

WEYMOUTH PLANNING BOARD
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA
Tuesday, October 22, 2019
MINUTES

PRESENT: Sandra Williams, Chairman
Paul Rotondo
George Berg
Greg Agnew

ALSO PRESENT: Robert Luongo, Director Planning & Development
Eric Schneider, Principal Planner

Chairman Williams called the meeting to order at 7:00PM.

40B APPLICATION – IDLEWELL VILLAGE – GENERAL DISCUSSION

Mr. Schneider stated all department heads have given comments to Planning Board and all written responses are due. Mr. Schneider is expecting the site will be deemed appropriate by the Board of Appeals. Should BZA reject the application the applicant can appeal to the housing production standpoint. The town trust's the housing expert. If the proposal goes that far; from a purely legal standpoint this should take several weeks because the applicant comes with drawings.

Mr. Luongo stated the applicant needs to meet production goals in the housing production plan. The town claims it meets the goal but it is 500 production units short. Mr. Luongo stated requires assistance from staff to understand the 40B because of:

- Wetlands
- How does PB deal with BZA
- Locks in use only
- Must prove perimeter land
- Actively looking at opportunities to put restrictions on only for affordable housing

958 COMMERCIAL STREET SUBDIVISION

Notice of Superior Court Decision: Judges order – Planning Board must approve.

Mr. Berg asked does this vacate the waivers? that was the whole reason for denying the application. How are the waivers affected? Mr. Schneider stated the applicant alleged that he fixed everything pertaining to the waivers.

Mr. Agnew made a MOTION to APPROVE the Civil Docket No. 1782cv00305 John Deady, Plaintiff Vs, Planning Board of Weymouth, B.D. Nayak, Sandra Williams and George Berg in their capacity as Members of the Planning Board of Weymouth, Defendants

JUDGEMENT

This action came on for hearing on Cross Motions for Judgement before Associate Justice, Rosalind H. Miller. The Court has issued its Memorandum of Decision and Order allowing the Plaintiff's Motion for Judgement and denying the cross motion of the Defendant.

It is Ordered and Adjudged:

The Planning Board's decision denying approval of the Plaintiff's revised subdivision plan is Vacated, and the Planning Board is directed to issue an approval of the plan.

By the Court (Miller, J.)

Dated: October 3rd, 2019

RECEIVED & FILED
10/3/19

Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OPEN SPACE PLAN – PROGRESS UPDATE

Mr. Luongo asked all members to please take the survey. Planning Board needs to take a vote to accept the Open Space Plan.

DISCUSSION OF HISTORIC MILL OVERLAY DISTRICT

This is basically the measure with the zoning overlay in it. Planning Board needs to hold a joint public hearing with Town Council. Second zoning article repeal the electronic overlay district. Submitted by 10 registered voters. It effects 5 parcels:

- The Francer property
- Supreme Oil Company
- DuNubio's
- And the properties net to DuNubios

As long as they don't lose the underlying zoning rights the property owners are in support of this. The town held meetings two weeks ago at Chapman; 400 people were in attendance; the meeting was mostly positive.

Planning Board and Town Council will host a joint public hearing within 21 days; Town Council is free to act on the ordinance without recommendation. The Ordinance Committee will make a recommendation to the full Town Council. Staff recommend a joint public hearing of Planning Board and Town Council be held on November 18, 2019. Need to advertise in the newspaper 14 days before the public meeting.

Town Council November 12th billboards

Town Council November 18th Overlay District

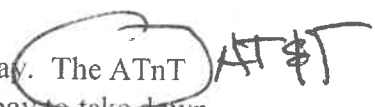
Convene and meet and vote all in the same night. Need to post a public meeting for same night, November 18, 2019.

Mr. Luongo stated we need to give incentive to developers to re-use mill building to keep building rather than knock it down. For example, the Francer Building. Has a small building, small building, ok, knock it down and rebuild, ok. Developer is Michael Kiley; less intrusive use.

Other properties let's say the maximum 4 stories; different zoning, and let's hope whoever purchases the parcel will donate the wetlands to the town.

Chairman Williams asked when developers come in can we ask for affordable housing. Mr. Luongo stated yes, 10% of anything developed must be affordable.

OTHER BUSINESS

The mayor is committed to taking down the incinerator. The smoke stack will stay. The ATnT towers will stay; 40-year lease with ATnT, we are hoping the 40-year lease will pay to take down the incinerator. 

NEXT MEETING

The next meeting of the Planning Board will be held on November 12, 2019.

ADJOURNMENT

Mr. Agnew made a MOTION to ADJOURN at 8:10PM. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve

Sandra Williams, Chairman



Dated:

7-20-2021