

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Mary McElroy Meeting Room**  
**Tuesday, October 21, 2014**  
**Record of Proceedings and Minutes**

**PRESENT:**

Walter Flynn, Chairman  
Sandra Williams, Vice Chairman  
Mary Akoury, Clerk  
Dave Chandler  
B.D. Nayak

**ALSO PRESENT:**

Abby McCabe, Principal Planner

Chairman Flynn called the October 21, 2014 meeting of the Planning Board to order at 7:00 PM.

Ms. McCabe introduced new Planning Board member B.D. Nayak.

**CAPITAL IMPROVEMENT PLAN (CIP) SCHEDULE AND BUDGET**

Chairman Flynn suggested changing the first meeting originally scheduled for Monday, November 3 because of a scheduling conflict with the Southfield Redevelopment Board meeting. Ms. McCabe informed the Board of a Community Development Block Grant (CDBG) meeting is November 5, 2014 all Planning Board members are invited to that meeting. The Board decided on Wednesday, November 12 for the first CIP meeting with the School Department and Planning Department.

Ms. McCabe stated she has reached out to all department heads for updates to CIP and has heard back from some of them. According to the Town's Charter and Ordinance, the Planning Board must submit the annual update to the CIP to the Mayor by February 1 of each year and the Mayor submits the CIP to Town Council by March 1.

**REVIEW UPCOMING ITEMS FOR FISCAL YEAR 2015**

1. Community Development Block Grant Program (CDBG) – As an entitlement community the town must have a five year action plan, known as the consolidated plan, that outlines the community's needs and assessments with direction on how CDBG funds should be spent. The five year action plan is due in May 2015 and the planning department has started the planning process. A kick off public meeting for residents is planned for November 5, 2014 meeting; all Planning Board members are welcome to attend.
2. Weymouth Landing, Delegas Property – Ms. McCabe distributed a draft architectural concept plan for the site's redevelopment under the Village Center Overlay District. Nick Delegas, the property owner for four parcels in Weymouth Landing at the corner of Commercial and Washington Street is working on a development plan. The plans are for a 4 (four) story structure with first floor commercial space and three floors above

residential with some underground parking. The owner is looking to propose 54 residential units with at least one parking space per residential unit onsite but parking relief is still needed for the commercial uses and additional residential spaces. Ms. Akoury and Mr. Chandler commented that they both feel there is no character in the current design proposal. Ms. McCabe informed the Board that the next neighborhood meeting is tentatively planned for November 20, 2014. Staff asks Planning Board to review and give comments and encouraged members to attend the neighborhood meeting. Ms. McCabe also informed the Board of the proposal on the Braintree side of the Landing; it is a different property owner with a different developer. The proposal in Braintree is also for mixed use with commercial and residential above.

#### FORM A / ANR Plan - 872 COMMERCIAL STREET

Ms. McCabe stated this parcel was on last month's agenda but the meeting was cancelled due to lack of quorum. The proposal was to create two lots from the existing parcel. The minimum 25,000 SF lot size area was met, both lots met the minimum frontage requirements on Commercial Street, and access to the new lot being created would be from Commercial Street. The Form A plan (ANR) was endorsed by the Planning Director, Jim Clarke.

#### MINUTES

Mr. Chandler made a MOTION to APPROVE the minutes of July 8, 2014 as written. Ms. Williams SECONDED the MOTION and the minutes were approved by a vote of 4-0-1 (B.D. Nayak abstained).

Mr. Chandler made a MOTION to APPROVE the minutes of July 15, 2014 as written. Ms. Akoury SECONDED the MOTION and the minutes were approved by a vote of 4-0-1 (B.D. Nayak abstained).

Mr. Chandler made a MOTION to APPROVE the minutes of August 19, 2014 as written. Ms. Williams SECONDED the MOTION and the minutes were approved by a vote of 4-0-1 (B.D. Nayak abstained).

#### OTHER BUSINESS

Ms. McCabe advised members of fall upcoming workshops offered by the Citizen's Planner Training Collaborative that Planning Board members might want to attend. Some of them are further away but she plans to attend the session on November 6 on creating master plans and will report back to the Board.

#### PLANNING BOARD'S COMMUNITY PRESERVATION COMMITTEE (CPC) REPRESENTATIVE

Ms. Williams made a MOTION to NOMINATE Walter Flynn as the Planning Board Representative to CPC. Mr. Chandler SECONDED the NOMINATION. It was UNANIMOUSLY VOTED. Mr. Flynn accepted the nomination.

NEXT MEETING

The upcoming meetings of the Planning Board will be held on November 12, November 18 and December 2, 2014 at 7:00 pm.

ADJOURNMENT

At 8:00 PM, there being no further business, a MOTION was made by Ms. Williams to ADJOURN and was SECONDED by Mr. Nayak. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy  
Recording Secretary

Approved by:

  
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Chairman, Walter Flynn

Dated:

  
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