

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
April 24, 2012
Minutes

PRESENT:

Walter Flynn, Chairman
Sandra Williams, Vice Chairman
Dave Chandler

NOT PRESENT:

Paul Hurley
Mary Akoury, Clerk

ALSO PRESENT:

James Clarke, Director Planning & Development

Chairman Flynn called the April 24, 2012 meeting of the Planning Board to order at 7:00PM and stated that both Mr. Hurley and Ms. Akoury would not be present this evening. Chairman Flynn apologized for being absent himself at the Planning Board meeting on April 17, 2012.

Public Hearing (cont.)

Petr: Edmund McLelland and James Miller

Locus: 119 Randolph Street
Sheets 48 and 49, Block 509, Lot 16

Zoning: R-1

Proposed subdivision to create four (4) buildable lots

Request to continue the public hearing to May 15, 2012 and to approve the request to extend the decision deadline to June 20, 2012.

Chairman Flynn stated regarding the decision on the continuation of the Public Hearing; Chairman Flynn received a request from the applicant asking to continue the public hearing to May 15, 2012 and to approve by June 20, 2012.

Mr. Chandler made a MOTION to CONTINUE the Public Hearing for 119 Randolph Street to May 15, 2012 at 7:07PM. Ms. Williams SECONDED the MOTION. Mr. Clarke stated that Attorney Galvin notified the abutters of this request. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to EXTEND THE DECISION DEADLINE TO JUNE 20, 2012. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

MINUTES

Ms. Williams made a MOTION to ACCEPT the minutes of February 7, 2012. Mr. Flynn SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Ms. Williams made a MOTION to ACCEPT the minutes of February 21, 2012. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to ACCEPT the minutes of March 20, 2012. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

DISCUSSION OF FLOODPLAIN ZONING

Mr. Clarke stated over the past few years FEMA has been working on updating the Floodplain maps. Now we have new maps. The old ones are from 1979. This is the first update since 1979. Zone A is a flood zone area; if people live within a flood zone they will need to purchase flood insurance. Velocity Zones are along tidal areas with waves and tidal action.

The maps have been updated and the new maps are effective as of July 17, 2012. The Town of Weymouth needs to accept the new Floodplain Zoning changes to become compliant.

Mr. Clarke gave a handout (copy of old Weymouth Code Zoning Book) and indicated what changes need to be made to the wording in the zoning book in order for the town to become compliant.

Chairman Flynn asked if staff will be preparing the changes to the zoning documents. Mr. Clarke stated yes and he will present at the next Planning Board meeting. Chairman Flynn stated that Planning Board will have to approve the new zoning changes at the next Planning Board meeting.

Mr. Clarke stated after Planning Board approves the new zoning changes there will be a joint Public Hearing with Planning Board and Town Council in June.

Mr. Clarke read this memo from Colleen Bailey:

I just took a look at the Weymouth zoning bylaw (specifically the floodplain district) that I pulled off of the Weymouth website. Below are the changes for Weymouth's continued participation in the National Flood Insurance Program. Please let me know if you have any questions. Thanks so much. Colleen

Article 1: 120-8 (District Boundaries): Change the part about the floodplain district. I see that you have a similar paragraph in Article XIIA, Section 120-38.2(a), so the following paragraph is for both sections. "The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Weymouth designated as Zone A, AE, AO, or VE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Weymouth are panel numbers 25021C0089E, 23021C0093E, 25021C0226E, 25021C0227E, 25021C0228E, 25021C0229#, 25021C0231E, 25021C0233E, 25021C0236E, 25021C0237E, 25021C0238E, 25021C0239E, 25021C0241E, and 25021C0243E dated July 17, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) report dated July 17, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk."

*Add the following to Article XIIA (perhaps at 120-38.7, Notification of Watercourse Alteration):
In a riverine situation, (appropriate official in community) shall notify the following of any alteration or relocation of a watercourse:*

- *Adjacent Communities*
- *NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104*
- *NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110*

Add the following to 120-38.3(D)(4)(c): Man-made alteration of sand dunes within Zone VE which would increase potential flood damage are prohibited.

120-38.3D(1) and (2) There are no longer Zone C or Zone B areas on FEMA's Flood Insurance Rate Maps. They are collectively known as Zone X, although they are separated slightly. There's no "official" language to separate the two, unfortunately. Here is a suggestion: Zone B now is known as "Zone X (Areas of 0.2% annual chance flooding)" (By the way, 0.2% annual chance is the same as saying it's a "500-year" flood zone). Zone C now is known as "Zone X (Areas outside of the 0.2% annual chance floodplain)" Hopefully this is something that will work for you. If you want to come up with something on your own and run it by me, that would be fine too.

120-38.3D(3): The Town of Weymouth only has Zone AE and AO on their maps. There are not AH, A1-A30, or A99 zones within the Town of Weymouth.

120-38.3D(4): FEMA no longer uses the V or V1-V30 designations. They are all collectively known as VE now.

Please add the following to section 120-38.5(E): "All subdivision proposals must be designed to assure that:

- a) such proposals minimize flood damage;*
- b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and*
- c) adequate drainage is provided to reduce exposure to flood hazards."*

Lastly, I would just delete 120.38-F© as it is redundant with (D) from the same section.

*Colleen Bailey, CFM
Flood Hazard Mapping Coordinator*

*MA DCR Flood Hazard Management Program
251 Causeway Street, Suite 800
Boston, MA 02114-2119*

Mr. Clarke stated he will prepare an article, Planning Board will hold a joint Public Hearing with Town Council.

NEXT MEETING

The next meeting of the Planning Board will be held on May 9, 2012 at 7:00PM at the McCulloch Building, Whipple Center, 182 Green Street.

Mr. Chandler asked Mr. Clarke if he has any more information regarding the wind turbines. Mr. Clarke stated that is on the back burner for now. The Town has just finished its one year wind study; and is starting to do a feasibility analysis for the High School site.

Mr. Clarke stated the Capital Improvement Plan is before Budget Management Committee; Mr. Clarke stated he gave the review and talked about the updating costs. Mayor Kay submitted a request for approve of bonding authority. Budget Management was pleased, they approved at their last meeting.

ADJOURNMENT

At 7:45PM, there being no further business, a MOTION was made by Mr. Chandler to ADJOURN and was SECONDED by Ms. Williams. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by:

Chairman, Walter Flynn

Dated:
