

WEYMOUTH PLANNING BOARD
McCulloch Building, Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191
October 24, 2017
MINUTES

PRESENT:

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

ALSO PRESENT:

Robert Luongo, Director Planning & Development

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

MINUTES

Mr. Berg made a MOTION to APPROVE the 1/17/17 minutes with two corrections as follows: Attorney Callanan says “pellit period”, change to “pellet period”. Mr. Nayak SECONDED the MOTION with the corrections. It is UNANIMOUSLY VOTED.

Mr. Berg made a MOTION to APPROVE the 5/16/17 minutes. Mr. Rotondo SECONDED the MOTION. It is UNANIMOUSLY VOTED.

Mr. Berg made a MOTION to APPROVE the 8/15/17 minutes. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

ZONING AMENDMENTS

Mr. Luongo stated the plan is to submit this Zoning Amendment to Town Council by the 9th in time for the November 13th meeting with Town Council at which it will be referred to the Ordinance Committee. Then Ordinance will hold a Public Hearing as which the town hopes it passes by Thanksgiving or Christmas. Staff would like Planning Board present at these Public Hearings.

Chairman Williams asked Mr. Luongo to please call her as her email is not working currently. Chairman Williams stated so far there has been a lot of positive feedback on the new Zoning Amendments.

Mr. Luongo stated it's been a lot of work. Staff is doing it piece by piece. Still need to do work on signs in each village area. Still need to make each village area pedestrian friendly, bike friendly and have the ability to walk more in each village area.

Mr. Nayak asked what are the criteria to decide whether 3 or 5 stories.

Mr. Luongo stated location; if site is near R1 district then the town recommends 3 story; any higher would have an adverse effect on the neighborhood. Mr. Luongo stated staff and Planning Board can list more instruction in the Zoning Amendment to keep it clear if in an R1 neighborhood – 3 stories.

Mr. Berg stated Planning Board should add to the paragraph to protect the adjacent residential zone from overbearing.

Mr. Nayak stated on average 50 feet setback. Mr. Nayak also suggested clean up loose ends with wording. A setback depends upon the width of the street.

Mr. Luongo asked the Planning Board how it feels about becoming more responsible for subdivisions, Capital Improvement Plan and the town putting Special Permits back in the hands of the Planning Board.

Mr. Berg stated they are both important on some level but separate and different:

- Planning Board develops zoning and reviews town planning issues and zoning.
- Zoning Board approves variances and setbacks.

Mr. Luongo stated he is not talking with Zoning Board regarding this Zoning Amendment or the Housing Production Plan. Perhaps he should vet with Mayor Hedlund some more and come back and visit this topic at the next meeting. Next meeting discuss:

- Charter
- Ordinances
- Amend Zoning to take power from Plan
- Charter/Appoint by Mayor
- Planning Board regulated to these laws (Jim Clarke would know)
- Perhaps to streamline all departments

Mr. Nayak asked when people want to go for special permit they need to go before this board.

Mr. Luongo stated yes; there are specific criteria.

Pat O'Leary asked about methadone; doesn't it have to be in the industrial park.

Mr. Luongo stated no; that's marijuana.

Pat O'Leary asked about the fee schedule to get people to perform; this question is more for Zoning Appeal meetings.

Mr. Luongo stated send all your comments to Eric Schneider.

HOUSING PRODUCTION PLAN

Mr. Luongo stated the joint hearing with Town Council on November 20th is at Town Hall in Council Chambers; consultants will present to Town Council and in two weeks go back to Town Council for a vote on the HPP. Ms. Jane Kudcey will provide relevant documents for Planning Board's review.

Various Planning Board members asked for a description of where the Golden Triangle Area is located in the town. Mr. Luongo stated the "Golden Triangle" is the block where DPW, Weymouth Police Station, Honey Ham store, the gym, Bank of America, McDonalds and Dairy Queen is. This is the favored area for affordable housing.

Mr. Luongo stated the HPP has:

- A vision
- 8 goals
- Strategies
- Implementation

Mr. Luongo stated if this HPP is approved and adopted and approved by the State this HPP is based on State Guidelines.

Ms. O'Leary stated the new zoning will get more people interested in these areas.

Mr. Luongo stated yes, he agrees. The zoning needs to be regulated and it will work.

CAPITAL IMPROVEMENT PLAN – PROCESS FY2018

Mr. Luongo stated in the past department heads came before Planning Board to discuss their wish lists for the next five years. Now all that will change. Department heads will now meet with Ted Langill and John MacLeod, once the mayor's priorities are established those items will be presented to the Planning Board on a list by Mr. Langill and Mr. MacLeod. More to follow but this should greatly streamline the process.

NEXT MEETING

The next meetings of the Planning Board will be held on November 14, 2017, December 5, 2017, and January 16, 2018 at 7:00PM.

OLD BUSINESS

Mr. Berg asked Mr. Luongo what is the status of the appeal filed by Mr. Deady? Mr. Luongo stated Mr. Deady may come back before Planning Board with a new plan for two lots and to preserve the existing house.

ADJOURNMENT

Mr. Berg made a MOTION to ADJOURN at 8:10PM. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve



Sandra Williams, Chairman

Dated:


