

**Board of Selectmen
March 24, 2016
7:02 Regular Session**

Present: Mr. Ted Alexiades, Town Administrator; Mr. Paul Healey, Chairman; Mr. Paul Gannon; Ms. Mary Power; and Mr. Tom Mayo, Assistant Town Administrator

Questions from the public regarding items no on the agenda

There were no questions from the public.

Approval of Minutes

Voted- To approve the Meeting Minutes dated February 10, 2016. A unanimous vote.

Voted- To approve the Meeting Minutes dated February 11, 2016. A unanimous vote.

Alliance Residential Broadstone Bare Cove Proposed Redevelopment Discussion

Mr. Healey reported that the BOS is hearing the details of this proposal for the first time tonight. At the conclusion of Alliance's presentation the audience will have the opportunity to ask questions.

Mr. Healey urged residents to remember that the ZBA will hear this application and be making the final decision. He recommended that people watch last week's BOS meeting when detailed information about the 40B process was explained by Attorney Susan Murphy.

Mr. Jeff Tocchio, Attorney for Alliance Residential and Mr. Mike Pajulian, Managing Director of Alliance Residential appeared before the Board.

Mr. Pajulian explained that Alliance is a National Company that expanded to Boston in November of 2014 and their regional office staff is all from Boston or local communities. Their intent is to propose this project as a LIP which is an acronym for a Local Initiative Program. Along with other projects that Hingham is vetting at this time this project would be sufficient for Hingham to obtain it's ten percent affordable housing goals. Mr. Pajulian explained that even if the Board decides not to support the LIP that he and Alliance will remain collaborative and make sure this project fits in the community. Twenty five percent of the project will be affordable and meet eighty percent of the area AMI acronym for area media income of \$98,000.00.

Mr. Brian O'Conner of Cube 3 Studios reviewed the presentation of the project. The proposal consists of three hundred units with 118- (1) bedrooms, 137- (2) bedrooms and 45-(3) bedroom units. Parking spaces include 1.5 spaces per unit for total parking spaces of 450. Mr. O'Conner reiterated that this is the beginning of the process and not the end. (An informational packet on the proposed Broadstone Bare Cove Redevelopment is available for viewing in the Selectmen's Office).

Resident Concerns and Questions:

- *Ms. Melissa Tully, 29 Back River Road and Trustee of the Back River Association* distributed a list of concerns. The documents distributed were signed by all but three of the current Back River residents. Traffic flow and the impact of adding 450 more cars to an area that is already not walking friendly are of concern. (A copy of the letter is available in the Selectmen's Office).
- *Mr. Mike Barclay, 11 Cottage Street* wanted people not to underestimate the number of families with children that will be moving into this development. With one entrance and exit for this project he's concerned about safety issues. Youth sports at Lynch Field are substantial and any extra cars will have a negative impact on this already congested area.
- *Ms. Barbara Long, Beal's Cove Road* presented a list of forty eight signatures she acquired in one day of residents opposing this project. She's concerned about Hingham and its water supply and the impact this project would have on Town resources.
- *Mr. Terry Granahan, 7 Cottage Street* stated that this is too big of a project for Hingham and feels this project shouldn't get off the ground.

