



# Town of Abington

500 GLINIEWICZ WAY  
ABINGTON, MA 02351

**Board of Selectmen Meeting Minutes  
October 26, 2015  
6:30 p.m.  
Cotter Room**

Members present: Mike Franey, Maureen Jansen, Andy Burbine, Ken Coyle

- Pledge of Allegiance
- Public Announcements:

Chairman read a proclamation for Brian Sullivan. (attached)

Selectman Coyle announced that the Lions Club is hosting a Thanksgiving Feast on November 20, 2015 at 6:00 p.m.

Selectman Burbine announced that October 31, 2015 is the Craft Fair being held at the Senior Center. November 7, 2015 is a turkey supper at the UCC Church from 5pm to 6:30 p.m.

Selectman Jansen announced that October 29, 2015 at 6:00 p.m. is the Fatal Forecast at the Library, and November 18, 2015 at 7pm is Hank Phillip Ryan, a not so scary police station tour on October 28<sup>th</sup>, and the Halloween Press Release (attached).

#### Public Appointments:

6:30 p.m. – Joint meeting with the Abington Housing Authority regarding appointments of vacancies.

Housing Authority members present: Steve Hitchcock, Sue Norton, Pam Berry. Also present: Pam Murphy, Director.

M/Hitchcock to open the meeting

S/Berry

Voted 3-0

The following candidates introduced themselves: Wayne Crothers, Melodie Olson, Patricia Cahill, June Morin, Paul Hagerty. (Letters of interest attached)

M/Burbine to appoint Melodie Olson

S/Coyle

Voted unanimously 7-0

M/Hitchcock to appoint June Morin

S/Berry

Coyle, no

Voted 6-1

6:45 p.m. – Transfer of a common victualer license, 198 North Avenue, Abington House of Pizza.

Chairman recuses himself as he performs work for the establishment.

Inspections have no issues, no changes to the operation.

M/Coyle to transfer the common victualer license to Amgad Dous.

S/Burbine

Voted 3-0-1

7:00 p.m. – update from SAGE Committee – postponed due to an illness.

7:15 p.m. – Update from LSTAR (Formerly Starwood)

■ Proposed Zoning Amendments

■ General Update

Partners Matt Barry and Adam Ashbaugh provided a very detailed presentation. (attached)

A question and answer session took place.

■ Action/Discussion items:

1. Update on Griffin's Dairy – There was a 5:00 p.m. site walk conducted this evening. It was determined that the Highway Department mow a portion of the land for the sports groups to determine if it would be a good fit for their needs. The Notice of Intent will be emailed to the Board tomorrow.
2. Discussion on formation of a Surplus Land Committee – Town Manager to prepare a charge for the Committee and to discuss it at the next meeting.
3. Town Manager Report (attached). Chairman asked that the Public Comment Policy be put on the next agenda. Selectman Jansen requested a Highway Department status update, Selectman Burbine requested a copy of this year's budget.

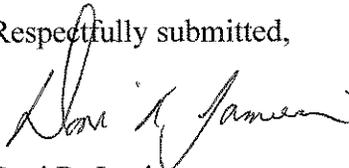
M/Burbine to adjourn

S/Jansen

Voted 4-0

Meeting adjourned: 8:45 p.m.

Respectfully submitted,



Dori R. Jamieson

Assistant Town Manager

**PROCLAMATION**  
**BRIAN "WIGGY" SULLIVAN**  
**October 10, 2015**

**WHEREAS:** *Brian Sullivan has served for five years as Manager of the St. Vincent De Paul Food Pantry, which serves 500 families a year;*

**WHEREAS:** *Brian Sullivan is in charge of food and checking supplies, going to Boston and other places to pick up donated food, including Trucchi's and Stop & Shop locally;*

**WHEREAS:** *Brian Sullivan oversees a large group of volunteers and is in charge of storing the food and upkeep of the Food Pantry facility;*

**WHEREAS:** *Brian Sullivan is very resourceful in guiding the people who need help with the process;*

**WHEREAS:** *Brian Sullivan makes food deliveries to people if they are unable to make it to the Food Pantry;*

**WHEREAS:** *Brian Sullivan generates interest and awareness of this needed community service by speaking to organizations about the Food Pantry;*

*Now, therefore, we, the Abington Board of Selectmen, on behalf of the Town of Abington and its residents, recognize Brian "Wiggy" Sullivan for a job well done, always going over and above to help people in need of food and other assistance. Your hard work, dedication and commitment to this invaluable service to the community are appreciated and recognized by this community with pride.*

*Board of Selectmen*

\_\_\_\_\_  
*Michael W. Franey, Chairman*

\_\_\_\_\_  
*Maureen Jansen, Vice Chair*

\_\_\_\_\_  
*R. Andrew Burbine*

\_\_\_\_\_  
*Kenneth M. Coyle*

\_\_\_\_\_  
*Alex A. Bezanson*



David G. Majenski  
Chief of Police

## ***Abington Police Department***

215 Central Street  
P.O. Box 2113  
Abington, MA 02351-2113

Telephone (781) 878-3232 x-4900  
Fax (781) 616-0865

TO: Town Manager Richard Lafond  
FROM: Police Chief David Majenski  
RE: Halloween Press Release  
DATE: September 25, 2015

Dear Rick,

In the interest of making the upcoming Halloween Holiday a safe and enjoyable event, I am respectfully requesting that you read this information to the public at the next meeting of the Board of Selectmen.

The Abington Police Department has announced that the hours for "Trick or Treat" in the Town of Abington on Halloween are from 4 p.m. to 8 p.m. The Abington Police Department encourages residents to shut off outside lights after 8 p.m. to reinforce the hours that were established with safety in mind. Parents should also make sure that their children are aware of the "candy deadline" in advance.

All parents should have a discussion with their children about respecting other people's property and, most importantly, adhering to the following safety tips:

- " Adults should accompany young children;
- " Older children should "trick or treat" in a group of at least 3 or more;
- " Parents should clearly know the "trick or treat" route that their children will be taking;
- " Children should only "trick or treat" in familiar and well lit neighborhoods;
- " Children should wear costumes that are light colored or garbed with reflectors;
- " Children should not wear masks or use make-up that interferes with proper vision or hearing;
- " Children should carry flashlights with new batteries or glow sticks;
- " Children should not carry hard plastic or wood props such as daggers or swords. Substitute with foam rubber which is soft and flexible;
- " Adults and children should watch for traffic at all times, even on side streets. Remember that Halloween is on a Saturday night this year!;
- " Motorists should drive well below the speed limit up to an hour before and after the posted "trick or treat" hours;
- " "Trick or Treaters" should go to all the houses on one side of the street before they cross the street to the houses on the other side. Do not zig zag back and forth.;
- " "Trick or Treaters" should stay on the sidewalks, driveways and walkways to avoid ruts or holes on the lawn;
- " "Trick or Treaters" should not accept unwrapped or unpackageed candy. Parents should inspect all candy before anything is eaten.

Parents should also be aware that the Abington Police Department has requested that Abington storeowners not sell any of the following products to children under the age of 18 from October 28 until November 1st:

- " Spray Paint
- " Eggs
- " Soap
- " Shaving Cream
- " Toilet Paper

Parents are requested to notify the Abington Police Department at 878-3232 if they observe any local stores violating this request.

The Abington Police Department will be adding additional marked, unmarked and bicycle patrols during this holiday to help make it safer for all who participate. Please visit the departments website, [www.abingtonpolice.org](http://www.abingtonpolice.org) for additional safety tips.

Respectfully



David Majenski

Chief of Police

Telephone: 781-878-5219  
Fax: 781-878-9059  
Email: Abington7@comcast.net



Patricia A. Murphy  
*Executive Director*

Gail L. Murphy  
*Administrative Assistant*

## *Abington Housing Authority*

Vinson Blanchard Gardens  
71 Shaw Avenue • Abington, MA 02351

October 2, 2015

RECEIVED

OCT 05 2015

BOARD OF SELECTMEN  
TOWN OF ABINGTON

Mrs. Dori Jamieson  
Abington Town Offices  
Board of Selectmen  
500 Gliniewicz Way  
Abington, MA 02351

**RE: TWO VACATION POSITIONS**

Dear Dori:

As you know we have two vacancies here on the Board of Commissioners of the Abington Housing Authority. By Law, these two positions should be advertised and the replacements decided by a joint vote of the Abington Board of Selectmen and the Abington Housing Commissioners.

Accordingly, as in the past, would you please advertise the position and share a copy of each applicant's paperwork with us.

Providing we do get applicant's the Board of Commissioners of the Abington Housing Authority would like to meet in Joint Session with the Abington Board of Selectmen on October 26, 2015.

Any questions please give me a call. As always, Thanks for your cooperation!

