibly.

Michael Grafton, 38 Morningside Path- reported that he supported the zoning changes four years ago because he felt Weymouth deserved that kind of development. Then, it had to be sustainable. They need transportation and other infrastructure. He didn't think about water, but should have as he lived in CA with restrictions and rationing. He supports the moratorium because we haven't addressed the water problem. The town must have sustainable development. He believes they must weigh both presentations and come to a consensus- 18 months won't put that much of a kibosh on new development.

Alice Arena, 6 Blueberry Street- asked about the question of raw water loss being 10%. Mr. Tower was quoted in the Patriot Ledger in October differently. Raw water loss is not water unaccounted loss. She confirmed it's not a them vs. us, and she is not anti-development. They need responsible development. She attended MWRA and the key word was regionalization. Would MWRA be able to deliver to all regions seeking hookups? The answer was No. It cannot provide 100%. For some of them. It's not antidevelopment- she suggests we have a moment to look at water before moving forward.

Chair Williams again interjected that MWRA is not the subject of the public hearing. Ms. Arena commented that there should be a step back before moving forward with development and how to best move forward.

Erik Papachristos owner, several Broad Street / Commercial properties- noted he is heavily invested in the rezoning of Jackson Square. He has spent money on development, and will continue to pay in mitigation, and will generate millions for property taxes to the town. A moratorium could potentially go longer than 18 months, and will impact the economic outlook over the next 24 months.

Ken Ryder 1062 Commercial Street- as a town citizen, he likes the development, and a moratorium will stall revenues. What will happen to the public safety department?? A moratorium still doesn't give a water solution. As a developer, he pays into the mitigation fund, per unit. A moratorium will not help the community.

Bill Loffgren, 10 Lochmere Avenue- suggested no one knows how much water is being pumped out of Whitman's Pond every day. At times it was drawn to points that would take 3 weeks to refill South Cove. If pump is run as it was supposed to, they wouldn't have a water issue. Illegal use of Whitman's Pond water is destroying South and West Coves. Supply of water from Whitman's Pond is being illegally used, and it will be challenged in court.

George Berg Summer Street- asked if the Council will be accepting written statements after tonight. President Mathews responded only if the public hearing is not closed. Mr. Berg stated he is the current chair of the Weymouth Chamber of Commerce. The Chamber of Commerce supports the ongoing efforts, and applauds the residents. It is driven by concern for conservation. The Council needs to consider fiduciary responsibility and the gap a moratorium might leave. Dedham and Saugus (two towns with less than half the number of residents) both have large commercial drivers. There is serious risk to shutting down growth and development and concern with surrendering to the MWRA. Water is a regional issue. He urged the Council to study the potential fiscal effects, and consider what can be done to further advance water conservation efforts.

Linda DeAngelo, resident and President of Back River Watershed Association, she urged they work together to be good stewards and recognize their obligation for the present and the next generation. They are using a lot of water and seeing a lot of development. She noted the BRWA's mission statement. All of the concerns and hearing both sides educate the public. There are a lot of proactive programs in town. This is an old town with old infrastructure. Over-pumping can create difficulty. At its meeting on October 11th Whitman's Pond Invasive species, the Division of Marine Fisheries made comments that should be implemented. She urged they listen to the herring wardens.

Peter Foreman, South Shore Chamber of Commerce- In a report issued on construction needs- identified water as the greatest need. Common mistakes in addressing infrastructure needs to stop zoning or development. In housing agenda, they saw it as strategy, and the town has done that in promoting mixed use and village. Water is a serious issue, but don't use it (incorrectly) as a strategy in zoning. He urged the Council follow a responsible path and not use it to shut down apartments.

Jim Bristol, 18 Parr Place- as a business owner in Weymouth noted that in the last ten years- it's been quite a change to be from Weymouth and be proud of it. It's a great place to live and he

doesn't think a moratorium is the answer to a water problem. The staff at every level manages well; the tax base has grown and a moratorium would send the wrong message.

Ashly Eikelberg, 19 Blossom Lane expressed his opposition to the measure. At the end of the presentation, the presenter was asked why they are proposing a limit on 3 or more units and the presenters couldn't articulate a reasonable response. That indicates it's not a genuine concern, about conservation or resources but of additional housing.

Leslie Delaney Hawkins, 12 Intervale- as a Whitman's Pond resident and former city of Boston official she understands it, but as an attorney she can never support a moratorium on building. As a Whitman's Pond resident she understands the need for conservation. There needs to be more of a collaborative conversation. She appreciates all who are advocating for Whitman's Pond, but disagrees with any assertion that a moratorium would not negatively impact Weymouth.

Kathy Swain, 134 Mill Street- thanked the Council for the opportunity to have the conversation. There are a few things from the Mayor's presentation. 80% of Weymouth water is used by residential, and that's why they chose it for the moratorium. At the Public Works meeting, it became apparent that if MWRA is the solution, it will take 7-10 years to implement. What will the town do in the meantime? One of the wells needs to be repaired. The report from the Environmental Protection Agency said the town exceeded its draw because that well wasn't working correctly. A moratorium will allow for the town to focus on water conservation and allow for less use so development can continue. They are not against development. On the topic of raw vs. finished water- the DEP regulates on raw, not finished water. The amount taken out of the ponds is what is the concern. She would like to see the town explore installing sub-meters in apartment buildings. What Mr. Dowd stated was simply that there is not enough flow. She urged everyone read the report from Environmental Partners. Weymouth is urged to increase their draw, because in the agreement Southfield has with the town, Weymouth has to provide 600,000 gallons per day.

