

WEYMOUTH PLANNING BOARD
Town Hall, Kelly Room
75 Middle Street, Weymouth, MA 02189
April 27, 2016
MINUTES

PRESENT: Sandra Williams, Chairman
Dave Chandler, Vice Chairman
Mary Akoury, Clerk
B.D. Nayak

ALSO PRESENT: Robert Luongo, Planning Director
Eric Schneider, Principal Planner

Chairman Williams called the meeting to order at 6:00PM.

MINUTES

Mr. Chandler made a MOTION to APPROVE the minutes of January 19, 2016. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to APPROVE the minutes of February 16, 2016. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

UPDATE - SOUTHFIELD ZONING AMENDMENTS

Mr. Luongo stated on May 2nd Planning Board is meeting with Town Council at the joint meeting to discuss White Street access to Southfield. White Street is closed.

Need to create a subdivision and finish off the end of White Street with no vehicle extension into the subdivision; a 6-lot subdivision into White Street with pedestrian access to Southfield between the lots. Currently the area is zoned Weymouth Open Space; whatever the zoning change and whatever they take out of this Open Space they will need to replace with Open Space somewhere else.

There will be a request coming forward to amend Southfield zone to an R1 district with lot sizes of 25,000 sq. ft. The developers will come forward to Weymouth Planning Board with this subdivision.

Ms. Akoury asked for specifics details of R1 uses. Question on #4 (C) casual or not transient guests? Please give specific details on this also. Question on #7, page 3, "customers, clients or delivers". Sounds like a business? Please check.

Mr. Schneider stated he will check document line by line and get back to Planning Board.

SOLAR ORDINANCE

Mr. Schneider asked the board to take out their packets regarding Solar Ordinance for the joint meeting May 16th with Town Council.

Questions for the meeting; does this land require a land swap and where exactly will it be swapped?

Solar electricity gets sold at a discount to residents or towns normally; they have not decided how they will use their solar electricity.

Review: questions for meetings

- Is this subject to replacement of open space
- White Street – trails and access point at Route 18

Mr. Luongo stated this would be the first amendment to the zoning of the Master plan for Southfield.

Chairman Williams asked staff if there is any news on a new member appointment to Planning Board. Mr. Luongo stated not yet.

Mr. Luongo stated possibly make strategic amendments to zoning with regards to development. Look at mixed use development, commercial and residential.

For example the mall where National Wholesale is; could be office and residential or a big name hotel. Also do same on Route 3A. Put standards into zoning to get better development into town and prohibit other development.

Now a developer must pay a fee to have plans reviewed by a professional architect.

Mr. Luongo/Mr. Chandler discussion: regarding what is going on at parking lot behind shops in Columbian Square.

- Traffic
- Parking lot
- Emergency
- ambulance
- Lights
- Hospital adding two floors

South Shore Hospital needs to help pay for work done in Columbian Square.

ARBOR INN – NORTH WEYMOUTH

Mr. Luongo stated he made a visit to the property. The owners live on property; it's small, and very clean. One room and a bath, looks like an old Cape motel.

NEXT MEETING

The next meetings of the Planning Board will be held on May 2nd and May 16th both joint meetings with Town Council at Town Hall in Council Chambers. The next regular Planning Board meeting will be held on May 17, 2016 at McCulloch in the Mary McElroy Room at 7:00pm.

ADJOURNMENT

Ms. Akoury made a MOTION to ADJOURN at 7:20PM. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve

Sander Williams

Chairman Williams

Dated:

May 17, 2016