Sincerely,

  
Patricia A. Murphy  
Executive Director

TOWN OF ABINGTON MUNICIPAL VOLUNTEER FORM

The Town of Abington depends on volunteers for its Boards, Committees, and Commissions and a variety of other activities. Please use this form to express your interest in volunteering to serve in any of these areas. Please complete this form and submit it to the Office of the Board of Selectmen, 500 Gliniewicz Way, Abington, MA 02351, or you can email it to djamieson@abingtonma.gov. Should you have any questions please feel free to contact the Selectmen's Office at 781-982-2100.

Name: WAYNE K CROTHERS Date: 10/7/2015

Address: 71 SHAW AVE. UNIT N-7 ABINGTON, MA. 02351

Telephone No.: (H) 339-788-9536 (W) 781-803-0879

E-Mail Address: WAYNEK.CROTHERS@COMCAST.NET

1. Are you a registered voter in Abington? YES

Town Boards, Commissions, Committees:

- Arts Council (7), (3 alternates)
- Commission on Disabilities (3)
- Council on Aging (12)
- Housing Partnership (3)
- Open Space Committee (6)
- Registrar of Voters (3)
- South Shore Regional School District (1)
- Zoning Board of Appeals (3), (2 alternates)
- Cable Advisory Committee (3)
- Conservation Commission (7), (alternates)
- Griffins Dairy Committee (5)
- Historical Commission (4)
- Southfield Redevelopment Authority (2)
- SAGE (9)
- Summer Concerts (3)
- ~~X~~ ABINGTON HOUSING BOARD

Committee Liaisons:

- MBTA Committee
- OCPC Delegate and Alternate

2. Please mark your two choices in order of preference:

A. ABINGTON HOUSING BOARD B. ABINGTON HOUSING BOARD

3. Why do you want to serve on these particular Boards, Committees or Commissions?

I live in ABINGTON HOUSING AND WOULD LIKE TO GET INVOLVED IN THE TWO PROPERTIES, I HAVE NOTHING BUT TIME ON MY HAND SO I'D LIKE TO PUT MY HANDS TO WORK.

4. Have you attended any meetings of these Boards, Committees or Commissions?

YES

5. Have you attended Town Meeting? Yes  No

6. Have you ever served on a Board, Committee or Commission in the Town of Abington?

Yes  No

7. If you answered "yes" to #6, please list the Boards, Committees and/or Commissions you have served on:

A. COMMISSION ON DISABILITIES Dates: NOT SURE

B. \_\_\_\_\_ Dates: \_\_\_\_\_

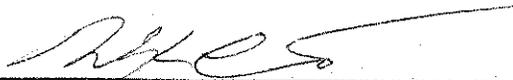
8. Please list any skills or specialized knowledge you can bring to these Boards, Committees or Commissions.

I'm well knowledgeable ABOUT THE ADA LAWS AND  
REQUIREMENTS, HAVE COMPUTER SKILLS, + EXCEL. I'm A  
PEOPLE PERSON.

9. Please feel free to provide any additional information you think may be helpful in reviewing your application.

I WAS BORN + RAISED IN THE TOWN OF ABINGTON.  
SHOULD I BE CHOSEN TO BE ON THIS BOARD I WILL WORK  
DILIGENTLY WITH THE BOARD IN ALL ASPECTS.  
THANK YOU FOR YOUR TIME, WAYNE K. CROTHERS

I will read a copy of the Massachusetts General Laws Chapter 268A "Conflict of Interest" provided by the Town Clerk, if appointed, and to the best of my ability agree to abide by the provisions of the statute.

  
Signature

10/08/2015

RECEIVED

OCT 13 2015

BOARD OF SELECTMEN  
TOWN OF ABINGTON

October 9, 2015

Dori Jamieson  
Assistant Town Manager  
500 Gliniewicz Way  
Abington, MA 02351

To Whom It May Concern,

I would like your consideration to fill one of the two vacancies on the Abington Housing Authority. I have previously served as a Memorial Trustee and am interested in again serving my community.

I have lived in Abington for just over 20 years. I have researched the responsibilities of a Housing Authority member and feel confident I can contribute to the board.

I can be reached at 617-438-0465 if you have any questions or want to meet.

Thank you for your consideration.

Sincerely,



Melodie Olson  
32 Brookfield Rd  
Abington, MA 02351

**PATRICIA CAHILL**  
**71 Shaw Avenue**  
**Unit F7**  
**Abington, MA 02351**

339.788.9943

RECEIVED

OCT 16 2015

BOARD OF SELECTMEN  
TOWN OF ABINGTON

Board of Selectmen  
Abington Town Offices  
500 Gliniewicz Way  
Abington, MA 02351

RE: POSTION ON THE ABINGTON BOARD OF COMMISSIONERS

Dear Board of Selectmen:

Please take this letter as my application for one of the two vacant positions on the Abington Board of Commissioners.

I have lived at the Abington Housing Authority since 2006. Prior to that I lived in the Town of Abington for 40 years.

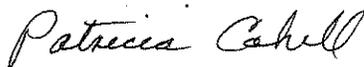
I am very active at the Housing Authority and in this Community and work to try to make it better. I have been President of the Vinson Blanchard Garden Association for the past 9 years. Working and helping my fellow senior citizens is something that I take great pride in.

I have worked closely with the Office Staff at the Housing Authority on planning various events and coordinating activities.

Like most of us, I have time to help out and I would love to offer my services to the place that I call "Home"!

Thank you for considering me.

Sincerely,

  
Patricia Cahill

**JUNE MORIN**  
**71 Shaw Avenue**  
**Unit P7**  
**Abington, MA 02351**

781.982.9577

**RECEIVED**

**OCT 16 2015**

**BOARD OF SELECTMEN  
TOWN OF ABINGTON**

Board of Selectmen  
Abington Town Offices  
500 Gliniewicz Way  
Abington, MA 02351

RE: VACANT POSTION ON THE ABINGTON BOARD OF COMMISIONERS

Dear Board of Selectmen:

I heard about the vacant position on the Abington Housing Authority Board and am very interested.

I have lived at the Abington Housing since May of 2004. Prior to that I lived in Abington since 1964, having raised all of my four children here.

I am very happy here at the Housing Authority and active in many ways here. I currently am Treasurer of the Vinson Blanchard Garden Association, a position I have held for the last eight years. I also help people with Doctor's appointments, shopping, and transporting my neighbors to the Senior Center for their luncheons, etc.

Having been here so long I think that I know a lot more about the Housing Authority than the average citizen. I would like the opportunity to serve on the Board to give further of my time and help to work together with everyone to keep the Abington Housing Authority a great a place as it is.

I have the time, the availability and I do believe, the knowledge to be an asset on this Board and would appreciate your consideration.

Thank you!

Sincerely,



June Morin

October 15, 2015

Ms. Dori Jamieson  
Town of Abington  
50 Gliniewicz Way  
Abington, MA 02351

RECEIVED

OCT 16 2015

BOARD OF SELECTMEN  
TOWN OF ABINGTON

Dear Ms. Jamieson:

I am submitting my name and qualifications for consideration for an open seat on the Abington Housing Authority. As a life-long resident of Abington, with a strong belief in community service and giving back, I feel my time and talents would be a welcome addition to the Housing Authority.

My commitment to Abington is demonstrated in the many ways I have been involved with various organizations over the years within the Town, including:

- Town and Travel Basketball Coach (10+ years; ongoing)
- Little League Baseball Coach (10+ years; ongoing)
- Youth Midget Football Coach (1 year)
- St. Bridget's School Board (12+ years; 10+ as Board Chair; ongoing)
- St. Bridget Finance Committee (10+ years; ongoing)
- School Committee (2 years)

My wonderful wife and I are the parents of three children, two of whom are currently enrolled in the Abington Public Schools and a third who graduated from AHS in 2013.

My professional background is in accounting and auditing. I'm currently employed by the Massachusetts Housing Finance Agency (MassHousing), with 16 years of service at the Agency and the past 11 years as the Director of Internal Audit. The housing needs of Massachusetts residents are a concern of mine every day. I'm proud to work for an organization that, like the Housing Authority, has a mission centered on the care and welfare of individuals and families.

I look forward to an opportunity to discuss with the Housing Authority and Board of Selectmen my qualifications and how I can better serve the community that means so much to me.

