

Department of Planning and  
Community Development

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*Town of Weymouth  
Massachusetts*



Robert L. Hedlund  
Mayor

75 Middle Street  
Weymouth, MA 02189

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**Planning Board Agenda  
Monday, December 19, 2016  
7:30 P.M.**

**Town Council Chambers, Town Hall, 2<sup>nd</sup> Floor  
75 Middle Street Weymouth, MA 02189**

1. Call to Order
2. Public Hearing Zoning Amendment Petition, Measure 16 150 – 7:36 PM  
Joint Hearing with Town Council

Zoning Ordinance Amendment Petition – Presented by Mayor Hedlund and  
Department of Planning and Community Development as summarized below:

To see if the Town will amend the Town of Weymouth Zoning Ordinance as follows:

1. Delete §120-53 Exceptions to Dimensional Requirements in its entirety.

Also remove reference to 120-53 from Table 1 Schedule of District Regulations

2. Add §120-53.2 containing the following text:

*Lot Shape Factor: No lot shall be created so as to be so irregularly shaped or extended that it has a "shape factor" in excess of thirty-five (35). Shape Factor equals the square of the lot perimeter divided by the lot area.*

Also add reference to 120-53.2 to Table 1 Schedule of District Regulations defining the R-1 District Lot Size.

3. Amend §120-53.1 to read:

*Any lot created after [insert adoption date], shall have a minimum upland area, as defined in Section 120-6, of 85% of the minimum lot area.*

**Weymouth Planning Board**  
Department of Planning and Community Development  
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4. **Delete §120-13 (A) Special Permit Uses in R-1** in its entirety.

Re-assign lettering of remaining items under §120-13 accordingly.

5. **Amend Table 1 Schedule of District Regulations** as follows:

Under the heading “Maximum Lot Coverage” in the R-3 District, change the Percentage of Landscaped Area from 15% to **20%**.

6. **Amend Table 1 Schedule of District Regulations** as follows:

Under the heading “Maximum Lot Coverage” in the R-4 District, change the Percentage of Landscaped Area from 15% to **20%**.

3. Reconvene to discuss and vote recommended action on Zoning Amendment
4. Upcoming Scheduled Meetings – 1/17/2017, 2/7/2017
5. Adjournment