

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Mary McElroy Meeting Room**  
**182 Green Street, Weymouth, MA 02191**  
**Tuesday, May 19, 2015**  
**Minutes**

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

**ALSO PRESENT:** James Clarke, Director Planning & Development

Chairman Flynn called meeting to order at 7:00PM.

**1119 FRONT STREET - DEFINITIVE SUBDIVISION - CONTINUED PUBLIC HEARING (3/17/15)**

Mr. Chandler made a MOTION to CONTINUE the PUBLIC HEARING for the applicant for the 1119 Front Street project to JUNE 23, 2015. Ms. Williams SECONDED the MOTION

**ZONING AMENDMENT PETITION, MEASURE 15 013**  
**JOINT PUBLIC HEARING with TOWN COUNCIL - CLOSED 5-4-2015 REVIEW - DECISION**

Mr. Clarke prepared a draft recommendation for Planning Board to review and make motion on.

Mr. Chandler stated he feels one acre is adequate.

Ms. Akoury wants to enhance highway transition area.

Mr. Chandler asked could Mr. Montgomery Thomas go in front of BZA for a variance. Or could he ask BZA theoretically to zone the lot as a business?

Chairman Flynn stated three members of the Planning Board were in attendance at the Public Hearing and Mr. Nayak signed the form that he has seen the video of the Public Hearing meeting.

Mr. Chandler made a MOTION to RECOMMEND the Planning Board recommends that the Town Council votes against the proposed zoning amendment for the following reasons:

1. The one acre land area minimum discourages restaurant drive-thru on smaller lots and limits potential sites for this land use in the HT district.
2. The reference to landscaping and parking requirements are already in the Zoning Ordinance and must be followed unless there are existing nonconforming uses whiwould be reviewed and deliberated on by the Board of Zoning Appeals on a case by case basis.

3. The zoning change approved in March, 2015, allows a reasonable, limited expansion of drive-thru uses in the HT zone.

Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED. Ms. Williams abstained from the vote.

**MEETING TOPICS FOR NEXT MEETING**

Mr. Clarke stated for upcoming meetings some items to be discussed are:

- Zoning Regulations
- Park Regulations and Design Review
- Schedule Presentation for June 23rd meeting
- Pioneer Valley
- Invite BZA to meeting as well

**BUDGET**

Last night was a hearing on the supplemental budget, Debt Exclusion w/ certain time lines for projects was discussed

South Shore Hospital Expansion Program; adding two floors on the Emerson Building. The plans may be filed in the fall.

Discuss at next meeting.

**JUNE 20, 2015**

Grand Re-Opening of Legion Field June 20, 2015 2-6pm.

**NEXT MEETINGS**

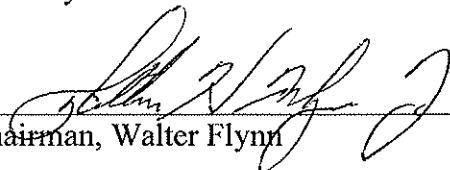
The next few meetings will be held on June 23, 2015; July 21, 2015 and August 18, 2015.

**ADJOURNMENT**

At 7:30PM, there being no further business, a MOTION was made by Ms. Williams to ADJOURN and was SECONDED by Mr. Chandler. It was UNANIMOUSLY VOTED.

Respectfully submitted,  
Christine Malloy  
Recording Secretary

Approved  
by:

  
Chairman, Walter Flynn

  
Date