Sincerely,



Paul J. Hagerty

Attachment: resume

## Paul J. Hagerty, CIA

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<b>Summary of qualifications</b>	1988 – Present	Housing Finance/Public Accounting
	<b>Director</b>	
	<ul style="list-style-type: none"><li>▪ Strong organizational skills and the ability to handle multiple tasks</li><li>▪ Strong communication skills</li><li>▪ Broad accounting and auditing background</li><li>▪ Wide ranging computer skills including networking, software and hardware</li></ul>	
<b>Professional experience</b>	2000 – present	<b>MassHousing</b> Boston, MA
	<b>Director</b>	
	Internal Audit	2005 – Present
	<ul style="list-style-type: none"><li>▪ Manage and plan all Internal Audit activity.</li><li>▪ Select, train and supervise all Internal Audit staff.</li><li>▪ Determine departments and/or operations to be audited and the timing and frequency of audits.</li><li>▪ Recommend changes in policies and/or procedures to management to increase efficiency of operations or to improve safeguards over Agency assets.</li><li>▪ Coordinate with management the implementation of policy or procedural changes and follow up on the effectiveness of such change.</li><li>▪ Appraise the economy and efficiency with which resources are employed.</li><li>▪ Issue periodic reports to management summarizing results of audit activities.</li><li>▪ Coordinate audit activities with external auditors.</li></ul>	
	<b>Manager</b>	
	Accounting Operations	2000 – 2005
	<ul style="list-style-type: none"><li>▪ Managed and supervised the day-to-day activities in the Accounting Operations area.</li><li>▪ Developed and implemented department wide cross-training program.</li><li>▪ Developed procedures and checklists across all business line work products.</li><li>▪ Expanded department work products to include daily general ledger coding/posting and Mortgage Insurance lockbox.</li><li>▪ Increased communication between departments to better manage the work process.</li></ul>	
	1990 – 2000	<b>Pannell Kerr Forster, P.C.</b> Boston, MA
	<b>Manager</b>	
	Audit	1996 – 2000
	<ul style="list-style-type: none"><li>▪ Conducted financial statement audits, governmental audits, reviews and compilations.</li><li>▪ Managed and supervised the audit process on a day-to-day basis.</li></ul>	

- Reviewed, analyzed and evaluated accounting systems and internal controls, providing written and verbal recommendations for improvements.
- Developed and implemented audit program for governmental audits of construction and engineering firms.
- Prepared engagement analyses and budgets.
- Industry experience includes manufacturing, property management, publishing, construction and engineering.

Network Analyst/Administrator

1991 – 2000

- Researched and oversaw the implementation and installation of the Novell Network for 25 workstations.
- Administered Novell Network, including system maintenance, user administration and troubleshooting network breakdowns.
- Developed internal client tracking system to monitor job status of all tax engagements.
- Trained firm staff in the use of software packages for accounting and tax.

Tax

1990 – 1996

- Performed tax research for diversified corporate and individual clientele.
- Performed compliance and review services for large international corporation with extensive U.S. holdings, including the preparation of federal consolidated tax returns and over 200 state tax filings.
- Responded to inquiries and resolved issues with the Internal Revenue Service and state revenue agencies.
- Developed database program for large international corporation. Program included the calculation of quarterly estimated state tax and extension payments, job status and budget and time analysis.
- Prepared and reviewed federal and state tax returns for individuals, C-corporations, exempt organizations, partnerships and S-corporations.

1988 – 1990

**Grant Thornton**

Boston, MA

**Tax Accountant**

- Prepared federal and state tax returns for a wide range of clients, including individuals, C-corporations and exempt organizations.

**Education**

1988

**Stonehill College**

North Easton, Massachusetts

**Accounting**

Bachelor of Science in Business Administration

**Professional memberships**Certified Internal Auditor of The Institute of Internal Auditors  
(Certification no. 71495)

Massachusetts Society of CPA's (Associate)

**References**

Furnished upon request



LStarCommunities

August 24, 2015

The Honorable Mayor Susan M. Kay  
The Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

The Honorable Town Council  
The Town of Weymouth  
75 Middle Street  
Weymouth, MA 02189

**RE: Proposed Amendment to SouthField Zoning and Land Use By-Laws**

Dear Honorable Mayor Kay and Members of the Town Council:

We are pleased to present to you an amendment to the Zoning and Land Use By-Laws for NAS South Weymouth as most recently revised on December 16, 2014 for your consideration. As we presented to the Town Council on August 24, 2015, the changes included in this document followed four main strategic goals.

1. Maximize Economic Benefits to the Town
2. Minimize need for Town Services
3. Capitalize on Existing and Future Infrastructure
4. Resurrect the Ambitious Vision

While we have presented this amendment as a comprehensive change, we want to emphasize that we are presenting this for discussion. It is our intent to discuss this amendment with you in detail and reach a mutually satisfactory zoning by-law in the best interests of the project.

We express our sincere thanks and praise to the Weymouth Planning Department, Solicitor Murray, our design team, SRA staff, SRA Board and residents of Weymouth who participated in developing the amendment that we present to you today. Thank you.

Sincerely,



Matthew Barry  
Division President

cc: Rockland Board of Selectmen  
Abington Board of Selectmen  
SRA Board

**THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WEYMOUTH  
TOWN COUNCIL MEETING**

To see if the Town will amend the Zoning and Land Use By-Laws of Naval Air Station (NAS) South Weymouth and the Zoning District Map as follows:

1. By deleting the Shea Village Overlay District and the Main Street Overlay District, both of which are located entirely in the Town of Weymouth, from the Zoning District Map.

2. By adopting the following Zoning District Map change creating a Mixed Use Development Overlay District which is located entirely in the Town of Weymouth, which shall contain the following subdistricts:

- A. Neighborhood Subdistrict
- B. Discovery Subdistrict
- C. Town Center Subdistrict

The Neighborhood Subdistrict shall be overlaid on a portion of the Shea Village Commercial District and on a portion of the Recreation District, each located in the Town of Weymouth as shown on the map attached hereto and incorporated herein by reference. The boundaries of the Neighborhood Subdistrict shall follow the existing boundaries of such portion of the Shea Village Commercial District and such portion of the Recreation District, except that the southerly boundary of the Neighborhood Subdistrict shall be by a line shown on the attached map as "Town Center Subdistrict/Neighborhood Subdistrict Boundary", which line shall be further defined by a surveyor approved by the Weymouth Inspector of Buildings and which line then shall be approved by the Weymouth Inspector of Buildings.

The Discovery Subdistrict shall be overlaid on a portion of the Recreation District and on a portion of the Mixed-Use Village District, each located in the Town of Weymouth as shown on the map attached hereto and incorporated herein by reference. The boundaries of the Discovery Subdistrict shall follow the existing boundaries of such portion of the Recreation District and such portion of the Mixed-Use Village District, except that the northerly boundary, the westerly boundary and the southerly boundary of the Discovery Subdistrict shall be, in part, by the Weymouth town line and, in part, by a line shown on the attached map as "Town Center Subdistrict/Discovery Subdistrict Boundary", which line shall be further defined by a surveyor approved by the Weymouth Inspector of Buildings and which line then shall be approved by the Weymouth Inspector of Buildings.

The Town Center Subdistrict shall be overlaid on a portion of the Shea Village Commercial District, on a portion of the Recreation District, on a portion of the Mixed-Use Village District, on a portion of the Residential District and on the Village Center District, each located in the Town of Weymouth as shown on the map attached hereto and incorporated herein by reference. The boundaries of the Town Center Subdistrict shall follow the existing boundaries of such portion of the Shea Village Commercial District, such portion of the Recreation District, such

portion of the Mixed-Use Village District, such portion of the Residential District and the Village Center District, except that the northerly boundary of the Town Center Subdistrict shall be, in part, by a line shown on the attached map as “Town Center Subdistrict/Neighborhood Subdistrict Boundary”, which line shall be further defined by a surveyor approved by the Weymouth Inspector of Buildings and which line then shall be approved by the Weymouth Inspector of Buildings, the easterly boundary of the Town Center District shall be, in part, by a line shown on the attached map as “Town Center Subdistrict/Discovery Subdistrict Boundary”, which line shall be further defined by a surveyor approved by the Weymouth Inspector of Buildings and which line then shall be approved by the Weymouth Inspector of Buildings, and the southerly boundary of the Town Center District shall be, in part, by the Weymouth Town Line.

3. By amending **Section 3.3, Definitions of Miscellaneous Terms**, by adding at the end of the existing definition of Commercial Minimum, which reads as follows: “Commercial Minimum - 900,000 gross square feet of commercial development”, the following language: “provided, however, that commercial development on land located in Weymouth may cause the total amount of commercial development within NAS South Weymouth to exceed 2,000,000 square feet by an additional 1,000,000 square feet.”

4. By amending **Section 3.3, Definitions of Miscellaneous Terms**, by adding at the end of the existing definition of Residential Maximum, which reads as follows: “Residential Maximum - 2,855 residential housing units of the residential unit types contemplated in the Reuse Plan”, the following language: “except that additional senior housing development may occur on land located in Weymouth, which would cause such 2,855 amount to be exceeded on a project-wide basis by an additional 1,000 senior housing units.”

5. By amending **Section 4.2(A), Central Redevelopment Area**, by adding a new subsection 4.2(A)(9) to read as follows: “9. Mixed Use Overlay District, located entirely in the Town of Weymouth, which is comprised of the (a) Neighborhood Subdistrict, (b) Discovery Subdistrict and (c) Town Center Subdistrict”.

6. By deleting the last sentence of **Section 4.5(A)(1), Village Center District**, which reads “See **Article 7** for Commercial requirements for buildings in the Main Street Overlay District”.

7. By amending **Section 4.5(A), Central Redevelopment Area**, by adding a new subsection 4.5(A)(9) to read as follows:

“9. Mixed Use Overlay District (MUOD).

