

**WEYMOUTH PLANNING BOARD**  
**3rd Floor Conference Room, Town Hall**  
**75 Middle Street, Weymouth, MA 02189**  
**Tuesday, February 17, 2015**  
**Record of Minutes**

**PRESENT:**

Walter Flynn, Chairman  
B.D. Nayak  
Dave Chandler

**NOT PRESENT:**

Mary Akoury, Clerk  
Sandra Williams, Vice Chairman

**ALSO PRESENT:**

James Clarke, Director Planning & Development  
Abigail McCabe, Principal Planner

Chairman Flynn called the February 17, 2015 meeting of the Planning Board to order at 6:30 PM.

**DANDELION LANE SUBDIVISION BOND REDUCTION REQUEST 119 RANDOLPH STREET**

Ms. McCabe informed the Board of the work completed since August and reviewed the estimated cost for the remaining items as inspected and recommended by the Weymouth Engineering Division. Engineering performed an inspection prior to the recent snow fall and recommended the bond be reduced by \$28,049.07 and recommended the new bond amount be \$49,267.73 to cover the remaining work.

On a motion made by Dave Chandler, seconded by B.D. Nayak, the Board voted 3-0 to set release 428,049.07 to set the new bond amount at \$49,267.73 for the Dandelion Lane Subdivision at 119 Randolph Street in Weymouth, MA.

**CAPITAL IMPROVEMENT PLAN VOTE ON ANNULA UPDATE OF CIP AND SUBMIT TO MAYOR KAY**

Mr. Chandler made a MOTION to APPROVE the CAPITAL IMPROVEMENT PLAN and SUBMIT TO MAYOR KAY. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED with the additional ranking of the fire station (line # 8) to be ranked as a # 1 priority.

**REVIEW OF ZONING AMENDMENT PETITION, MEASURE 14-107**  
**ZONING ORDINANCE AMENDMENT PETITION - DUNKIN DONUTS 1255 MAIN STREET, property owner zoning ordinance amendment to allow restaurants with drive-through window service in the HT zoning district if less than 20 seats (Article VIB, Section 120-228 E).**

Mr. Chandler submitted and signed the Mullen Rule form stating that he has reviewed all the material and watched the televised recording of the public hearing on January 20, 2015. He asked why staff had recommended the one acre minimum. Mr. Clarke stated that planning staff did an analysis of all of the 190 lots in the HT zone and estimated only a minimal number of 32 were one acre most and this would limit the number of restaurants with drive-through windows applying for a special permit.

Mr. Nayak added that he reviewed all the material and the public comments received at the public hearing and believed that the parking and landscaping and other items brought up as concerns would be reviewed during the review process with the Zoning Board for the special permit.

The reasons to support the zoning amendment, as modified, are as follows:

1. The proposed use change is allowed only by special permit and is a discretionary approval by the special permit granting authority.
2. The lot size minimum of one acre (43,560 Sq. ft.) limits the qualifying properties from 190 to 32. A further analysis concludes that at most, approximately twelve properties would most likely develop under the proposed zone change.
3. Amending the proposal to include the lot size minimum gives clear direction and guidance to interested property and businesses owners on the Town's development standards and protects the Town from a potential increase in this type of special permit application on site's that may be undesirable or problematic.

Mr. Chandler made a MOTION to AMEND the Weymouth Zoning Ordinance, Article VIB "Highway Transition District (HT)", Section 120-22.8 E "Special Permit Uses" from:

E. Restaurant, except that no drive-through window is allowed.

Be amended to read,

E. Restaurant, except that no drive-through window be allowed unless the restaurant has less than 20 seats and the minimum lot size land area shall be 43,560 square feet.

Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED 3-0.

### **MINUTES**

Mr. Chandler made a MOTION to APPROVE the minutes of January 20, 2015. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

### **CONFLICT OF INTEREST and ETHICS TRAINING due in by MARCH 31, 2015**

Ms. McCabe made a reminder to all members to get your training certificate in at the next meeting.

### **MASS IN MOTION**

Ms. McCabe stated she has prepared a letter in support of the Mass in Motion Grant after reviewing the ordinances and kickoff telephone call with staff; kickoff healthy living and environment.

### **NEXT MEETING**

The next meetings of the Planning Board will be held on March 17, 2015.

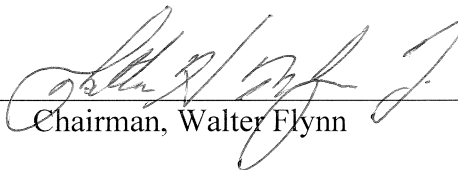
### **ADJOURNMENT**

At 7:05 PM, there being no further business, a MOTION was made by Mr. Chandler to ADJOURN and was SECONDED by Mr. Nayak. It was UNANIMOUSLY VOTED.

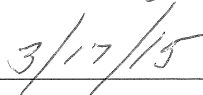
Respectfully submitted,

Christine Malloy  
Recording Secretary

Approved by:

  
Chairman, Walter Flynn

Dated:

  
3/17/15