

**TOWN OF WEYMOUTH  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
MINUTES - June 12, 2018**

A site plan review was held in the Third Floor Conference Room at Town Hall, 75 Middle Street, by the Director of Planning and Community Development for the Town of Weymouth.

Staff Present: Robert Luongo, Planning Director, Weymouth  
Eric Schneider, Principal Planner, Weymouth  
Anne Paradis, Recording Secretary, Weymouth

Also Present: Kenneth Ryder, Ryder Development Corp.

Mr. Luongo opened the Site Plan Review meeting at 10:00 A. M. and read the meeting notice. He then asked the applicant to introduce himself and to briefly explain the project.

Mr. Ken Ryder of Ryder Development introduced himself. He explained that this project is located at 20 Humphrey Street, a ~31,957 SF lot, located in the R-3 zoning district and shown on the Weymouth Town Atlas Sheet 22, Block 292, Lot 31. He explained that they originally proposed to construct one twelve-unit residential building with twenty-four parking spaces, landscaping, utilities and drainage. He was here today to modify the original project by reducing the number of units from twelve units to ten units, and reducing the number of parking spaces from twenty-four to twenty parking spaces.

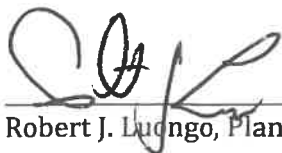
Mr. Schneider agreed that the original project had been vetted by town departments and that revisions had been made based on departments' comments. The project had gone through Site Plan Review and approved by the Planning Director, on March 29, 2017. Mr. Ryder was here today for approval of the reduction in units and parking spaces.

Mr. Luongo stated that he and Mr. Schneider had visited the site this morning and the only issue was the landscaping. He then stated that he thinks that additional arborvitaes at the north side of the entrance would be too high and shrubs of a lower growth height would be appropriate. He also wants the landscaping on the north side along the retaining wall eliminated and a gravel base added for snow removal. He also would like the chainlink fence on the north-west side to remain black vinyl as noted on the plan.

Mr. Ryder agreed with Mr. Luongo and stated that anything else disturbed would be loomed and seeded.

Mr. Luongo approved the Site Plan Review application, as modified, submitted by Ryder Development Corp. "Proposed Multi-Unit Residential Building, 20 Humphrey Street, Weymouth, MA" by SITEC Environmental, dated October 21, 2016, final revision date of May 8, 2018, with the following conditions: that low growth height shrubs be planted, instead of arborvitaes, at the north side of the entrance; landscaping along the retaining wall be eliminated and a gravel base added for snow removal.

The Site Plan Review was adjourned at 10:15 A.M.

  
Robert J. Luongo, Planning Director  
Date