The Mixed Use Overlay District (MUOD) is located entirely in the Town of Weymouth and is established in accordance with the boundaries as shown on the Zoning District Map. The MUOD is further described in Section 7 of these By-Laws.”

8. By amending **Section 5.5(D)(6) Prohibited Use**, by adding to the end of the phrase “the following uses are expressly prohibited” the following language: “in the Towns of Abington and Rockland, and the following uses (1)-(5) are expressly prohibited in the Town of

Weymouth (the following use (6) is not prohibited in the Town of Weymouth but is allowed in the Town of Weymouth).”

9. By amending **Section 5.8, Table of Permitted Uses**, by adding to the end of the existing paragraph which reads as follows: “If a use listed in **Article 5** of these By-Laws has a corresponding Building Form listed in **Exhibit C**, Table of Permitted Uses, or in **Section 6.5** Building Forms, the use is required to meet the standards of that Building Form and may not use the **Exhibit D**, Table of Dimensional Standards,” the following language: “; provided, however, that no use in the Mixed Use Overlay District shall be required to meet the standards of a Building Form, and all uses in the Mixed Use Overlay District shall use the **Exhibit D**, Table of Dimensional Standards.”

10. By amending **Section 5.8, Table of Permitted Uses**, by adding to the end of the existing paragraph which reads as follows: “Although a use may be permitted in more than one Building Form, **Section 6.5** shall dictate what Building Form is permitted in each zoning district.”, the following language: “; provided, however, that nothing in **Section 6.5** shall apply to uses in the Mixed Use Overlay District.”

11. By amending **Section 6.2, Applicability**, by adding to the end of the existing first sentence which reads as follows: “The dimensional standards provisions of this Article shall apply to the development of all land, establishment of all uses, and construction of all structures within NAS South Weymouth, either as set forth specifically for a given Building Form (see **Section 6.5**) or, in the absence of a Building Form, as set forth for a given zoning district in the Table of Dimensional Standards (see **Exhibit D**).”, the following language: “provided, however, that no Building Forms shall apply to uses in the Mixed Use Overlay District.”

12. By amending **Section 6.5, Form Building Codes**, by adding at the beginning of such section the following language: “This Section 6.5 shall not apply to the Mixed Use Overlay District.”

13. By amending **Section 6.6, Table of Dimensional Standards**, by adding at the beginning of such section the following language: “No Building Forms shall apply to the Mixed Use Overlay District. The Table of Dimensional Standards (which is attached to these By-Laws as **Exhibit D**) shall apply to the Mixed Use Overlay District.”

14. By deleting **Section 7, Main Street Overlay District**, in its entirety and by adding a new **Section 7, Mixed Use Overlay District**, to read as follows:

“7. **MIXED USE OVERLAY DISTRICT**.

7.1. **Purpose of District**

The purposes of the Mixed Use Overlay District (MUOD) are to balance conservation and development goals and protect and enhance the character of natural and cultural resources while promoting an economical use of the land with resulting economic benefit to NAS South Weymouth, and to ensure planned development in accordance with community goals and design guidelines. The Mixed Use Overlay District is intended to facilitate the long-term economic

growth of NAS South Weymouth by promoting and coordinating high quality commercial and residential development that preserves the pedestrian scale and promotes a healthy economy. Toward these ends, the Mixed Use Overlay District permits the clustering of residential and commercial uses on large tracts of land which have open space as an integral characteristic, and ensures quality site planning designed to accommodate a site's physical characteristics including topography, vegetation, water bodies, wetlands, open spaces, historic resources and major scenic views.

#### 7.2. Scope of Authority

In the Mixed Use Overlay District, all requirements of the Mixed Use Overlay District shall supersede all requirements of the underlying districts. In the event that a proponent wishes to develop in the Mixed Use Overlay District, the provisions of the Mixed Use Overlay District shall apply and any provision of these By-Laws that applies in the underlying districts shall not apply.

#### 7.3. Establishment of Sub-Districts

The Mixed Use Overlay District shall contain the following subdistricts: Neighborhood Subdistrict; Discovery Subdistrict; and Town Center Subdistrict. Each subdistrict is located entirely in the Town of Weymouth and is shown on the Zoning District Map.

The Discovery Subdistrict shall be deemed to be the Dedicated Commercial Zone, as defined in the Enabling Legislation and in these By-Laws.

#### 7.4. Non Applicability of other Provisions of these By-Laws.

Neither Building Forms nor the corresponding dimensional, parking and/or loading requirements for such Building Forms shall apply in the Mixed Use Overlay District. Uses in the Mixed Use Overlay District shall use Exhibit D, Table of Dimensional Standards. Parking and loading requirements for the Mixed Use Overlay District are set forth below in Section 7.7.

#### 7.5. Multiple Buildings and Uses.

In the Mixed Use Overlay District, more than one building and/or use may be located on a lot as a matter of right, provided that each building and/or use(s) are in compliance with the requirements of these By-Laws.

#### 7.6. Uses.

This Section 7.6 and the Table of Permitted Uses, attached as Exhibit C to these By-Laws, sets forth the permitting requirements for uses within each Subdistrict of the Mixed Use Overlay District, and all uses set forth in such Table of Permitted Uses shall be permitted in accordance with its requirements, in accordance with the "Notes to Table of Permitted Uses" following the Table, and

in accordance with all other provisions for regulation of use as established in these By-Laws.

In addition to the uses set forth in the Table of Permitted Uses, the following additional uses shall be permitted by right in the Mixed Use Overlay District:

Community Center – A facility for a social or educational, or recreational purpose, intended primarily for the occupants of a particular project, in which food and beverages may be served and live entertainment may be provided, and which may include performance and assembly space and indoor and outdoor recreational facilities.

Cultural Uses – An art gallery; art use; museum; public art display space; arts studio; production studio; or event ticket sales space.

Medical Center – A facility used for medical office, medical laboratory and/or out-patient surgery.

Movie and Entertainment Studio – a single building or multi-building grouping for the commercial production of movies, videos and other media and/or educational uses relating to cinema, art, entertainment or other similar cultural endeavors, including research.

Movie and Entertainment Studio Campus – a multi-building, multi-use area that may include a mix of uses that are customarily associated with mixed use, low scale developments and/or open spaces; which is designed and operated to support and serve the needs of a Movie and Entertainment Studio.

Outdoor Commercial Recreation Concentrated - See definition in Section 5.5(D(6)).

Streets - public and private streets and rights of way may traverse the Mixed Use Overlay District.

#### 7.7. Parking and Loading.

In the Mixed Use Overlay District, Parking Spaces and on-street spaces shall be provided as follows:

Required Spaces for Parking (total of Parking Spaces and on-street spaces)

Use

Residential: 1.0 spaces per each dwelling unit (minimum) and 2.0 spaces per each dwelling unit (maximum).

Light Industrial: 0.5 spaces per 1,000 square feet of Gross Floor Area (minimum) and 3.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Movie and Entertainment Studio and Movie and Entertainment Studio Campus: 0.5 spaces per 1,000 square feet of Gross Floor Area (minimum) and 3.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Biopharmaceutical Manufacturing: 0.5 spaces per 1,000 square feet of Gross Floor Area (minimum) and 3.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Office/Commercial: 3.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 5.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Retail (other than Anchor Retail): 3.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 4.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Anchor Retail: 3.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 6.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Outdoor Commercial Recreation, Concentrated (other than Stadium): as determined by the Permit Granting Authority

Restaurant: 10.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 15.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Theater: 1 space per every 3 seats

Stadium: 1 space per every 4 seats (minimum) and 1 space for every 2 seats (maximum)

Health Club: 4.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 6.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Hotel: 0.75 spaces per each room (minimum) and 1.0 spaces per each room (maximum)

Medical Center: 4.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 6.0 spaces per 1,000 square feet of Gross Floor Area (maximum)

Minimum parking requirements may be reduced, and maximum parking requirements may be exceeded, by the Permit Granting Authority during site plan approval if the Permit Granting Authority finds that a lesser or greater amount of parking will not cause excessive congestion or endanger public safety, and/or that a lesser or greater amount of parking will provide positive environmental or other benefits.

The parking requirements may be met by a combination of parking interior to the lot(s) on which the use(s) occur, on streets or on other lots pursuant to **Section 7.8**, all as is appropriate to a pedestrian-oriented environment, subject to site plan approval.

In the Mixed Use Overlay District, spaces for loading shall be provided such that the location and design of loading areas is appropriate and functional to service the proposed development as determined by the Permit Granting Authority:

The loading requirements may be met by a combination of loading interior to the lot(s) on which the use(s) occur, on streets or on other lots pursuant to **Section 7.8**, all as is appropriate to a pedestrian-oriented environment, subject to site plan approval.

