

**TOWN OF WEYMOUTH  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
MINUTES – March 29, 2017**

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

Staff Present: Robert Luongo, Planning Director, Weymouth  
Eric Schneider, Principal Planner, Weymouth  
Anne Paradis, Recording Secretary, Weymouth

Also Present: Alexander Trakimas, SITEC Environmental

Mr. Luongo opened the Site Plan Review meeting at 2:05 P. M. and read the meeting notice. He then asked the applicant's representative to introduce himself and to briefly explain the project.

Mr. Trakimas of SITEC Environmental introduced himself and stated that he was representing the applicant, Ryder Development Corp., since Mr. Ryder was out of state. He explained that this proposed project is located at 20 Humphrey Street, a ~31,957 SF lot, located in the R-3 zoning district and shown on the Weymouth Town Atlas Sheet 22, Block 292, Lot 31. He explained that they are proposing to construct one twelve-unit residential building with twenty-four parking spaces, landscaping, utilities and drainage.

Mr. Trakimas stated that based on the Engineering Department's review and comments, the plans have been revised several times, and they had been issued an Order of Conditions from the Conservation Commission.

Mr. Schneider agreed that the project had been vetted by town departments and that revisions had been made based on departments' comments. He noted that on the current plan, the landscaped area has increased and there is no longer a common driveway with the industrial building on the adjacent lot. Mr. Trakimas stated yes, that the project had been scaled back to a single 12-unit building, and there was no longer a common driveway.

Mr. Luongo asked if the vinyl fence in front of the building was to be removed, Mr. Trakimas stated that yes, the fence would be removed.

Mr. Luongo asked if landscaping was proposed between the parking lot and the industrial building, Mr. Trakimas stated they planned on planting arborvitaes, and dogwoods. Mr. Schneider stated that the landscaped strip is shown on the plan, dated 2/10/2017.

Mr. Luongo asked if the applicant had heard from the abutters, Mr. Trakimas stated that they had not. He continued to state that the rear of the building abuts an R-1 zone, and because of a major drop between the building and the lot line, as many trees as possible will remain, and some landscaping added, but fencing will not be installed.

Mr. Schneider asked how the dumpster would be accessed by the trash truck, Mr. Trakimas stated that the truck would drive in and back out.

Mr. Luongo asked if a pedestrian walkway could be added along the edge of the driveway to the street, Mr. Trakimas agreed that it could be added. Mr. Luongo asked if there was lighting in the parking lot, Mr. Trakimas stated that the site plan shows four pedestrian scale lights, low-post, with decorative heads.

Mary Ellen Schloss, Conservation Administrator, arrived, and discussed the Order of Conditions issued to the applicant by the Conservation Commission.

Mr. Schneider asked if the applicant planned to install a guardrail, Mr. Trakimas stated that, because of the slope, they were not, but plan to plant trees along the edge. Mr. Schneider wanted to be sure that a visible land barrier would be installed, Mr. Trakimas agreed that it would be installed.

Mr. Luongo approved the Site Plan Review application submitted by Ryder Development Corp. "Proposed Multi-Unit Residential Building, 20 Humphrey Street, Weymouth, MA" by SITEC Environmental, dated October 21, 2016, final revision date of February 10, 2017, on the condition that the following modifications, as discussed, be submitted; a pedestrian walkway along the edge of the driveway from the front of the building to the street to be added; a visible barrier of trees is to be installed at the Humphrey Street edge of the property.

The Site Plan Review was adjourned at 2:40 P.M.

  
\_\_\_\_\_  
Robert J. Luongo, Planning Director

  
\_\_\_\_\_  
Date