

**WEYMOUTH PLANNING BOARD**  
**Town Hall**  
**Kelly Room**  
**March 26, 2018**  
**MINUTES**

**PRESENT:**

Sandra Williams, Chairman  
George Berg  
Paul Rotondo  
Ken Padula  
B.D. Nayak

**ALSO PRESENT:**

Robert Luongo, Director Planning & Development  
Eric Schneider, Principal Planner

Chairman Williams called the meeting to order at 5:45PM.

Mr. Berg made a MOTION to TAKE ITEMS OUT OF ORDER. Mr. Padula SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**958 COMMERCIAL STREET (from cancelled meeting of 3/13/18)**

Mr. Schneider stated the plan meets all requirements and creates one additional lot. There is non-conformity with existing house. There is 40 feet of frontage.

Mr. Luongo stated this is just a division of land.

Mr. Padula made a MOTION to APPROVE the ANR Plans for 958 Commercial Street. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**137 WESSAGUSSET ROAD (lot line shift)**

Mr. Schneider stated this is a lot line shift with two existing dilapidated homes both to be demolished, rebuilt and rose.

Mr. Berg made a MOTION to APPROVE the ANR Plans for 137 Wessagusset Road. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**ZONING AMENDMENT – Commercial Corridor Overlay Zone with Map Change – Measure 17 127**

Mr. Schneider stated Councilor DiFazio has asked Planning Board to look at the FAR (Floor Area Ratio) that it is recommending.

Members asked for FAR (Floor Area Ratio) to be defined for the minutes; calculating the density to be built on a lot:

- dense area 1
- less dense .71
- 3 stories minimum height
- 5 stories maximum height
- Mr. Berg stated first floor must be retail, second floor is parking; all other floors are residential; 750 sq. ft. equals 1.5 parking spaces.

Mr. Schneider suggested delay and make a recommendation to Mayor Hedlund and Town Council.

Chairman Williams stated Planning Board has been working on this for a very long time.

Mr. Luongo stated the areas now with FAR of 1 could drop back to .75 and recommend positive action.

Mr. Berg stated he suggests favorable action.

Mr. Luongo stated this is a recommendation of the Planning Board, if they change it it doesn't have to come back to Planning Board.

Chairman Williams stated she would like it covered out adding control.

Mr. Berg made a MOTION to MAKE A FAVORABLE ACTION RECOMMENDATION to Ordinance Committee and Town Council for Zoning Amendment – Measure 17 127. Mr. Rotondo SECONDED the MOTION. Discussion.

Mr. Nayak asked what kind of trees. Mr. Luongo stated trees can be added.

Motion was UNANIMOUSLY VOTED.

AMENDMENT TO MOTION: Mr. Nayak made AMENDMENT TO MOTION Caliper of trees 3-4 inches minimum. Mr. Rotondo SECONDED the AMENDED MOTION. It was UNANIMOUSLY VOTED.

## **MINUTES**

Mr. Padula made a MOTION to ACCEPT the minutes of February 22, 2018. Mr. Berg SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Berg made a MOTION to ACCEPT the minutes of February 27, 2018. Mr. Padula SECONDED the MOTION. It was UNANIMOUSLY VOTED.

## **NEXT MEETING**

The next meetings of the Planning Board will be held on April 10, 2018 and May 15, 2018.

**ADJOURNMENT**

Mr. Berg made a MOTION to ADJOURN at 6:21PM. Mr. Padula SECONDED the MOTION.  
It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy  
Recording Secretary

Approve

*Sandra W. Williams*

Sandra Williams, Chairman

Dated:

*7/17/2018*