**7.8. Shared Parking and Loading.**

Shared parking and/or loading areas may be permitted for the purpose of servicing two or more principal uses on the same or separate lots, provided that:

A. Shared Facilities. Evidence is submitted that safe and accessible parking and/or loading is available on the lot on which the use(s) occur or on a lot located within 600 feet of the lots on which the use(s) occur, which other parking and/or loading satisfies the requirements of these By-Laws and has excess capacity during all or part of the day, which excess capacity shall be demonstrated by a competent parking and/or loading study conducted by a traffic engineer registered in the Commonwealth of Massachusetts.

B. Legal Agreement. If the uses are on separate lots, any contract, agreement or suitable legal instrument required by the Special Permit Granting Authority or Permit Granting Authority, as applicable, shall be filed as required.

**7.9. Special Dimensional Requirements.**

A. Where the Town Center Subdistrict abuts the Neighborhood Subdistrict within the Mixed Use Overlay District, a setback of at least 50 feet

between the boundary of the Neighborhood Subdistrict and any building in the Town Center Subdistrict shall be provided.

B. All buildings in the Discovery Subdistrict and the Town Center Village Subdistrict must be located a minimum of 20 feet from any lot outside the Mixed Use Overlay District used for residential purposes at the time of the applicable site plan approval application, which setback area shall be undeveloped and/or landscaped. The setback area may include parking areas and access ways, subject to approval of screening by the Permit Granting Authority. Upon a finding by the Permit Granting Authority that a setback of a lesser width would be sufficient to screen and/or separate the development in the Mixed Use Overlay District from the lot outside of the Mixed Use Overlay District, the setback may be reduced. This section shall not apply to any lot outside the Mixed Use Overlay District whose boundary with the Mixed Use Overlay District is located on any street or right of way.

7.12. Special Site Plan Approval Provisions.

A site plan for a development in the Mixed Use Overlay District may show proposed construction within a “Permissible Building Area”, where the mix of uses and related construction details are subject to change, and specify the maximum square feet of Gross Floor Area to be constructed within such Permissible Building Area. Although an approved site plan may show a proposed building, the site plan approval shall apply as long as the structure or other site features are constructed within the Permissible Building Area indicated. After the issuance of a certificate of occupancy for a building, the amount of Gross Floor Area by which such constructed building is less than the maximum Gross Floor Area allocated thereto or the amount by which the number of Dwelling Units constructed is less than the Dwelling Units proposed shall be available for reallocation to other proposed buildings or Dwelling Units within the Mixed Use Overlay District, subject to further site plan approval of the buildings to which such intensity of uses is reallocated, if required.”

15. By deleting **Section 8**, The Shea Village Transition Overlay District, in its entirety.

16. By amending **Section 12.2(B)**, Zoning Enforcement Officer as Review Authority, by deleting the following language therefrom: “Except within the Shea Village Commercial District (SVCD) (other than those portions of the SVCD within the Shea Village Transportation Overlay District (SVTOD)),” and substituting the following language in its stead: “Except within the Discovery Subdistrict of the Mixed Use Overlay District,”.

17. By deleting **Section 12.5(G)**, Protection of Infrastructure Corridors, in its entirety and substituting the following language in its stead: “For any site plan approval within the Discovery Subdistrict, the proposed use and development shall not adversely impact existing transportation, utility, drainage, or other infrastructure system corridors within NAS South Weymouth.”

18. By deleting **Section 13.2(B), Applicability**, in its entirety and substituting the following language in its stead: “Notwithstanding the provisions of **Section 13.2A**, Developments within the Discovery Subdistrict of the Mixed Use Overlay District shall not be considered Planned Developments and shall not be subject to the requirements of this Article.”

19. By amending **Section 13.4(A), Application and Review Procedure**, by adding at the end of such section the following language: “; provided, however, that in the case of Planned Developments defined under Section 13.2A hereof in the Mixed Use Overlay District, the twenty (20) acre figures set forth in clauses (i) and (ii) of this Section 13.4A shall be reduced to five (5) acres.”

20. By amending **Exhibit C**, Table of Permitted Uses, by adding columns to the existing **Exhibit C** for uses in each of the Subdistricts in the Mixed Use Overlay District such that the amended **Exhibit C**, Table of Permitted Uses, will be in the form attached hereto.

21. By amending **Exhibit D**, Table of Dimensional Standards, by deleting note 1.

22. By amending **Exhibit D**, Table of Dimensional Standards, by adding columns to the existing **Exhibit D** for each of the Subdistricts in the Mixed Use Overlay District such that the amended **Exhibit D**, Table of Dimensional Standards, will be in the form attached hereto.

▪ **EXHIBIT C**

**Table of Permitted Uses**

**Legend:**

<b>A</b>	Apartments
<b>AC</b>	Apartments with Commercial
<b>AP</b>	Apartments - Podium
<b>SF-5</b>	Single Family House - up to 5,000 sq.ft. lot
<b>SF-&gt;5</b>	Single Family House - 5,000 to 10,000 sq.ft. lot
<b>TH1</b>	Townhouse - 1
<b>TH2</b>	Townhouse - 2
<b>O/C</b>	Office / Commercial
<b>NC</b>	Neighborhood Commercial
<b>AR</b>	Anchor Retail
<b>LI</b>	Light Industrial
<b>BPM</b>	Biopharmaceutical Manufacturing
<b>All Res.</b>	Refers to All Residential Building Forms including Apartments; Apartments with Commercial; Apartments -- Podium; Single Family House -- up to 5,000 sq.ft. lot; Single Family House -- 5,000 to 10,000 sq.ft. lot; Townhouse -- 1 and Townhouse -- 2.
<b>n/a</b>	Not Applicable refers to either prohibited uses or uses that have no Building Form.
<b>N</b>	No
<b>Y</b>	Yes
<b>SP</b>	Special Permit required

	Permitted Form for Principal Use	Permitted Form for Secondary or Accessory Use	Central Redevelopment Area												Perimeter Area			Mixed Use Development Overlay District	
			VCD	MUVD	RD	SVCD	GOSP	Reed	OS-C	CGD	OS-A	OS-R	OS-W	N	ICD	D			
<b>Residential</b>																			
Assisted Living or Congregated Living Residence Facility	n/a	n/a	Y	Y	SP	N	N	N	N	N	N	N	N	N	N	Y	Y	SP	
Coast Guard Housing	All Res.	n/a	N	N	N	N	N	N	N	Y	N	N	N	N	N	SP	SP	SP	
Group Residence	All Res.	n/a	SP	SP	N	N	SP	N	N	N	N	N	N	N	N	SP	SP	SP	
Home Occupation	n/a	All Res.	Y <sup>1</sup>	Y <sup>1</sup>	Y <sup>1</sup>	N	N	N	N	N	N	N	N	N	N	Y <sup>1</sup>	Y <sup>1</sup>	SP	
Independent Living Residence	n/a	n/a	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	Y	Y	SP	
Live/Work	n/a	SF<5, TH1, TH2, A, AC, AP	Y <sup>2</sup>	Y <sup>2</sup>	N	N	N	N	N	N	N	N	N	N	N	Y <sup>2</sup>	Y <sup>2</sup>	SP	
Long-Term Care Facility	n/a	n/a	SP	SP	N	N	N	N	N	N	N	N	N	N	N	Y	Y	SP	
Multifamily	A, AC, AP	n/a	Y	Y	SP	N	N	N	N	N	N	N	N	N	N	Y	Y	SP	
Senior Residence Community	All Res.	n/a	SP	SP	SP	N	N	N	N	N	N	N	N	N	N	Y	Y	SP	
Single Family (<5,000 sf)	SF<5	n/a	SP	Y	Y	N	N	N	N	N	N	N	N	N	N	Y	Y	N	
Single Family (>5,000 sf)	SF>5	n/a	N	SP	Y	N	N	N	N	N	N	N	N	N	N	Y	Y	N	
Townhouse	TH1, TH2	n/a	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	Y	Y	SP	
<b>Commercial</b>																			
Anchor Retail	AR	n/a	Y	N	N	SP	N	N	N	N	N	N	N	N	N	N	N	Y	
Bed and Breakfast	SF<5, SF>5, TH1, TH2	n/a	Y	Y	SP	N	N	N	N	N	N	N	N	N	N	Y	Y	N	
Conference Center	n/a	n/a	SP	N	N	SP	N	N	N	N	N	N	N	N	N	SP	Y	Y	

A Apartments; AC Apartments with Commercial; AP Apartments -- Podium; SF<5, Single Family House - up to 5,000 sq. ft. lot; SF>5, Single Family House - 5,000 to 10,000 sq. ft. lot; TH1 Townhouse - 1; TH2 Townhouse - 2; O/C Office / Commercial, NC Neighborhood Commercial; AR Anchor Retail; LI Light Industrial; BPM Biopharmaceutical Manufacturing; All Res. Refers to All Residential Building Forms; n/a Not Applicable; N=No; Y=Yes; SP=Special Permit Required

