

Weymouth Planning Board
McCulloch Building, Conference Room
182 Green Street
July 21, 2009 - Tuesday

Present: Sandra Williams
David Chandler
Mary Akoury
Paul Hurley

Absent: Walter Flynn, Chair

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 June 16, 2009 and was seconded by Ms. Akoury. Unanimously voted.

Zoning Update

The committee reviewed sections 6, 7 and 8 of the draft zoning. There are two types of zoning districts. Standard or basic districts that regulate uses. The second type of district is called an overlay district which overlays basic zoning districts and usually requires additional regulation. In Weymouth there are three overlay districts. The Watershed Protection District, Groundwater Protection District and Floodplain overlay district. There are reformatting change but no change of substance.

Mr. Fuqua also noted that the section on nonconforming uses has been entirely rewritten. Much of the changes are for purposes of clarity. Current zoning has all nonconforming uses in one package; structure and lot. The proposed zoning is broken down by structure, lot size and usage. Previously, any part of nonconformity required appeal to the ZBA.

There was a brief discussion of the terms “envelope” and “footprint”, and whether the building inspection has reviewed the wording. Mr. Fuqua also reviewed the criteria for a building to be determined as vacant. Mr. Chandler also brought up the LED signs in town; Mr. Fuqua noted that this is in section 14 of the proposed zoning and will be reviewed.

New Business

Rod Fuqua presented a Form A for property to be built on Cottage Lane in the Homestead neighborhood. It's a long lot, by wetlands in the area of the Tirrell Woods project previously approved. A motion was made by Ms. Akoury to accept the Form A, seconded by Mr. Hurley and unanimously voted.

Next Meeting

The committee will meet again on September 15, 2009 to review sections 9, 10, 11 and 12 of the proposed zoning ordinance changes.

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

Sandra Williams, Vice-Chair

Date