

WEYMOUTH PLANNING BOARD
Town Council Chambers, Town Hall, 75 Middle Street
October 7, 2013
Meeting Minutes

PRESENT:

Walter Flynn, Chairman
Sandra Williams, Vice Chairman
Dave Chandler
Paul Hurley

MEMBERS ABSENT:

Mary Akoury, Clerk

ALSO PRESENT:

James Clarke, Planning Director
Abby McCabe, Principal Planner

**JOINT PUBLIC HEARING WITH TOWN COUNCIL – ZONING MAP AMENDMENT
PETITION – MEASURE #13-113 (1267 WASHINGTON STREET) - Application
submitted by Michael Krause of ETI Realty, LLC- Map 5, Block 446, Lot 17-from
Highway Transition and Industrial-1 to Industrial-1**

A MOTION was made by Town Council Vice President O'Connor to open the public hearing on 13 113-Rezoning Application for 1267 Washington Street, and was seconded by Councilor Smart. This was published on September 11, 2013 and September 18, 2013. UNANIMOUSLY VOTED.

Chairman Walter Flynn called the Planning Board meeting to order. A motion to open the public hearing and waive the reading of the public notice was made by David Chandler and seconded by Sandra Williams. UNANIMOUSLY VOTED.

Michael Krause, owner of ETI Realty, LLC, 1267 Washington was invited to the table. He is requesting a change in zoning so he can construct an auto repair business on the site. The lot is currently in the HT (Highway Transition) and I-1 (Industrial-1) zone and he is requesting the current Highway Transition zoning be removed and the property rezoned I-1 (Industrial-1) only.

The process was reviewed at President Mathews' direction. Mr. Krause reported he spoke with planning staff and Town Council. The owners held a public open house and invited everyone within a 300' radius of the property. All of the residents from Argyle Court, abutting the south section of the property, were present, as well as a few of the residents across Washington Street who had some concerns. Mr. Krause assured them that he would work to rectify the noise, dust and access to the property (that were concerns under the prior ownership) and will repair the fence on the property. He spoke with the previous owner who will continue as a tenant, and he provided a notarized letter that he will cease the screening operation that will also resolve the dust and noise issue since fill will no longer be dropped off for screening. Mr. Krause has offered to replace the fence with materials agreeable to the neighbors and has erected a temporary fence. The meeting overall went well.

Council President Mathews noted that the public hearing is about the rezoning only. Site plan review and formal presentation will take place later. Councilor DiFazio asked the purpose of the original dual zoning designation and if there are any adverse impacts to the change to single I-1 zoning. Mr. Clarke responded that the original rezoning was put in place when there was a moratorium and the current designation created zoning in 2009- HT. Two new zoning designations were created: HT and R-2 and the area on the map he provided was zoned HT to prevent overdevelopment in the formally B-2 zoning area. It runs a mile along Washington Street and the residential property in the area (including Argyle Court) was rezoned R-2. Part of the purpose of the rezoning was to prevent what has occurred here; a lot in two different zoning districts, because in this case there is a use not allowed in the HT zone, but is in the I-1 zone. Most of the area to the rear is the Weymouth Industrial Park; all zoned industrial. They tried to follow the lot lines, but this is a case where it did not happen.

Councilor Smart reported that the matter was heard earlier in the Ordinance Committee meeting, and he asked the applicant to briefly review the type of business and the shared driveway. Mr. Krause responded that the property is accessed off of Washington Street, and two other businesses are on the right of way; S&E Auto and a shipping business. The building directly behind it is under agreement with S&E Auto. All three businesses are accessed along the right of way. He proposes an auto repair business that will operate repair and office tasks weekdays until 5PM and a half day Saturday, with no operation on Sunday. Councilor Burke asked if the property has any physical frontage on Washington Street. It was confirmed that it does not. Allowing it will therefore not change the character of the neighborhood along the highway. There were no comments from the Planning Board at this time. Additionally, there were no comments from the public.

A MOTION was made by Town Council Vice President O'Connor to close the public hearing on 13 113-Rezoning Application for 1267 Washington Street and was seconded by Councilor Smart. UNANIMOUSLY VOTED.

A motion was made by Sandra Williams to close the Public Hearing on behalf of the Planning Board and was seconded by David Chandler. UNANIMOUSLY VOTED.

President Mathews noted that the Planning Board will make its recommendation to the Town Council and it will then be referred to the Ordinance Committee.

At 7:50 PM, there being no further business, the Planning Board recessed to the Kelly Room at Town Hall to continue the rest of the regular meeting.

REVIEW OF MEETING SCHEDULE FOR CAPITAL IMPROVEMENT PLAN

The Board reviewed the proposed meeting schedule through the end of the year and to review the Capital Improvement Plan prepared by staff. The Board approved the proposed meeting schedule with an amendment to change the November 26 date to a week earlier on November 19, 2013. The Board also added a meeting on Monday, November 4, 2013 for the public hearing on

the remand order for 119 Randolph Street and continued the vote for the zoning map amendment for 1267 Washington Street public hearing closed this evening to the October 29, 2013 meeting.

OTHER BUSINESS

Mr. Hurley asked about sign enforcement particularly along route 18 relative to temporary signs, billboards and electronic message boards. Staff noted that they will work with the building department on sign enforcement.

ADJOURNMENT

The Board voted to adjourn at 8:10 PM.

Respectfully submitted,
Abby McCabe,
Principal Planner

Approved by:

Chairman, Walter Flynn

Dated:
