

Weymouth Planning Board
McCulloch Building, Conference Room
182 Green Street
June 16, 2009 - Tuesday

Present: Walter Flynn, Chair
David Chandler
Sandra Williams
Mary Akoury

Absent: Paul Hurley

Also Present: Rod Fuqua

Recording Secretary: Mary Briggs

The meeting was called to order at 7:30 PM.

Minutes

A motion was made by Mr. Chandler to accept the minutes of May 19, 2009 and was seconded by Ms. Williams. Mr. Flynn noted the minutes should be corrected to reflect the correct chair/vice chair. Mr. Chandler made a motion to accept the minutes, as amended and was seconded by Ms. Williams. Unanimously voted.

Zoning Update

Rod Fuqua presented the suggested changes in the zoning ordinance for sections 4 through 6 for review by committee, and the history of the zoning. In the early 1980's new districts were given with specific purposes and now all districts have stated purposes. He reviewed the introduction to the use table and how the table is read. The committee reviewed in general for grammatical errors, acronyms in the chart, and continuity in terms. The various abbreviations were discussed in the table and the format of the zoning document in general. There was some general discussion regarding site plan review, Zoning Board of Appeals process, and design criteria. Mr. Fuqua explained that with the recommended zoning ordinance the archaic terms have been removed and others have been simply updated. New ones have been added as well, such as "in-law" and "adult day care." The committee noted its concern that the document be sufficiently scrutinized by all parties in order not to exclude any information. Mr. Fuqua noted that the ordinance zoning draft is a result of input from Jim Clarke and staff in Planning, Jeff Richards in the Building Department, George Lane, the town Solicitor, Ken DiFazio who was the chair on Ordinance Committee when this was proposed. Many others are involved in the process, and checks and balances are in place to track changes.

Meaning for the various terms in the documents were discussed- height limitations in Low-rise versus high-rise, "varied housing opportunities", density regulations. Mr. Fuqua noted that particular scrutiny was given to uses and density regulation. He also provided a historical comparison of variance use allowances that are no longer allowed. He used Tall Oaks construction as case in point- that type of construction is no longer allowed in R-3 and R-4.

Medical use district was discussed. Mr. Fuqua outlined the areas in town in this district as well as the types of facilities allowed or exempt from the zoning. Exemptions include nonprofit treatment centers.

The committee noted its concern that the zoning be broad enough to allow for leeway and tight enough to deter fragmented growth.

“Water Dependent” was questioned as to meaning; some of the committee members asked if this includes water use such as laundry or car wash facilities. Mr. Fuqua explained that typically these will be found in the I-2 coastal zone areas and includes the power plant or marina businesses.

Mr. Flynn asked if maps are to be included in the zoning ordinance. Mr. Fuqua responded that maps will be companion documents but will be distinctly separate.

Planned Unit Development was briefly discussed. Signage was brought up and Mr. Fuqua noted it will be covered in another section. The Jackson Square area in town was used as examples where signage more in use with the village center district concept are voluntarily being adopted. Mr. Fuqua noted the intent is to keep a consistent look to the area. He reminded the committee that the change in the zoning ordinance will effect a gradual change to an area, through redevelopment.

Mr. Chandler asked if the Columbian Square area was a historic district. Mr. Fuqua responded that it is not although there are buildings in the Square which are on the historic register.

Several other terms in the document were reviewed- responsibility for bike racks, differing peak usage overlaps for shared parking areas, outside storage and that it refers to retail sales products.

The committee asked if the town has an architectural design board, similar to some other South Shore towns. Mr. Fuqua responded that there is not one. He noted that there will be a companion document to the ordinance which will cover design guidelines.

Next Meeting

The committee will meet again on July 21, 2009 to review sections 6, 7 and 8 of the proposed zoning ordinance changes.

At 8:35 PM, there being no further business, a Motion was made by Ms. Akoury to adjourn, seconded by Ms. Williams and voted unanimously.

Walter Flynn, Chair

Date