Commercial (Continued)												
Day Care Center	NC	AC <sup>2</sup> , AP <sup>2</sup> , O/C, LI, BPM,	Y	Y	SP	Y	Y <sup>2,4</sup>	N	N	N	N	Y
Funeral Home	NC, SF<5	n/a	Y	Y	SP	N	N	N	N	N	N	SP
General Services	NC, O/C	AC <sup>2</sup> , AP <sup>2</sup> , LI, BPM, AR	Y	Y	SP	Y	N	N	N	N	N	Y
Health/Fitness Clubs	NC, O/C	AC <sup>2</sup> , AP <sup>2</sup> , LI, BPM, AR	Y	Y	N	Y	Y <sup>2,4</sup>	Y	N	N	N	Y
Hotel	O/C	n/a	Y	SP	N	Y	N	N	N	N	N	Y
Hotel, Boutique	NC, O/C	n/a	Y	Y	N	Y	SP <sup>2,4</sup>	N	N	N	N	Y
Medical Laboratory	NC, O/C	n/a	Y	N	N	Y	N	N	N	N	N	Y
Movie/Play House	NC, AR, O/C	n/a	Y	SP	N	Y	N	N	N	N	N	Y
Office	NC, O/C	AC <sup>2</sup> , AP <sup>2</sup> , LI, BPM	Y	Y	N	Y	N	N	N	N	N	Y
Office Medical	NC, O/C	AC <sup>2</sup> , AP <sup>2</sup> , LI, BPM	Y	Y	N	Y	N	N	N	N	N	Y
Restaurant	NC	AC <sup>2</sup> , AP <sup>2</sup> , AR, O/C <sup>2</sup> , LI, BPM	Y	Y	SP	Y	Y <sup>2,4</sup>	N	N	N	N	Y <sup>5</sup>
Retail	NC, AR	AC <sup>2</sup> , AP <sup>2</sup> , TH1 <sup>2</sup> , TH2 <sup>2</sup> , O/C <sup>2</sup> , LI, BPM	Y	Y	SP	Y	Y <sup>2,4</sup>	N	N	N	N	Y <sup>6</sup>
Theater	AR, O/C	n/a	Y	N	N	SP	N	N	N	N	N	Y
Veterinarian Office or Clinic	NC	O/C <sup>2</sup>	Y	SP	N	Y	N	N	N	N	N	SP
<b>Industrial</b>												
Biopharmaceutical Manufacturing	BPM	n/a	N	N	N	Y	N	N	N	N	N	Y
Light Industry	LI	n/a	N	N	N	Y	N	N	N	N	N	Y

A Apartments; AC Apartments with Commercial; AP Apartments – Pedium; SF<5, Single Family House - up to 5,000 sq. ft. lot; SF>5, Single Family House - 5,000 to 10,000 sq. ft. lot; TH1 Townhouse – 1; TH2 Townhouse – 2; O/C Office / Commercial; NC Neighborhood Commercial; AR Anchor Retail; LI Light Industrial; BPM Biopharmaceutical Manufacturing; All Res. Refers to All Residential Building Forms; n/a Not Applicable; N=No; Y=Yes; SP=Special Permit Required

Research and Development	LL, O/C	n/a	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y
Warehouse/Distribution, Accessory	n/a	LL, BPM	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y
Educational Uses	n/a	n/a	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Government Offices	NC, O/C	AC <sup>2</sup> , AP <sup>2</sup>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Homeless Shelter	n/a	n/a	Y	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y
Religious Uses	n/a	n/a	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<b>Transportation</b>																							
Structured Parking Facility	n/a	n/a	SP	SP	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	Y	Y
Transportation Terminals	n/a	n/a	Y	SP	SP	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	Y	Y
<b>Communications &amp; Utility</b>																							
Station, Substation, Automatic Telephone Exchange of a Utility Company	n/a	n/a	SP	SP	N	SP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	Y	Y
Wireless Communication, Freestanding Structure	n/a	n/a	N	N	N	SP <sup>5</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	Y	Y
Wireless Communications, Building Mounted Equipment	n/a	n/a	SP <sup>5</sup>	SP <sup>5</sup>	N	SP <sup>5</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	Y	Y
Wireless Communication, Indoor Equipment	n/a	n/a	SP <sup>5</sup>	SP <sup>5</sup>	N	SP <sup>5</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	Y	Y
Wireless Communication, Accessory Equipment	n/a	n/a	SP <sup>5</sup>	SP <sup>5</sup>	N	SP <sup>5</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SP	Y	Y
<b>Public Infrastructure</b>																							
Essential Service of a Public Entity or Public/Private Utility Provider	n/a	n/a	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal Public Service Facility	n/a	n/a	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y
<b>Open Space/Recreational</b>																							
Club House	n/a	n/a	N	N	N	N	N	Y <sup>3,4</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Golf Course	n/a	n/a	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

A Apartments; AC Apartments with Commercial; AP Apartments – Podium; SF=5, Single Family House - up to 5,000 sq. ft. lot; SP>5, Single Family House - 5,000 to 10,000 sq. ft. lot; TH1 Townhouse – 1; TH2 Townhouse – 2; O/C Office / Commercial; NC Neighborhood Commercial; AR Anchor Retail; LL Light Industrial; BPM Biopharmaceutical Manufacturing; All Res. Refers to All Residential Building Forms; n/a Not Applicable; N=No; Y=Yes; SP=Special Permit Required

Indoor Commercial Recreation, General	n/a	n/a	Y	SP	N	N	N	N	N	N	N	Y	Y	Y	Y
Indoor Commercial Recreation, Concentrated	n/a	n/a	SP	N	N	N	N	N	N	N	N	SP	Y	Y	Y
Outdoor Commercial Recreation, Light	n/a	n/a	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y <sup>4</sup>	Y	Y	Y
Outdoor Commercial Recreation, General	n/a	n/a	SP	Y <sup>4</sup>	Y	SP	Y								
Public Recreation/Open Space	n/a	n/a	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Notes:

- All uses marked with a "Y" are considered an "SP" until approval of a Development Plan, to the extent applicable, per Article 14.
- Only permitted as accessory use to residential uses otherwise allowed in this zoning district.
- Only permitted as a secondary use on the ground floor of the Building Form.
- Only permitted as an accessory use to a Golf Course.
- No more than 25,000 square feet of gross floor area allowed in the GOSD in total.
- Per Section 10, Wireless Communications.
- In the Neighborhood District the uses are limited to 5,000 GSF and a use greater than 5,000 SF shall require a special permit.

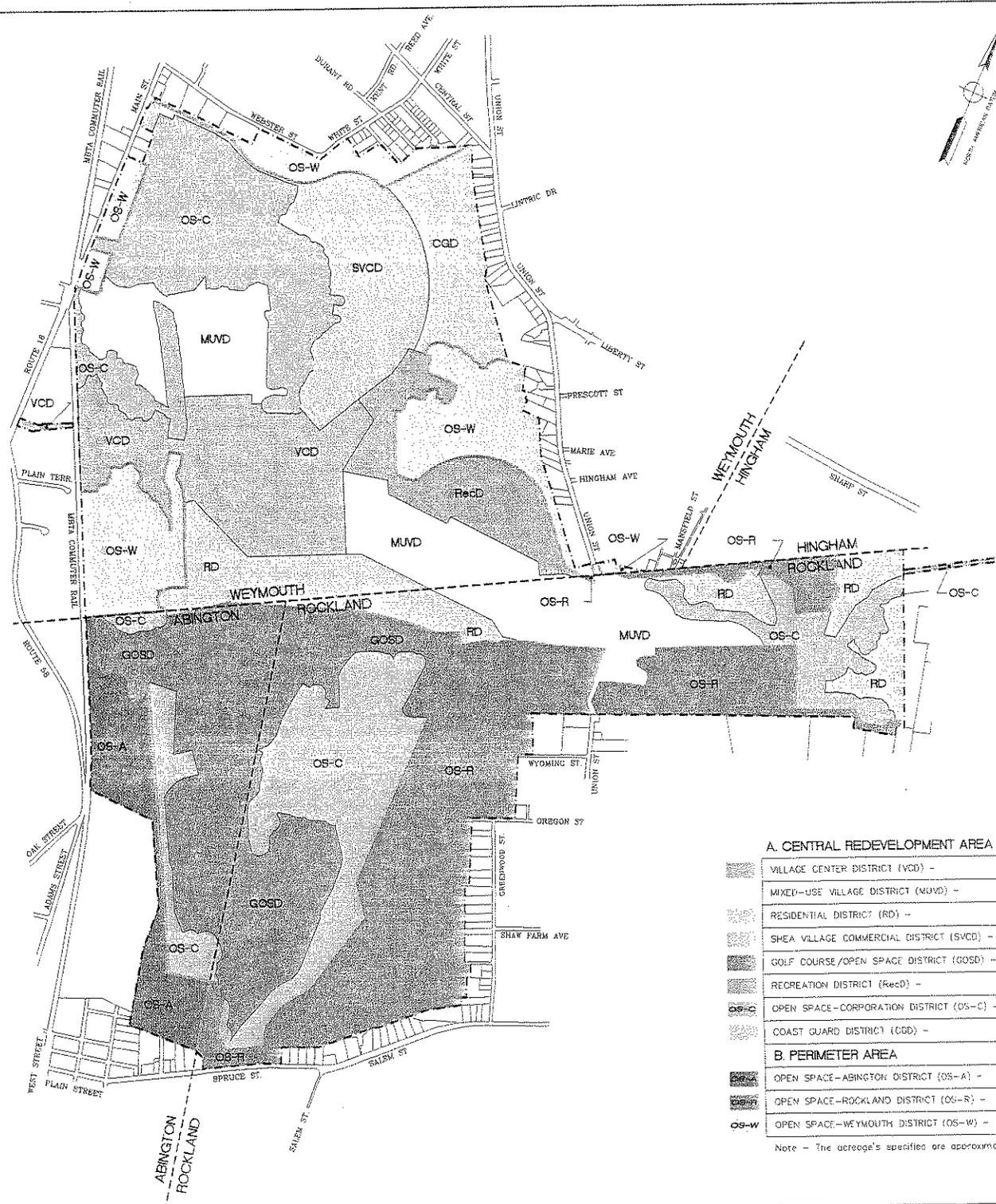
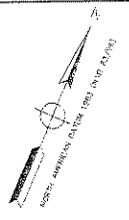
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EXHIBIT D

