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**TOWN OF WEYMOUTH
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MINUTES – Tuesday, April 8, 2014**

A site plan review application meeting continued from March 25, 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 8, 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 since the last meeting on March 25, 2014 he had walked the site with Mr. Dignan, the applicant, and Mr. Godin, the property owner, and that the Engineering Department and the Traffic Engineer have submitted comments.

Mr. Dignan submitted 2 copies of the stormwater report, and stated he had submitted a copy to the Engineering Department. Mr. Dignan stated that he had met with Chip Fontaine, and Braydon Marot, from the Engineering Department, to review their comments and was confident all concerns would be addressed when the revisions were added. Mr. Dignan stated that he plans to submit the revised plans this week.

Mr. Dignan then stated that he had just received the comments from the Traffic Engineer and would need to review them further. Mr. Clarke suggested that Mr. Dignan meet with Owen MacDonald, the Traffic Engineer, and Mr. Dignan agreed.

Mr. Clarke stated that the reason for the site walk was whether or not to clearcut the lot or to try to preserve as many trees as possible, but after walking the site, it was determined that clearcutting would be necessary. Mr. Dignan agreed to submit an updated landscaping/planting plan showing the plantings along the rear property line.

Mr. Clarke asked if the cape cod berm would be all around the asphalt area, with Mr. Dignan replying that it would. Mr. Clarke then stated that the calculations for the side yard setback need to be shown on the plan.

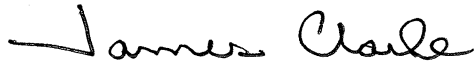
Mr. Clarke then asked what material was planned for the siding of the buildings with Mr. Dignan stating that he planned to use a product called Cedar Impressions that was obtained through Harvey Industries and was a good quality vinyl siding; clapboard with texture, and a shingle look at the center front of the units.

Mr. Clarke inquired about the height of the stone walls with Mr. Dignan replying that there would be two 4 ft stone walls.

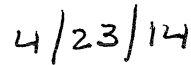
Mr. Clarke stated that he is somewhat frustrated with the engineer, with no blame being placed on the applicant or the property owners, but when plans were incomplete or incorrect, there is no choice but to continue the Site Plan Review, Mr. Dignan also indicated his own frustration with the engineer.

Mr. Dignan stated that he hoped to submit revised plans before the end of the week.

Mr. Clarke continued the Site Plan Review to Thursday, April 17, 2014, at 2:30 P. M. and adjourned at 3:00.



James Clarke, Planning Director



Date