

**TOWN OF WEYMOUTH  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
MINUTES – December 22, 2015**

A site plan review was held in the Kelly Room at Town Hall, 75 Middle Street, by the Director of Planning and Community Development for the Town of Weymouth.

Staff Present: James Clarke, Planning Director, Weymouth  
Eric Schneider, Principal Planner, Weymouth  
Anne Paradis, Recording Secretary, Weymouth

Also Present: Kenneth Ryder, Ryder Development Corp.

Mr. Clarke opened the Site Plan Review meeting at 3:05 P. M. and read the meeting notice. He explained that Site Plan Review was required since the amount of impervious surface requires a review in the Watershed Protection District

Mr. Clarke asked the applicant to introduce himself and to give a brief explanation of what is proposed.

Kenneth Ryder introduced himself and stated that his proposed project is located at 730 Main Street and shown on the Weymouth Town Atlas Sheet 41, Block 491, Lot 6. He explained that he is proposing to construct an attached two-family dwelling. Since there would be an increase in pavement, he has hired SITEC Engineering to work with the Engineering Department to satisfy their concerns. SITEC has designed two recharge areas to compensate for the additional pavement.

Mr. Clarke commented that based on the submitted plan, there would be little or no runoff onto Main Street, that the surface runoff was being directed to the recharge areas in sections off the parking lot.

Mr. Clarke stated the project meets the zoning use and dimensional requirements and that Engineering Department comments only refer to building permit issues, any stormwater issues had been addressed.

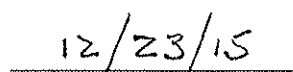
Mr. Ryder stated that he originally planned to keep the original structure, however when the house was gutted serious structural issues were discovered along with a foundation that was seriously compromised. Since the house was directly on Main Street, and with concerns regarding the Route 18 takings and noise, the house was demolished. The proposed new structure mimics the New England farmhouse style of the original dwelling.

Mr. Clarke asked if the gable end would be closest to the street, Mr. Ryder responded yes. Mr. Clarke also asked if there would be a joint entry, again, Mr. Ryder responded yes. The entries would be back-to-back tied together with an open breezeway. Mr. Clarke then inquired about the landscaping plans, Mr. Ryder said that they planned to provide landscaping to help screen the noise and cars of route 18.

Mr. Clarke approved the Site Plan Review application for increase in impervious surface regarding the proposed duplex at 730 Main Street as submitted by Ryder Development Corp.

Mr. Clarke adjourned the meeting at 3:15 P. M.

  
James Clarke, Planning Director

  
Date

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