

WEYMOUTH PLANNING BOARD
McCulloch Building, Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191
May 16, 2017
MINUTES

PRESENT: Sandra Williams, Chairman
B.D. Nayak
George Berg
Paul Rotondo

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

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

MINUTES

Chairman Williams removed the January 17, 2017 minutes from the approval list.

Mr. Berg made a MOTION to APPROVE the December 6, 2016 regular session minutes. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Berg made a MOTION to APPROVE the February 7, 2017 regular session minutes. Mr. Nayak SECONDED the MOTION. Discussion; Mr. Berg had spelling corrections to minutes. Approved as corrected. It was UNANIMOUSLY VOTED.

Mr. Berg made a MOTION to APPROVE the February 28, 2017 regular session minutes. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

DISCUSS- ZONING CHANGES – B-1 / HT ZONING DISTRICT AND VARIOUS PARKING REQUIREMENTS

Mr. Luongo stated this is a rough draft and PB needs to do outreach. Mr. Luongo stated he will try to meet with the Ordinance Committee over the summer to get together on this before PB brings this before Town Council in September. This plan looks at two districts HT and B-1 and brings those together. PB needs to offer protection to residents' in-behind and business in front.

Purpose & Intent

Residential and B-1 Zoning will require special permit. B-1 and HT areas are area of Route 18, Route 3A, Route 53 and Columbian Square.

This amendment will not:

- Allow existing commercial properties to be converted to residential
- Erode the commercial tax base
- Permit anything "by right" need to check with Town Solicitor)

B-1 can building with 10,000 sq ft. Feel if a mixed use development 20,000 sq ft could be too small; want to encourage the solicitation of parcels.

Height – minimum 3 stories

- Maximum 5 stories
- 50ft front setback

Mr. Rotondo asked can we suggest sidewalk friendly; the sidewalks are terrible.

Side set back 10

Rear set back 15

20 foot no build – no parking, with privacy fence and landscape screens.

When abutting an existing residential use, in addition to the 20 foot “no build” and “no parking” buffer, a step-up approach shall be applied to building heights as illustrated below. Building height will be limited to 35 feet for the first XXX feet after the 20 foot buffer.

Do we have shadow casting regulations?

Density – FAR = Floor Area Ratio.

Coverage – no rules currently.

Parking

Currently 2 spaces per unit.

Studios and one bedroom -1.5 space per

Other residential – 2 space per

Restaurant – 1 space per every 3 seats

Mr. Loring stated of mind people will Uber or Lyft.

Mr. Luongo stated need minimum/maximum for a 2 bedroom apartment. Minimum 1 car/maximum 1.5 car.

Mr. Loring stated the developer is going to know. They know what their market is.

Mr. Berg stated we should scrub the restaurant parking.

Mr. Schneider suggested encouraging shared parking.

Mr. Loring suggested speaking to Fire Department to make sure in the diagram that Fire Department can get engine all around building in case of an emergency.

Chairman Williams stated PB needs Councilors to say this is good for the Town of Weymouth and push these Zoning Changes forward.

Mr. Luongo stated PB needs to tap this new market. After this is tackled go onto the village centers. Open this meeting up to the public get their comments and just deal with everything; get comments and go forward. Also, propose to mayor no more self-storage stores or used car lots; no auto related services.

To open meeting bring:

- Aerial and land pictures
- General design guidelines
- Any design must go through design review board
- Split tax rate: protect residential rate/enhance business rate/leverage commercial tax rate
- School age population is dropping?

ADJOURNMENT

Mr. Berg made a MOTION to ADJOURN at 8:55PM. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve



Sandra Williams, Chairman

Dated:


