

WEYMOUTH PLANNING BOARD
McCulloch Building, Conference Room
182 Green Street
March 2, 2010 – Wednesday

Present: Walter Flynn, Chair
Sandra Williams, Vice Chair
Mary Akoury, Clerk
David Chandler
Paul Hurley

Staff: Rod Fuqua, Planning and Development

Recording Secretary: Mary Briggs

Walter Flynn called meeting to order at 7:00 PM which includes a review of Articles 10, 11 and 12 of the draft zoning ordinance.

Mr. Fuqua presented the overview of Article 10-Parking and sets the minimum and maximum parking areas based on current needs. This discussion included:

- Shared parking/overlap parking for dissimilar businesses
- Shared parking via common driveways- residential
- HP spacing, marking and signage are determined by the State Architectural Barriers Board regulation
- Unique parking considerations for South Shore Hospital
- Responsibility for maintenance of landscaping in parking lots

Mr. Fuqua noted that no changes are proposed for Article 11.

During this discussion, a number of suggestions were made as to punctuation, eliminating duplications, consistency and general presentation of the draft document. Mr. Fuqua noted that much of the document has been carried through since its initial drafting in 1969 and that proofreading is ongoing.

Mr. Fuqua reviewed the changes to Article 12. There have been some major upgrades, particularly with regard to accessory in-law accommodations- Article 12-01. The concern is that the current zoning allows for additions to be built, and when no longer needed are then illegally rented. For the first time, the zoning clearly defines the parameters and criteria for in-law accommodations:

- subordinate to the existing house
- parking availability with no additional curb cuts allowed
- no change to front façade of the existing house
- must conform to set-back regulations
- no more than one accommodation per house
- limited to 750 square feet, or no more than 33% of the existing house

- no more than two bedrooms
- will not preclude new construction- document does not state either new or existing construction

There was a brief discussion on who will determine appropriateness of an accommodation and enforcement by the building inspector; the need or possibility of a yearly inspection by the Board of Health to deter illegal rooming houses/apartments; a record-keeping mechanism to monitor the number of conversions in town; how to maintain a distinction between in-law accommodation or rental; and how to put conditions in place and then enforce them. Mr. Fuqua noted that it is best to address on a case-by-case situation rather than placing too stringent inspection requirements in the zoning document.

The discussion also briefly touched on group housing which are under state licensing and are exempt from the zoning, double-layering of single family homes, and allowable density in the residential zoning districts.

Article 12-02 defines residential use for outside employment and what constitutes and is allowable/not allowable for a home business.

Article 12-03 concerns single- to two-family conversions and places criteria on the conversion. Current zoning allows for conversion for any home built prior to 1969 via Special Permit request to the Board of Zoning Appeals.

Article 12-04 covers exterior lighting. Current regulations cover size, shield, wattage and flickering/flashing of exterior lighting.

Draft regulations regarding improper storage of recreational vehicles were discussed. The discussion included whether improper storage language could also include items other than vehicles, and revolved around a property on Washington Street with staging and various items on the grounds.

Article 12-12 -Wind Energy conversion. The board discussed whether to insert the word "schools" in exclusionary language.

There is no proposed change to the language of the Adult Use district. Mr. Fuqua noted that further restrictive language unnecessary as this is allowed only in a PIP district and there is one PIP district in town. The current language and restrictions are sufficient. Any changes would be suggested by the Town Solicitor as case law evolves.

Other Business

Mr. Fuqua outlined upcoming items that will require action by the board over the next months:

- a proposal to rezone an open space parcel- Randall Street - Water tower has been torn down, and the town anticipates auctioning off the property for (2) single family house lots. There will be a joint public hearing with the Town Council on Monday, April 5, 2010 on the matter.

- PWED grant with the Town of Braintree- to consider zoning change village center/overlay district for the Weymouth Landing area which will go to Town Council in March and require action at a later time.
- A request for a piece of property north of Route 139; a large parcel currently zoned open space, privately owned and part of the watershed which will require some type of rezoning (commercial) for development.
- Open Space package of info- document needs to be redone- a requirement in order to receive state funds; can combine with CPA to improve the existing recreational documentation and prepare a 5-year plan for implementation. A working group consisting of Jim Clarke, Rod Fuqua, Conservation Commission, Recreation Committee, Health Department, IT (large amount of mapping will be involved in the project), Historical Commission, Waterfront Committee and School Department to prepare base data, communicate visioning, assessment by the Board and synthesizing goals within specific state guidelines:
 - Recreation- outreach with sports, civic, for-profit, regional, schools to determine goals and needs
 - Planning Board- for 5-year implementation

A motion was made by Mr. Hurley to release the \$43,000 remaining in the bond for Ashley Circle (off of Sheri Lane) and seconded by Ms. Akoury. Voted unanimously.

Minutes

A motion was made by Mr. Chandler to approve the minutes of the December 1, 2009 meeting and was seconded by Ms. Williams. Voted unanimously.

A motion was made by Mr. Chandler to approve the minutes of the December 15, 2009 meeting and was seconded by Ms. Williams. Voted unanimously.

A motion was made by Mr. Chandler to approve the minutes of the January 5, 2010 meeting and was seconded by Ms. Williams. Voted unanimously.

A motion was made by Mr. Chandler to approve the minutes of the January 13, 2010 meeting and was seconded by Ms. Williams. Voted unanimously.

Adjournment

At 8:45 PM, there being no further business, a motion was made by Mr. Hurley to adjourn and was seconded by Mr. Hurley and voted unanimously.

Walter H. Flynn, Jr., Chairman

Date