

WEYMOUTH PLANNING BOARD  
McCulloch Building, Conference Room  
182 Green Street  
April 12, 2010

**PRESENT:** Walter Flynn, Chairman  
Sandra Williams, Vice Chairman  
Mary Akoury, Clerk  
Paul Hurley

**NOT PRESENT:** David Chandler

**STAFF PRESENT:** Rod Fuqua, Principal Planner

Chairman Flynn called meeting to order at 7:30 PM.

**PUBLIC HEARING**

10 015-Proposed Rezoning for Randall Avenue: Presented by the Mayor of the Town of Weymouth, owner of a certain parcel of land located at Map 22, Block 300, Lot 38 on the Weymouth Zoning Map and does hereby request that the Town amend the Weymouth Zoning Map for this parcel from Open Space District (POS) to Resident R-1 (R-1). The property, former water tower site, is located on Randall Avenue, northerly or the intersection with Russell Whiting Way.

A Motion was made by Mr. Hurley to Open the Public Hearing on item 10 015, Proposed Rezoning of Randall Avenue and Waive the reading of the public notice and was seconded by Ms. Akoury. Unanimously voted.

There were no comments or questions from the public.

A Motion was made by Mr. Hurley to Close the Public Hearing and was seconded by Ms. Akoury. Unanimously voted.

**Discussion and Recommendation on Proposed Zoning Map Amendment for Randall Avenue- Map 22, Block 300, Lot 38 from Open Space District (POS) to Resident R-1 (R-1)**

(taken out of order)

Ms. Williams asked if the board should make a recommendation that potential bidders on the property sign a waiver indicating awareness of the Activity Use Limitation deed restriction placed on the property. Mr. Fuqua noted that the restriction is filed with the Registry of Deeds follows the property and will be disclosed to all potential bidders. Once the land is sold, the town is no longer liable. The contaminated area will be fenced off and subject to spot checks by the DEP. Mr. Fuqua noted the restriction does not affect the zoning.

Chairman Flynn asked if the town considered cleaning the area prior to the sale. Mr. Fuqua reported that disposal is cost prohibitive. The estimate the town obtained in 2006 was \$200,000 to remove and dispose of the affected soil. A developer could clean it to develop, with the permission of the DEP.

The Town Council has continued its public hearing to April 20, 2010 and is expected to vote it at Council later that evening. The auction is scheduled for April 27, 2010.

The Board discussed the best use of the property from a zoning standpoint. Left as Open Space designation, the allowable uses are:

- Multi-family housing units
- Clinic/office space
- Ancillary retail sales/service
- School for profit
- Light assembly

And if it were changed to R-1 Resident:

- Can be subdivided into 2 buildable single-family house lots (57,000 square feet, with a minimum of 25,000 for a single family home lot)

The Board discussed the character of the neighborhood is comprised of other nearby open space areas, single-family homes and two family housing lots. The R-1 designation is more consistent with the abutting properties.

Chairman Flynn noted the property has been considered for sale awhile. Mr. Fuqua reported that the last time the property was up for sale, the minimum bid price was not met. A discussion followed on the average price for a single-family lot. Mr. Fuqua noted that the price range averages from \$100,000-\$150,000 depending on whether it is a part of a subdivision and whether water and sewer is to be brought in from mains. The property has a lot of ledge and some blasting may be required in order to build.

A Motion was made by Mr. Hurley, seconded by Ms. Williams to recommend Favorable Action on the article for Randall Street.

The Favorable Action recommendation is based on the Board's finding that the character of the neighborhood is comprised of other nearby open space areas, single family homes and two family housing lots. The R-1 designation is more consistent with the abutting properties.

Vote passed unanimously.

Request for Roadway Conditions: Ryder Development Corp. for Walton Street, Sheet 22 Block 296, Lot 24, Zoned R-1

Ryder Development did not have representation and the discussion and recommendations were made in its absence. Mr. Fuqua noted the DPW comments to the request, including

- Highway - cross section needed

- Catch basins
- Leaching pit
- Runoff from new street
- Curb cuts
- Drain calcs required

The proposed roadway is not standard width for a small road (20 instead of 24'). The new road will need to be emulsion treated, manhole reset, and sewer laterals installed; all standard practice. There was a discussion of a deck erected on one of the properties in the proposed area, for which the town has no enforcement because it is a private way. The developer will need to negotiate this as a civil matter with the abutters. A Motion was made by Mr. Hurley and seconded to approve the request, subject to the following:

- Inclusive of all DPW comments
- Extend the roadway 6' beyond the driveway of the southernmost lot to allow passage by snowplow

Vote passed.

#### Adjournment

At 8:15 PM, there being no further business, a motion was made by Mr. Hurley to adjourn and was seconded by Ms. Akoury and voted unanimously.

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Walter Flynn, Chairman