

**TOWN OF WEYMOUTH
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
MINUTES – April 1, 2016**

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: Kenneth DiFazio, District 3 Town Councilor
David Kelly, Attorney
George Raymond, Realtor
Scott Arnold, Tibbetts Engineering Corp.
Michael Schilling, Walter A. McKinnon Associates, Inc.

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Mr. Luongo opened the Site Plan Review meeting at 10:05 A. M. and read the meeting notice. He then asked the applicant's representatives to introduce themselves and for them to briefly explain the project.

Scott Arnold introduced himself and stated that this proposed project is located at 189 Lake Street, a ~29,922 SF lot, located in the R-3 zoning district and shown on the Weymouth Town Atlas Sheet 26, Block 294, Lot 16. He explained that they are proposing to demolish an existing single family residence and two existing garages and construct two, 4-unit residential dwellings each with a single car garage, parking for one vehicle in front of the garage, and an additional eight (8) off-street parking spaces.

Mr. Arnold stated that they had done soil testing, which was noted on the plan, that the soil was good sandy soil, and that the testing showed no water table issues. He stated that there would be new water/sewer connections, that they met all minimum setbacks. Also, the entryways would be paved surfaces or cement. He then pointed out the location of the dumpster, site lighting and location of the mailbox.

Mr. Schneider asked if the plan Mr. Arnold was referencing was the same as what was submitted, Mr. Arnold answered yes. Mr. Schneider then asked if they had received the Traffic Engineer's comments, Mr. Arnold responded yes, that they were being addressed. Mr. Arnold also stated that the location of the sign had been moved back in order to improve sight lines.

Mr. Schilling then explained the grading plans and elevations.

Mr. Luongo asked if they were planning to add landscaping on the Lake Street side, that he felt it needed a landscape treatment that would be pleasing from the street.

Mr. Arnold stated that the roof and parking lot would be draining into shallow depressions and catch basins on the site, and behind the buildings would be a 3' retaining wall.

Mr. Schneider handed the comments from the Engineering Department, received late afternoon the day before, to the applicant. He stated that there were no major comments from Engineering, Water/Sewer or Highway Divisions, although a few areas needed "tweaking".

Councilor DiFazio asked if the Fire Department had submitted comments, Mr. Schneider stated that he had not received response.

Councilor DiFazio asked if there were going to be sidewalks in the complex, Mr. Schilling responded no. Councilor DiFazio then asked if sidewalks were possible at least on one side. Mr. Arnold stated that they would look at including sidewalks. Mr. Schilling then stated that there would be roofs over each entry door.

Mr. Luongo asked if there would be a green strip in front of the buildings, and Councilor DiFazio again requested a sidewalk with a grass strip beginning at the entranceway going up to the units.

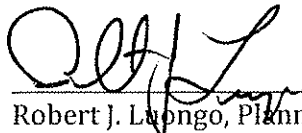
Mr. Arnold and Mr. Raymond pointed out two large oak trees in front that would be remaining. Councilor DiFazio asked if the units would have decks, Mr. Schilling responded that each unit would have a balcony. Mr. Raymond explained that the sign and the lighting would be ground mounted.

Councilor DiFazio asked if they had received any negative comments from the abutters, with Mr. Raymond stating that most of the abutters were the applicant's family members. Councilor DiFazio pointed out that this type of project, even though allowed by current zoning, was not the type of project that was currently popular. Mr. Luongo stated that is was allowed by site plan, and agreed that the issue was sensitive.

Councilor DiFazio asked if they were being marketed at condos or apartments, with Mr. Schilling responding that they would be marketed as condos, that their research showed that smaller condos were the first step to home ownership. Mr. Luongo stated that rental or ownership is not a zoning issue.

The applicant's representatives agreed that they needed additional time to address some issues, and Mr. Luongo agreed to work with them to decide on a mutually agreeable date

Mr. Luongo continued the Site Plan Review to a date uncertain and adjourned the meeting at 10:40 A. M.



Robert J. Luongo, Planning Director

4/7/16
Date