

WEYMOUTH PLANNING BOARD
McCulloch Building, Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191
June 21, 2016
MINUTES

PRESENT: Sandra Williams, Chairman
Dave Chandler
B.D. Nayak
George Berg

ALSO PRESENT: Eric Schneider, Principal Planner

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

MINUTES

Mr. Berg made a MOTION to APPROVE the minutes of May 17, 2016. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED. Mr. Chandler abstained.

PRELIMINARY PLAN - 0 FARREN ROAD, Map 13, Block 157, Lot 18

Attorney Greg Galvin
Shawn Hardy
Applicant: Mr. Mento

Attorney Galvin stated they are present tonight seeking comments from the Planning Board. Mr. Hardy explained his drawings; extended pavement, propose turning easement and now 2 lots.

Attorney Galvin stated should improve situation because providing a turnaround; which would be helpful to moving trucks and trash trucks.

Mr. Chandler asked the applicant to straighten out the two lots and not let them resemble pork chops.

Chairman Williams asked who will maintain the tarring and plowing of the turnaround. Attorney Galvin stated the homeowners association for the two houses. Mr. Berg asked the applicant to work the turnaround; make it part of the development and not part of one of the properties.

Mr. Nayak asked what kind of drainage system on lot 1. Mr. Hardy stated they will run numbers and get back to the Planning Board with that answer.

Mr. Berg stated this area is fairly steep; assuming you expect a retaining wall of some sort and that you will need to cut. Mr. Hardy stated he does not have the specifics as yet.

Mr. Schneider stated tonight is to agree on a list of conditions; they come back at a later date with a definitive subdivision plan.

Mr. Nayak asked are there any plans for lighting at nighttime. Mr. Hardy stated he will find out and make the appropriate changes

Mr. Berg stated in motion of a list of conditions:

- Eliminate pork chop
- Explore ownership of turnaround
- DPW street public way or private way in perpetuity
- DPW drainage
- Explore street lighting
- Awaiting proper response from Fire Department

Mr. Chandler made a MOTION to APPROVE the Preliminary Plan with the list of conditions listed above. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

FORM A – Commercial/ Jaffrey Streets

Mr. Schneider explained the ANR to the Planning Board. Parcel #1 has conservation issues that need to be overcome. Mr. Chandler made a MOTION to APPROVE the FORM A. Nobody seconded the motion. Motion does not pass.

OTHER BUSINESS

Chairman Williams stated Ms. Akoury was not reappointed to Planning Board. Chairman Williams wanted to say that Ms. Akoury always asked well thought out questions. Mr. Chandler agreed.

REGISTRY OF DEEDS

Mr. Schneider the Registry of Deeds document is a document that gives power to who can sign Form A's. Currently the power is for Jim Clarke, needs to be changed over to Bob Luongo.

Mr. Berg made a MOTION to APPROVE the REGISTRY of DEEDS document changing power to Robert Luongo. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

NEXT MEETING

The next meetings of the Planning Board will be held on July 19th and August 16th, 2016.

PLANNING BOARD PROPOSE NEW BY-LAWS

Mr. Berg suggests Planning Board work on wording to propose new by-laws for no more pork chop lots. Propose to ask staff to research what Planning Board can put in place to say no to pork chop lots.

Mr. Schneider stated several communities use the Rule of 22 which is any lot you create; take total linear perimeter plus the square foot and divide it by the square footage. Mr. Schneider stated members can look it up for now and he will bring more information to the next meeting.

Mr. Berg stated he would like to get this by-law passed by Town Council as soon as possible.

Chairman Williams asked for a moratorium on pork chop lots/subdivisions and Form A's. Mr. Schneider stated he will speak to Mr. Luongo about this item in the morning and get back to Planning Board members. Mr. Chandler stated he thinks the mayor has to request the moratorium to Town Council.

ADJOURNMENT

Mr. Berg made a MOTION to ADJOURN at 8:05PM. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve *Sandra M. Williams*
Chairman Williams

Dated: 9-20-2016