

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

WEYMOUTH PLANNING BOARD
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA
Tuesday, December 3, 2019
MINUTES

PRESENT:

Sandra Williams, Chairman
George Berg
Greg Agnew

ALSO PRESENT:

Eric Schneider, Principal Planner
Bob Luongo, Planning Director

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

Historic Mill Overlay District – Measure 19-107

The public hearing on this matter had been closed on November 18, 2019 at a joint hearing of the Planning Board and Town Council.

Mr. Schneider informed the Board that minor changes had been made to the original measure as a result of Ordinance Committee input. Specifically, an additional section was added to require 10% of the units in any large scale (10+) residential development to meet HUD affordability standards.

Mr. Berg agreed that this had been a request of the Ordinance Committee during their review and he supported the inclusion of the requirement. Mr. Berg went on to say that the ordinance, as currently written, meets his expectations.

Mr. Luongo informed the Board that the affordability component would be in perpetuity via a deed restriction once a potential developer is identified. Mr. Luongo also stated that 25% of the units would have to be made affordable in order for the Town to be able to count the total number of units towards the Town's 40B compliance calculation and that this was not realistic given the relatively small size of possible developments.

Chairman Williams asked for any additional comments from the Board. There was no additional dialogue.

Mr. Berg then MADE A MOTION to recommend positive action Measure 19-107 to the Ordinance Committee. Mr. Agnew SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Chairman Williams then asked staff for an update on the Open Space and Recreation Plan Update currently being prepared by Horsley Whitten Group.

Eric Schneider informed the Board that the Planning Department expected a first Final Draft by the end of the week which would be distributed to the members. Mr. Schneider also announced that Horsley Whitten would be hosting a presentation of the final OSRP in Town Council chambers on December 18, 2019 at 7:00. Planning Board members were encouraged to attend.

Chairman Williams acknowledged resident Matt Talon of 105 Trefton Avenue who wished to comment. Mr. Tallon let the Board know of his efforts to date to expand the Cadman Conservation Area in North Weymouth. He asked to be put on the agenda of the next Planning Board meeting to present a Power Point presentation on his ideas. The Board agreed.

Chairman Williams called for Ms. Tina Fisher who had requested to address the Board on a property line issue in and around the Whitman's Pond area. Ms. Fisher was not present.

Due to the inclement weather, Chairman Williams suggested that the Board wait 5 additional minutes to give Ms. Fisher additional time.

At approximately 7:20, Chairman Williams suggested that the matter be continued until the next meeting. Board members agreed.

George Berg MADE a MOTION to adjourn. It was SECONDED by Mr. Agnew and was UNANIMOUSLY VOTED.

The next scheduled meeting is January 14, 2019.

Respectfully submitted,

Eric Schneider
Principal Planner

Approve



Sandra Williams, Chairman

Dated:


