

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Whipple Center, 182 Green Street**  
**May 9, 2012**  
**Minutes**

**PRESENT:** Walter Flynn, Chairman  
Sandra Williams, Vice Chairman  
Dave Chandler  
Paul Hurley  
Mary Akoury, Clerk

**ALSO PRESENT:** James Clarke, Director Planning & Development

Chairman Flynn called the May 9, 2012 meeting of the Planning Board to order at 7:00PM.

**DISCUSSION OF FLOODPLAIN ZONING**

Mr. Clarke gave two handouts; one with floodplain zoning from 1980 (old wording) and one with the new proposed wording to be effective July 17, 2012 (new wording). In order for this community to be part of the program the Town of Weymouth must adopt these new zoning requirements.

Mr. Clarke showed the Board the new Floodplain maps that will be in place as of July 17, 2012. There are changes to designations in different areas but it doesn't change the substance. FEMA determined the areas based on their own calculations and gave each community the opportunity to review and comment. The town needs to adopt the regulations that are compatible with the Federal Government.

Handout #2 new wording:

The following are proposed amendments to the Zoning Ordinance relating to the Floodplain District maps, administration, and regulation.

- A. Delete the penultimate sentence in Section 120-8 and replace the last sentence in Section 120-8 with the following:

"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, 25021C0093E, 25021C226E, 25021C0227E, 25021C0228E, 25021C0229E, 25021C10231E, 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 reports are incorporated herein by reference and are on file with the Town Clerk."

B. Delete Section 120-38.2.A. and replace with the following:

"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, 25021C0093E, 25021C0226E, 25021C0227E, 25021C0228E, 25021C0229E, 25021C10231E, 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 reports are incorporated herein by reference and are on file with the Town Clerk."

C. Add the following as Section 120-38.2.D:

"120-38.2.D. Notification of Watercourse Alteration.

In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities
- National Flood Insurance Programs (NFIP) State Coordinator, Massachusetts Department of Conservation and Recreation
- NFIP Program Specialist, FEMA "

D. Delete Section 120-38.3 (C ) and replace with:

"120-38.3 (C ). The Special Permit granting authority shall be the Board of Zoning Appeals."

E. Delete Section 120-38.3.D (1) and (2).

- F. 1. Delete Zones A, AH, A1-30, A99 and Zone AE to Section 120-38.3.D. (3).  
2. Change Section 120-38.3.D. (3) to section 120-38.3.D. (1).

- G. 1. Delete Zones V, V1-30 in Section 120-38.3.D. (4) and add Zone VE.  
2. Change Section 120-38.3.D (4) to section 120-38.3.D. (2).

H. Add the following Section 120-38.3.D. (2) (C ):  
"Section 120-38.3.D. (2) (C ) Man-made alteration of sand dunes within Zone VE which would increase potential flood damage is prohibited."

I. Change Section 120-38.3.D. (5) to Section 120-38.3.D. (3).

J. Delete Section 120-38.5.D.

Ms. Williams questioned section D regarding the wording of the applicant. Ms. Williams thinks applicant should be in this document in some form. Mr. Clarke agreed and will reword the item.

Mr. Clarke stated he will revise and have this document ready for Planning Board to look at for next meeting next week. Mr. Clarke stated he will have the whole Floodplain Zoning document amended; it needs to be approved by July 17, 2012 after a joint meeting with Planning Board and Town Council.

### **OTHER BUSINESS**

Mr. Clarke advised the board of a zoning change that will be coming before the committee soon regarding property on Route 18 where the Gulf Station used to be. The owners plan on tearing down the gas station and plan to put up a Cumberland Farms store. This will come before the Planning Board in June.

Chairman Flynn stated that legislation before the legislature regarding CPC issues appear that it will pass. The legislation passed 158-0 in the House, now it is in the Senate. It is an amendment to the budget bill with a funding source of \$25,000,000 to be given annually from the surplus fund. Originally the design of CPA was not to receive 100% match; it was originally intended for a 50% match. Next year the Town of Weymouth should be very close to receiving a 50% match if the bill passes. If this legislature passes at the Senate it means that the language will change and now Weymouth will be able to use CPC funds to fix up parks that the town already owns. CPC can expect a lot of recreation proposals to come its way.

Mr. Clarke stated he would like to give the Planning Board a presentation of the proposed use of Legion Field; Mr. Clarke asked if Planning Board would be interested in a joint meeting for this presentation. The board said yes; Mr. Clarke will set it up.

### **NEXT MEETING**

The next meeting of the Planning Board is May 15, 2012.

### **ADJOURNMENT**

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

Respectfully submitted,  
Christine Callbeck  
Recording Secretary

Approved by:

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Chairman, Walter Flynn

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Date