

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA**  
**Tuesday, July 17, 2018**  
**MINUTES**

**PRESENT:**

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

**NOT PRESENT:**

George Berg

**ALSO PRESENT:**

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

Chairman Williams called the meeting to order at 7:00PM.

Chairman Williams asked for a moment of reflection over the two senseless deaths that happened in Weymouth this week in memory of Officer Chesna and Vera Adams.

**MINUTES**

Mr. Nayak made a MOTION to APPROVE the minutes of March 26, 2018. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**Discussion of Potential Wharf Street Zoning District**

Mr. Luongo stated this is an overview of the potential change to Commercial Street and Osprey Overlook Park. One large industrial building; don't know how intact the old façade of building is at the moment, some parts of the building are four stories and some are five stories.

Supreme Oil Truck Company is at this site.

Site is zoned industrial Z2

All else are zoned R1 (residential 1)

Looking at possible re-uses for the site.

At Osprey the Mayor is committed to getting rid of the incinerator. Currently looking into getting rid of incinerator and the cost of this.

Mr. Luongo stated he held a community meeting with only 75 property owners from the area. It was held at Town Hall. The meeting indicated strengths and weaknesses of redeveloping this area.

There was some push back. Some people thought “leave things as they are”. The area is 3.5 acres.

Mr. Luongo stated he would like to hold another meeting with neighbors as an informal public meeting.

The building is 70-80,000 sq. ft.

Mr. Luongo stated he spoke with Mike Reilly (he knows about mill restorations) Mr. Reilly feels the building can be restored. We would like to encourage the restoration of the mill building, the 3.5 acres and the other 3 buildings. Different density for each lot. Historic parcel for community; all residential. Danubio – perhaps attached townhouses.

Mr. Luongo stated he will continue with dialogue with residents and make sure to continue with what all residents agree is appropriate for the area. Staff will come up with zoning ideas for the next meeting to discuss with the residents.

If the building needs to be demolished then the new building should have the same approximate size and footprint of the original building.

The Town is not going to take any of the other property owner’s rights away from them.

### **NEXT MEETINGS**

The next meetings of the Planning Board will be held on August 14, 2018, September 18, 2018 and October 23, 2018.

### **OTHER**

Mr. Joe Wilson stated he owns commercial property on Gazette Street (or Station Street). The building was built in 1920 and he added on to the building in 1961. All total the building is 7,000 sq.ft. and zoned B2. Atlantic Tool and an upholster rent space from him in this building. Mr. Luongo asked Mr. Wilson to give his contact information to Mr. Schneider so that they could continue discussions at a later date.

### **ADJOURNMENT**

Mr. Nayak made a MOTION to ADJOURN at 7:40PM. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy  
Recording Secretary

Approve

*Sandra M. Williams*

Sandra Williams, Chairman

Dated:

*09/18/2018*