Table of Dimensional Standards

	Central Redevelopment Area											Perimeter Area			Mixed Use Development Overlay District		
	VCD	MUVD	RD	SVCD <sup>1</sup>	GOSD	RecD	OS-C	CGD	OS-A	OS-R	OS-W	N	ICD	D			
<b>Dimensional Standard</b>																	
Lot Area - Minimum (square feet)	800	800	2,500	20,000	20,000	20,000	40,000	40,000	40,000	40,000		800	800	20,000			
Lot Frontage - Minimum (linear feet)	20	20	50	50	50	50	50	50	50	50		18	18	50			
Lot Coverage - Maximum (percent of lot area)	95	90	75	70	60	60	50	70	50	50		95	100	95			
Building Height - Maximum (feet)	80	65	40	120	35	35	35	35	35	35		70	100	120			
Building Height Out Building - Maximum (feet)	40	35	25	40	20	20	20	20	20	20		35	100	40			
Building/Parking Lot/Loading Setbacks - Minimum (feet)																	
Front	3	5	10	10	15	15	15	10				3	0	0			
Side	0	0	3	20	25	25	25	20				0	0	0			
Rear	0	0	0	10	15	15	15	10				0	0	0			
From any Open Space District	10	10	5	50	50	50	n/a	20				10	50	50			
From SWNAS Perimeter Boundary	50	25	10	100	100	100	100	25				10	50	50			
<b>Notes:</b>																	
n/a	Not Applicable																
1	For the Shea Village Transit Overlay District, see also Section 6.4.																

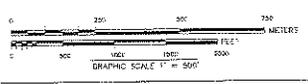
A: Apartments; AC: Apartments with Commercial; AP: Apartments - Podium; SF<5: Single Family House - up to 5,000 sq. ft. lot; SF>5: Single Family House - 5,000 to 10,000 sq. ft. lot; TH1: Townhouse - 1; TH2: Townhouse - 2; O/C: Office / Commercial; NC: Neighborhood Commercial; AR: Anchor Retail; LI: Light Industrial; BPM: Biopharmaceutical Manufacturing; All Res.: Refers to All Residential Building Forms; n/a: Not Applicable; N=No; Y=Yes; SP=Special Permit Required



**A. CENTRAL REDEVELOPMENT AREA**

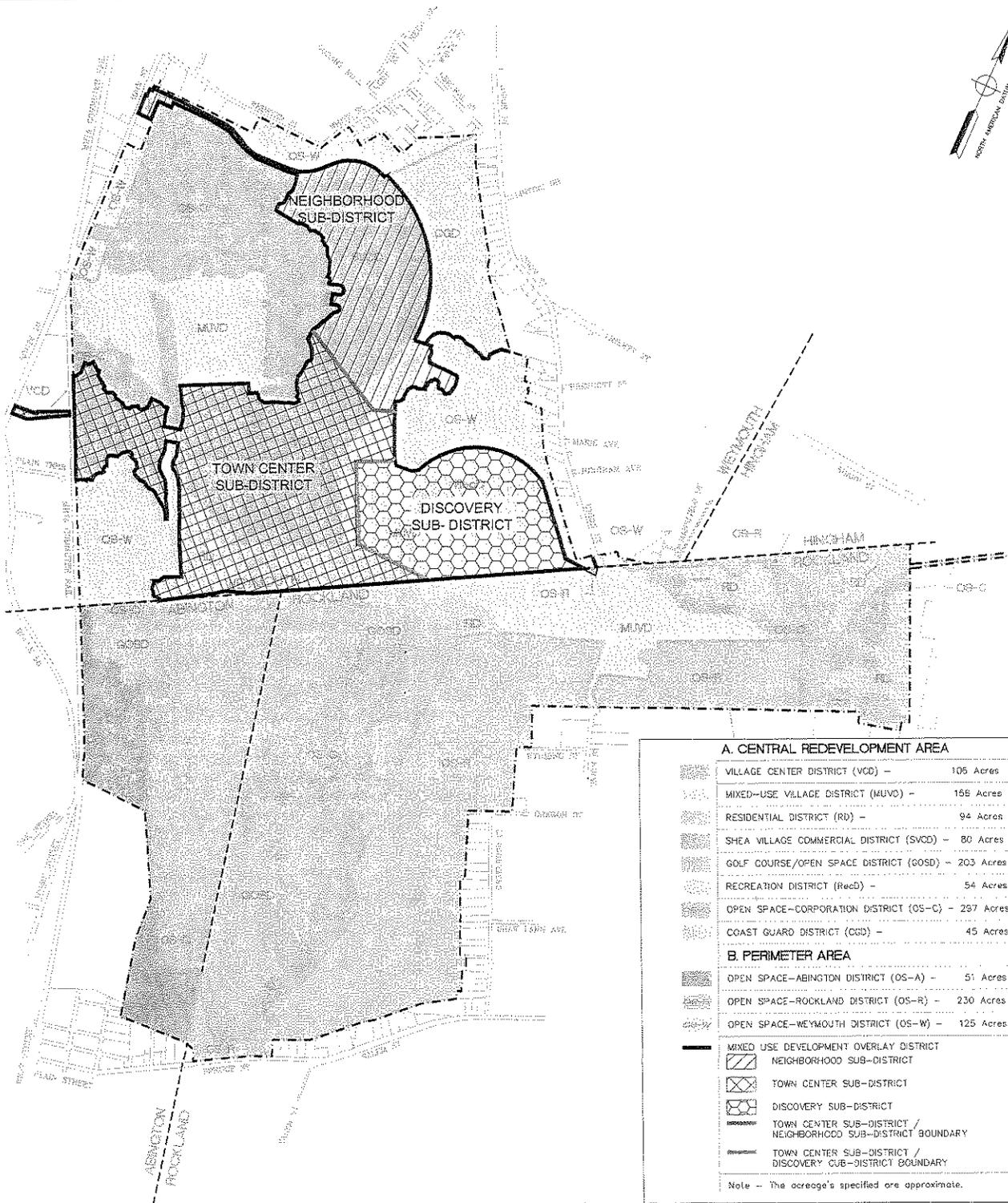
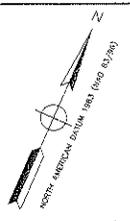
VILLAGE CENTER DISTRICT (VCD) -	106 Acres
MIXED-USE VILLAGE DISTRICT (MUV) -	156 Acres
RESIDENTIAL DISTRICT (RD) -	94 Acres
SHEA VILLAGE COMMERCIAL DISTRICT (SVCD) -	80 Acres
GOLF COURSE/OPEN SPACE DISTRICT (GOSD) -	203 Acres
RECREATION DISTRICT (RecD) -	54 Acres
OPEN SPACE-CORPORATION DISTRICT (OS-C) -	297 Acres
COAST GUARD DISTRICT (CGD) -	45 Acres
<b>B. PERIMETER AREA</b>	
OPEN SPACE-ABINGTON DISTRICT (OS-A) -	51 Acres
OPEN SPACE-ROCKLAND DISTRICT (OS-R) -	230 Acres
OPEN SPACE-WEYMOUTH DISTRICT (OS-W) -	125 Acres

Note - The acreage's specified are approximate.