Charles Cardillo, 11 Colonial Road, is concerned with the continued construction of housing and its effect on the schools and public safety. Housing should be set aside for seniors, and not just potential child-bearing people.

A motion was made by Vice President Molisse to close the public hearing on measure 22 131 and was seconded by Councilor Heffernan.

Councilor MacDougall made a substitute motion to keep the public hearing open and was seconded by Councilor Belmarsh. President Mathews reminded him it has to be continued to a date certain, according to Town Council Rules. Councilor MacDougall amended his motion to continue the public hearing to December 19, 2022 and was seconded by Councilor Belmarsh. Councilor MacDougall stated he believes there has not been enough conversation. Vice President Molisse asked why continue it if everyone here has had their chance to speak? Councilor MacDougall responded that he has not had a chance to review the late entry of a power point presentation from Mayor Hedlund. Councilor Belmarsh stated she did not have a chance to review either. Councilor Burga noted this is the time for the public to comment. Councilor Abbott noted that the public hearing relates to the proposed building moratorium; receiving

documents last minute that pertain to water management is not pertinent to the subject of the public hearing. Councilor Heffernan stated they have exhausted the public comment, and he is comfortable with closing. President Mathews said he is not supporting continuing the public hearing.

Councilor MacDougall motioned to withdraw the substitute motion and was seconded by Councilor Belmarsh. Unanimously voted, 8-0.

Vice President Molisse' motion to close the public hearing, seconded by Councilor Heffernan is on the table. Unanimously voted 8-0.

Paul Rotondi motioned to close the Planning Board's public hearing and was seconded by Ben Faust.

A roll call vote was taken:

Paul Rotondi- YES
Ben Faust- YES
Rob Christian- YES
Greg Agnew- YES
Sandra Williams- YES

Unanimously voted.

Paul Rotondi motioned to adjourn the Planning Board meeting and was seconded by Ben Faust.

A roll call vote was taken:

Paul Rotondi- YES
Ben Faust- YES
Rob Christian- YES
Greg Agnew- YES
Sandra Williams- YES

Unanimously voted.

COMMUNICATIONS FROM THE MAYOR, TOWN OFFICERS AND TOWN BOARDS

22 138- Traffic Regulations- Wharf Street at East Street

On behalf of Mayor Hedlund, Chief of Staff Langill requested that the Town of Weymouth, through Town Council, pursuant to G.L. Chapter 40, § 22, and the Town of Weymouth Code of Ordinances, Section 13-104(a)m authorize the erection of signs regulating motor vehicle movements as follows:

Restricted Turning Maneuvers			
Location	Direction	Restriction	Time
Wharf Street at East Street	Southwest bound	Right Turn Prohibited	All Times

and cause the above regulation to be listed in the Town of Weymouth Code of Ordinances, Chapter 13, Regulations Affecting Motor Vehicles, Attachment 1 – Appendix A under Schedule II, Restricted Turning Maneuvers.

Vice President Molisse motioned to refer measure 22 138 to the Ordinance Committee and was seconded by Councilor Burga. Unanimously voted.

22 139- Appointment to Board of Registrars- Marie Stoeckel

On behalf of Mayor Hedlund, Chief of Staff Langill requested the town of Weymouth appoint Marie Stoeckel of 63 Alroy Road to Board of Registrars for a term to expire on June 30, 2025. This fills the vacancy created by the resignation of Lisa Knoppe-Reed.

Vice President Molisse motioned to refer measure 22 139 to the Budget/Management Committee and was seconded by Councilor Burga. Unanimously voted.

REPORTS OF COMMITTEES

Public Works Committee Committee-Vice Chair Greg Shanahan

President Mathews reported that chair DiFazio was absent and Councilor Shanahan reported that the Public Works Committee met on October 11, 2022 to deliberate the following:

Discussion on Status of Water/Sewer in Town-Questions Submitted to Administration

Discussion- Tide Mill Creek Study/Review of Water/Sewer Process

This was referred to the committee on September 7, 2022. The committee met on October 11, 2022. The committee received an interim report on water sewer situation. The administration provided written responses to 60 questions the committee submitted that were then reviewed. The discussion included long term use, water use, leakage, current and daily water use. There are ongoing discussions on the Tide Mill Study.

President Mathews reported that both topics still remain in committee. Chair DiFazio will schedule new meeting when he returns.

NEW BUSINESS

Councilor Heffernan reported that Governor-elect Maura Healy back in July received a \$5 million dollar settlement as a result of Johnson & Johnson's failure to report on the addictive effects of drugs it manufactured and sold. How that money will be allocated through the state will be determined over the next few years.

Councilor Heffernan motioned to refer the matter to the Mental Health and Substance Abuse Committee to determine how that fund will be used within the town of Weymouth, and was seconded by Councilor Abbott. Unanimously voted.

ADJOURNMENT

The next regularly scheduled meeting of the Town Council is December 19, 2022. At 10:28 PM; there being no further business, Vice President Molisse motioned to adjourn the meeting and was seconded by Councilor Heffernan.

Respectfully Submitted by Mary Barker as Recording Secretary

Approved by Arthur Mathews as President of the Town Council
Voted unanimously on 3 January 2023