

**TOWN OF WEYMOUTH
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MINUTES – Thursday, April 17, 2014**

A site plan review application continued from March 25, 2014 and April 8, 2014 was held in the Kelly Room at Town Hall, 75 Middle Street by the Director of Planning and Community Development for the Town of Weymouth on April 17, 2014 at 2:30 P.M.

Staff Present: James Clarke, Planning Director, Weymouth
Abigail McCabe, Principal Planner, Weymouth
Anne Paradis, Recording Secretary, Weymouth

A. J. Dignan Construction Co., Inc., for property at 122 Mutton Lane (between 114 and 130 Mutton Lane), also shown on the Weymouth Town Atlas Sheet 31, Block 403, Lot 18, to construct six residential dwellings and 14 associated off-street parking spaces located in the R-3 zoning district (Residence, High Density A/Garden-Type Multiple). The 34, 775 SF lot is presently undeveloped.

Present were the applicant, Andrew Dignan, A. J. Dignan Construction Co., Inc., and property owners Richard and Claire Godin.

Mr. Clarke opened the continued Site Plan Review meeting at 2:30 P. M. and explained that this is a proposal to construct 6 townhouse style residential condominiums with 14 parking spaces, located in an R-3 zoning district. Mr. Clarke stated that he had walked the site with Mr. Dignan, the applicant, and Mr. Godin, the property owner.

Mr. Clarke stated that after the site visit he and Mr. Dignan were in agreement to move forward with Mr. Dignan agreeing to submit a new landscaping plan.

Mr. Dignan explained that the plan was to clearcut, re-grade, and plant a combination of evergreens, poplars and flowering pears along with grassy areas.

Mr. Clarke asked Mr. Dignan if he intended to use the April 10, 2014 plan, with Mr. Dignan replying yes, that was correct.

Mr. Clarke stated that the Engineering Department's comments had all been addressed, and the last issue that needed to be addressed were the recommendations from the Traffic Engineer regarding the turning areas for the parking spaces and a reduced height in the fencing so that site lines are not blocked. Mr. Dignan stated that he had met with the Traffic Engineer and he was in agreement with the recommendations and all would be noted on the final plan.

Mr. Dignan additionally stated that he was in agreement with the recommendation to provide room to turn around at Units 6 and 1, and that the fence along the property line would be three feet high for a distance of twenty feet back from the street.

Mr. Clarke stated that everything had been discussed, all adjustments had been made except for the agreed upon adjustments in the parking lot. Mr. Dignan stated that he would have his engineer make all adjustments and submit one full and one reduced sized sheet, within the week.

With no more questions or comments, Mr. Clarke approved the Site Plan with the Traffic Engineer's adjustments.

Mr. Clarke adjourned the Site Plan Review at 2:45 P. M.



James Clarke, Planning Director



Date