- *Mr. Neal Tully, 29 Back River Road* questioned if the Town knew about more plans for additional residential development in the Ship Yard. There has been discussion that the MBTA site will be declared surplus leaving it available for development. Mr. Healey explained that the Ship Yard is always a product of discussion for the potential real estate development, but nothing is being proposed at this time.
- *Mr. Ted Mathews 102 Hersey Street, Chairman of the BCP Committee* spoke on behalf of the BCP Committee and all environmentally conscious people from Hingham and Weymouth. From an environmental, archeological and historic point of view, any further development of this parcel should not happen. The ACEC is an acronym for Area Critical Environmental Concern, it's a designation that's applied for through the State and controlled by the DCR (Department of Conservation and Recreation). It's a Conservation Ecology program in Massachusetts and is managed by the DCR. It's meant to protect important land, water, repairing corridors, threatened species, and habitats, cultural and archeological resources, along with unique scenic landscapes that the agency assesses needs special attention. The designation does not go away. He reported that the ACEC crosses over the front of the property. Any type of development in the ACEC area needs to be approved through the Mass EPA that they'll strongly oppose a large development on this area.
- *Linda D'Angelo, 40 Neck Street, President of the Weymouth Back River Water Shed Association,* stated that the ACEC is wonderful achievement for Weymouth and Hingham who took the time to recognize the protected lands of the Back River. Both communities share this exceptional area that has been studied by scientists at Woods Hole. She respectfully asked Alliance to reconsider this project.
- *Dr. Susan Kains, 215 Main Street, a Conservation Biologist and former Ranger of BCP* as well as a *current BCP Committee Member* showed a picture of twenty eight critical environmental areas in the state of MA. The area being proposed is number twenty eight. It's the nursery bed of thirty one species of fishes. There are only a few other sites that provide adequate estuaries habitat and salt marsh for these fishes that are included in the major species of the Gulf of Maine. We are one of the last few estuaries that serve the fisheries of the Gulf of Maine; she will strongly propose anymore development near that river.
- *Christina Varasso, 110 Hull Street* is concerned with the impact on the School System in Hingham. Summer Programs through Weymouth Recreation take place at Great Esker Park and would be impacted.
- *Mark Snyder, 23 Back River Road* explained that this is an excessive density for this project. He mentioned the traffic issue and many weekends the traffic lights back up to the point where people can't get out of the shopping center. He reminded people that a pedestrian was killed waiting for a bus across from C.V.S.
- *Ms. Janine Sucheki, 15 Park Circle* questioned the architecture of the building and if it was the same architect that is proposing the Avalon II Project. Mr. Healey stated it would be inappropriate to go over the architecture team at this juncture.
- *Mr. Bonnard Fage, 100 Wampatuck Road,* feels that that 40B is being forced on Towns by the State and questioned how many projects has the State turned down. The traffic in the area has become unmanageable this project will only make matters worse. He would like to hear more from Town Counsel on what we can do to protect our interest rather than what we can't do.
- *Mr. Randy Young, 18 Back River,* stated the project is too big for the area. In his opinion the sewer system on BCP appears to be stressed and he noticed while walking in that area last winter that it had backed up a few times. Mr. Tocchio explained that the system would have to be upgraded if this project goes forward.
- *Ms. Elizabeth Claypoole, 45 Back River Road* discussed the site plan as an abutter from the west side and the proposed parking lot in that area. The building will be a hundred feet from the property line and she's concerned about car head lights. She feels the abutters in her area are getting less consideration than any other neighbors.

- *Margaret Donovan, 47 Back River Road* discussed the traffic that is already in place and wanted people to think about what it will be like to add another three hundred cars during the summer months.
- *Andreas Hirsemann, 3 Ridge Hill Road* is concerned that this is an entry way for other developers to come to town. Mr. Healey explained that once the Town meets the 40B threshold it will be in a different place to respond to projects that have a density that exceeds what is permissible under the Zoning By-Law
- *Mrs. Faith Burbank, 17 Andrews Isle* is concerned about the water resources. She stated that the Weir River Basin is already stressed and in the summer months.

Mr. Gannon thanked Alliance for coming in and presenting and expects to see something different down the line. He thanked the residents for coming in and sending emails regarding their concerns. He stated that the environmental and historic issues mentioned specific to this estuary were very informative.

Ms. Power thanked Alliance and the residents that came in tonight and encouraged them to reach out to the BCP, the sports committees, abutters, watershed groups, and the Sewer Commission. This is the only way to help us figure out whether a project of this scale and scope and will impose on the area. Ms. Power also encouraged residents to remain engaged in the dialogue.

Mr. Healey explained that he does not take a position at this time because what Alliance talked about tonight is only conceptual in nature. He hopes that this forum will serve as a spring board for further communication for this proposal. Mr. Healey thanked everyone for being respectful while conveying their concerns.

Appointments

Voted-To appoint Mr. Chris Daly to the Boston Harbor Islands National Park Advisory Council.
A unanimous vote.

Voted- To appoint Mr. Joseph Doble to the Board of Managers of Lincoln Apartments, LLC to fill an unexpired term ending June 30, 2016. A unanimous vote.

Selectmen's/ Town Administrator Report

Ms. Power was asked by the local representative of the Daughter's of Revolution to mention that Vietnam Veterans are being recognized on March 29, 2016. This date represents the last time U.S. Troops were last on the ground in Vietnam.

Mr. Gannon thanked everyone who participated in the SNAP St. Patrick's Day Event at the South Shore Community Center and for helping make the event a success.

Mr. Healey acknowledged and congratulated Joseph Menesale of Hingham who was nominated by Steven Lynch to the United States Naval Academy.

The Meeting Adjourned at 8:40

Diane Picot

Approved May 12, 2016

Documents: (A complete meeting packet of supporting documentation is on file and available for public review in the Board of Selectmen's Office).

1. Alliance Residential Broadstone Bare Cove Proposed Redevelopment, 230 Beal Streets, 03/24/16.
2. Letter from Back River Condominium residents expressing concerns with the proposed development of the Hingham Mutual property and list of signatures.
3. Correspondence summary for March 2016.