**NAS South Weymouth  
ZONING MAP EXHIBIT-1**  
REVISED SEPTEMBER 2, 2015





**A. CENTRAL REDEVELOPMENT AREA**

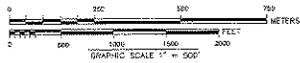
	VILLAGE CENTER DISTRICT (VCD) -	106 Acres
	MIXED-USE VILLAGE DISTRICT (MUVO) -	156 Acres
	RESIDENTIAL DISTRICT (RD) -	94 Acres
	SHEA VILLAGE COMMERCIAL DISTRICT (SVCD) -	80 Acres
	GOLF COURSE/OPEN SPACE DISTRICT (COOSD) -	203 Acres
	RECREATION DISTRICT (RecD) -	54 Acres
	OPEN SPACE-CORPORATION DISTRICT (OS-C) -	297 Acres
	COAST GUARD DISTRICT (CGD) -	45 Acres

**B. PERIMETER AREA**

	OPEN SPACE-ABINGTON DISTRICT (OS-A) -	51 Acres
	OPEN SPACE-ROCKLAND DISTRICT (OS-R) -	230 Acres
	OPEN SPACE-WEYMOUTH DISTRICT (OS-W) -	125 Acres

- MIXED USE DEVELOPMENT OVERLAY DISTRICT
- NEIGHBORHOOD SUB-DISTRICT
- TOWN CENTER SUB-DISTRICT
- DISCOVERY SUB-DISTRICT
- TOWN CENTER SUB-DISTRICT / NEIGHBORHOOD SUB-DISTRICT BOUNDARY
- TOWN CENTER SUB-DISTRICT / DISCOVERY SUB-DISTRICT BOUNDARY

Note - The acreage's specified are approximate.



100 HERRING ROAD  
SUITE 200  
SOUTH WEYMOUTH, MA 01983  
(508) 833-7777  
www.vhb.com

**SMC**

**NAS South Weymouth  
ZONING MAP EXHIBIT-2**  
REVISED SEPTEMBER 2, 2015





# Town of Abington

500 GLINIEWICZ WAY  
ABINGTON, MA 02351

TO: BOARD OF SELECTMEN  
FROM: TOWN MANAGER  
DATE: OCTOBER 23, 2015  
SUBJ: GENERAL UPDATE

***The following is meant to be a general update of activities of the Town Manager and staff. Should any member desire more information regarding any particular matter please contact me personally.***

1. School Construction Project - This past Wednesday afternoon the general contractor bids for the construction of the new high/middle school were opened. That same night the School Building Committee voted to award the contract to Brait Builders Corp. of Marshfield. The Committee was pleased that the bids were all within reasonable proximity and that the low bid is indeed within the budget established and approved. I am attaching the evaluation spreadsheet prepared by our OPM for your information. The contracting phase is now upon the committee however the contract required by the town was included in the bid package so there isn't a negotiation but rather just incorporation of the numbers and dates into the template. Also, a Pre-Construction meeting has already been scheduled for November 2 at 2:00 p.m. at the High School.
2. School Groundbreaking – Since the contract phase should be swift the contractor does intend to begin mobilizing as early as December 1. Therefore efforts have been made to organize a groundbreaking event prior to that. The committee has arranged for this event to occur on Monday, November 23 at 12:30 p.m. Details still to follow.
3. Pohorecky Property – I have had the opportunity to meet with a representative of Mass Department of Conservation and Recreation and they are indeed interested in this property, however they are particularly interested in the piece that is virtually surrounded by Ames Nowell State Park. The land that the town now owns is essentially non-buildable, landlocked wetlands. He DCR representative has offered to host a site walk and the dates that seem to work are either Nov. 4 or Nov. 6. (approximately 9:30 am). I am leaning towards November 4 and would invite any member(s) who are available to join us. I know that mornings are probably difficult but please let me know. The Chairman has already expressed an interest.

4. Budget Process - The process has begun! FY 2017 Budget requests are due by October 31 (with a few exception) in order to maintain a similar schedule as FY 2016. I have met with the Finance Committee and will be working to coordinate a budget meeting schedule for them to meet with Dept. Heads.
5. DPW Legislation - I have been informed that the DPW legislation has now passed the House (previously passed in the Senate) and now needs to be enacted in both branches which may very well happen next week. After that the Governor has ten days to sign the legislation.

Abington Co-Located Pre-K   Middle   High School Project - Abington, MA						
Contractor Bids		10/20/2015 - 2:00pm GC Bid Opening				
Budget	\$77,210,112		\$1,255,255	\$123,170	\$106,638	\$96,247
			\$78,465,367			
	Base Bid	Alt. 1 - Synthetic Turf Fields	Alt. 2 - Sports Lights at Turf Fields	Alt. 3 - Wireless Access System	Alt. 4 - Lighting Gliniewicz Way	Alt. 5 - Radiant Sidewalks Main/Gym Entry
<b>Contractor</b>						
<b>Brait Builders Corporation</b>	\$76,890,000	\$1,176,215	\$600,000	\$125,000	\$170,100	\$118,250
Marmelo Bros. Construct. Inc.	\$2,127,000.00					
V & G Ironworks Inc.	\$946,046.00					
Superior Caulking & Waterproofing Co., Inc.	\$482,270.00					
Greenwood Industries, Inc.	\$1,986,000.00					
Chandler Arch. Products, Inc.	\$3,329,000.00					
Chandler Arch. Products, Inc.	\$467,000.00					
West Floor Covering Inc.	\$612,158.00					
Central Ceilings, Inc.	\$1,236,000.00					
West Floor Covering, Inc.	\$706,429.00					
King Painting, Inc.	\$508,000.00					
Delta Beckwith Elevator Co.	\$305,000.00					
Cogswell Sprinkler Co., Inc.	\$888,225.00					
Harold Brothers Mechanical	\$2,818,000.00					
I & R Mechanical Inc.	\$6,570,000.00					
LeVangie Electrical Co., Inc.	\$8,370,000.00					
<b>BID TOTALS</b>	<b>\$76,890,000</b>	<b>\$78,066,215</b>	<b>\$78,666,215</b>	<b>\$78,791,215</b>	<b>\$78,961,315</b>	<b>\$79,079,565</b>
<b>Bid to Budget</b>	<b>(\$320,112)</b>		<b>\$200,848</b>	<b>\$325,848</b>	<b>\$495,948</b>	<b>\$614,198</b>
<b>Fontaine Bros., Inc.</b>	<b>\$77,607,000</b>	<b>\$1,265,000</b>	<b>\$649,000</b>	<b>\$127,000</b>	<b>\$167,000</b>	<b>\$110,000</b>
Marmelo Bros. Construct. Inc.	\$2,127,000.00					
V & G Ironworks Inc.	\$946,046.00					
Superior Caulking & Waterproofing Co., Inc.	\$482,270.00					
Capeway Roofing Sys. Inc.	\$1,953,700.00					
Lockheed Window Corp.	\$3,217,000.00					
Chandler Arch. Products, Inc.	\$467,000.00					
West Floor Covering Inc.	\$612,158.00					
Central Ceilings, Inc.	\$1,236,000.00					
West Floor Covering, Inc.	\$706,429.00					
King Painting, Inc.	\$508,000.00					
Delta Beckwith Elevator Co.	\$305,000.00					
Cogswell Sprinkler Co., Inc.	\$888,225.00					
Harold Brothers Mechanical	\$2,818,000.00					
N.B. Kenney Co., Inc.	\$6,498,000.00					
LeVangie Electrical Co., Inc.	\$8,370,000.00					
<b>BID TOTALS</b>	<b>\$77,607,000</b>	<b>\$78,872,000</b>	<b>\$79,521,000</b>	<b>\$79,648,000</b>	<b>\$79,815,000</b>	<b>\$79,925,000</b>
<b>Bid to Budget</b>	<b>\$396,888</b>		<b>\$1,055,633</b>	<b>\$1,182,633</b>	<b>\$1,349,633</b>	<b>\$1,459,633</b>
<b>Agostini Bacon Construction Joint Venture</b>	<b>\$78,445,700</b>	<b>\$1,350,000</b>	<b>\$542,000</b>	<b>\$137,000</b>	<b>\$106,638</b>	<b>\$86,247</b>
Marmelo Bros. Construct. Inc.	\$2,127,000.00					
V & G Ironworks Inc.	\$946,046.00					
Superior Caulking & Waterproofing Co., Inc.	\$482,270.00					
Capeway Roofing Sys. Inc.	\$1,953,700.00					
Lockheed Window Corp.	\$3,217,000.00					
Chandler Arch. Products, Inc.	\$467,000.00					
West Floor Covering Inc.	\$612,158.00					
Central Ceilings, Inc.	\$1,236,000.00					
West Floor Covering, Inc.	\$706,429.00					
King Painting, Inc.	\$508,000.00					
Delta Beckwith Elevator Co.	\$305,000.00					
Cogswell Sprinkler Co., Inc.	\$888,225.00					
Harold Brothers Mechanical	\$2,818,000.00					
N.B. Kenney Co., Inc.	\$6,498,000.00					
Wayne J. Griffin Electric Inc.	\$8,379,000.00					
<b>BID TOTALS</b>	<b>\$78,445,700</b>	<b>\$79,795,700</b>	<b>\$80,337,700</b>	<b>\$80,474,700</b>	<b>\$80,581,338</b>	<b>\$80,677,585</b>
<b>Bid to Budget</b>	<b>\$1,235,588</b>		<b>\$1,872,333</b>	<b>\$2,009,333</b>	<b>\$2,115,971</b>	<b>\$2,212,218</b>