

WEYMOUTH PLANNING BOARD
McCulloch Building, Conference Room
182 Green Street
May 11, 2010 – Wednesday

PRESENT: Walter Flynn, Chairman
Sandra Williams
Paul Hurley

NOT PRESENT: David Chandler
Mary Akoury

ALSO PRESENT: Rod Fuqua, Planning and Development

Walter Flynn called meeting to order at 7:00 PM.

New Business

Form A, Washington Street at Mutton Lane

The committee reviewed the Form A. The property consists of four lots, with two businesses. This will essentially eliminate the property lines.

A motion was made to approve the Form A by Ms. Williams and was seconded by Mr. Hurley and voted unanimously.

Form A, Off Pond Street, divide one lot into two

The Board of Zoning Appeals has approved this.

A motion was made to approve the Form A by Ms. Williams and was seconded by Mr. Hurley and voted unanimously.

Open Space Plan

Rod Fuqua reviewed. All files are now on CD, in eleven sections. It includes the draft of the 2005 plan, and pdf files with instructions from the state to use as a guideline, the requirements and a workbook. The Recreation Committee has used a spreadsheet format which outlines their criteria. Maps are on the town server and there is a proposal in progress for the consultant work and it is with CPC funding and grant money. Most groups involved in this project will be able to access the information through their staff liaisons.

40B-Clapp Memorial Building is now with the Mayor. It is recommended that they move ahead with 40R process. Bob Luongo wrote most of the 40R with Rod and Jim Clarke. Density and zoning must be set, and draft has been sent to the state for review. Rod outlined what will be upcoming for the submission for filing. the matter of who will submit the filing was discussed. It can be by the owner, the Planning Board of the Board of Zoning Appeals to make a case.

Planning Board will do the review, and hold a public hearing. The zoning will transfer to the new owner; succession will be with the property. It is in a growth overlay district and whatever is determined, the underlying zoning will apply.

The building can be torn down and subdivided into four lots, or used as a market exempt use (group home, day care, drug treatment facility). There was a brief discussion of feasibility of these uses. Vote must carry in the council by 8/11; otherwise it will remain R-1 residential. There are no criteria for the town to preserve the building and it has no control over the look under any zoning except under 40-R.

There was a brief discussion on the time period of the use and whether it can be put on the deed in perpetuity so long as it remains an overlay district.

Rod reviewed the process further. Once the design package is in, it will consist of plans, a map and technical portion. At that time the Planning Board will schedule a joint meeting with the Town Council. He recommended the committee review past minutes for the developers recommendations.

Zoning Review (cont.)

The committee reviewed sections 13 and 14. Chairman Flynn recommended that the document be edited for consistency with regard to hyphenated or compound words. Signage, fill and removal were reviewed. The remaining sections of the draft document will be reviewed at the committee's next meeting.

Minutes

A motion was made by Mr. Hurley to accept the minutes of the April 12, 2010 meeting and was seconded by Ms. Williams and voted unanimously.

A motion was made by Ms. Williams to accept the minutes of the March 2, 2010 meeting and was seconded by Mr. Hurley and voted unanimously.

Next Meeting

The next regularly scheduled meeting of the Planning Board will be June 8, 2010.

Adjournment

At 8:25 PM, there being no further business, a motion was made by Sandra Williams to adjourn and was seconded by Paul Hurley and voted unanimously.

Respectfully submitted,
Mary Briggs, Recording Secretary

Walter H. Flynn, Jr., Chairman

Date