

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Mary McElroy Meeting Room**  
**182 Green Street, Weymouth, MA 02191**  
**Tuesday, June 23, 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  
Eric Schneider, Principal Planner

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

**PRESENTATION by PIONEER VALLEY PLANNING COMMISSION**  
**Weymouth Regulatory Assessment for Healthy Community Design**

Mr. Clarke stated the Town received a grant to review our land use regulations and the presentation is being put on by MAPC; Emily Cullinane and Kathrine Ratte from Pioneer Valley Planning Commission.

Ms. Ratte reviewed the Weymouth Regulatory Assessment for Healthy Community Design handout.

Some suggestions and/or Next Steps were prioritized as:

1. Adopt a Complete Streets Policy: Assure eligibility for the MassDOT Complete Streets funding (projected to be available in late summer 2015) by adopting a complete streets policy that actively and fully integrates bicycle and pedestrian accommodations into Weymouth's transportation network.
2. Revise Off-street Parking: Reduce off-street parking requirements in all zones (or exempt single-family residential from this requirement if politically unpalatable) and create more flexibility and incentives to allow for parking solutions that do not require large amounts of new surface lots.
3. Update Site Plan Review Criteria: Develop criteria that establish the importance of integrating developments into the pedestrian/bicycle network (and vice versa) and reduce the need to drive.

4. Update Setback Requirements: Bring buildings closer to the street to facilitate a welcoming streetscape and reduce driving speeds in areas where walk ability is most feasible and desired.
5. Facilitate the Establishment of Community Gardens: Adopt a procedure/policy that facilitates the use of municipally-owned vacant or undeveloped lots for use by residents/community groups for urban agriculture/community gardens.
6. Establish a Food Policy Council: In order to encourage and promote access to fresh healthy food throughout Weymouth, establish a food policy council that catalyzes and coordinates public and private efforts to enhance Weymouth's food system.

Complete Streets Policy's purpose is to accommodate a wide range of road users creating a safe environment for all persons including pedestrians, bicyclists, transit riders, motorists, commercial vehicles, and emergency vehicles and for people of all ages and of all abilities.

Chairman Flynn asked Ms. Cullinane if Southfield would be eligible for Complete Streets Policy. Ms. Cullinane replied yes.

Mr. Clarke stated this is a good product and great suggestions were made. Mr. Clarke and Ms. Sullivan will look at this product some more and get back to Planning Board after the summer.

Chairman Flynn stated community gardens fall under the purview of Community Preservation Committee.

Ms. Sullivan thanked Ms. Ratte and Ms. Cullivane for coming to the meeting.

**1119 FRONT STREET - DEFINITIVE SUBDIVISION APPLICATION**  
**CONTINUED PUBLIC HARING (3/17/15, 5/19/15)**

Attorney Greg Galvin  
Thomas Nutley  
Ken Boufard  
Greg Bohajian

Ms. Williams made a MOTION to OPEN the PUBLIC HEARING. Ms. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Attorney Galvin stated the difference in elevation from USGS to the town is approximately 10ft. The State appraiser has been out to the property and met with Mr. Nutley. Attorney Galvin stated the applicant still doesn't know if the State plans to take Main Street as yet. This project is waiting on approval from Conservation Commission; don't think any work will begin until late spring of 2016.

Attorney Galvin stated applicant has created a catch basin with subsurface detention and eliminated the water basin. All trees have been located on the renderings as requested by

Planning Board. Attorney Galvin stated he went to DPW 3-4 months ago and the road will remain private. The language developed for the Declaration of Trust is similar to the language used for Dandelion Lane.

Ms. Akoury asked the applicant to speak to item #7 on page 2 of the Planning Board's list of questions from a MEMORANDUM dated June 17, 2015. Item #7 reads as follows: #7: The first driveway is only 20' from the current Front St. centerline intersection. According to subdivision regulation 5.6.3- it has to be a minimum of 65' from an intersecting centerline. Per regulation 5.6.2- the driveway for a 3 family should be 20' wide at the gutter and 16' wide for the driveway. The current driveway is 12'.

Attorney Galvin says yes this is based on current conditions but when work is done at the site all measurements will change. Ms. Williams says no. The State may not come thru with the work they say they will do.

Ms. Williams asked about generators for the pumps, how many pumps and how many generators these buildings have. Answer; building 2 and 3 will have pumps; building one doesn't need a pump. Chairman Flynn stated Planning Board will suggest emergency generators.

Mr. Nayak stated a person cannot make a U-turn out of the first driveway. Driveway is not wide enough.

Mr. Clarke asked Attorney Galvin if he has had a chance to take a look at the list of waivers.

Attorney Galvin stated he will look at them, applicant will have to come back and go over each item.

Mr. Chandler asked if the architect could make the building look a bit less boxy.

### **PUBLIC COMMENT**

Victor Burnan, 1109 Front Street. Don't want water trapped; when does he get to show what he wants for a fence? Robin Burnan, 1109 Front Street. Do we discuss fence tonight or next meeting? Mr. Clarke stated before the next meeting.

Ms. Williams made a MOTION to CONTINUE the PUBLIC HEARING to August 18, 2015. Mr. Akoury SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Clarke stated it was his fault for not getting the June memo out to all members.

### **FORM A - 106 FINNELL DRIVE**

Ms. Williams made a MOTION to APPROVE the Form A at 106 Finnell Drive. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**ELWOOD ROAD**

Ms. Akoury made a MOTION to SET BOND at Elwood Road at \$132,900 for Elwood Road property. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to RELEASE the COVENANT set on 7/26/02 for Elwood Road property. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**NEXT MEETINGS**

The next few meetings will be held on July 21, 2015, August 18, 2015 and September 22, 2015. Chairman Flynn spoke of zoning changes at Southfield coming in September and potential Joint Public Hearings with Planning Board and Town Council.

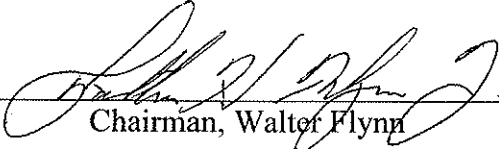
**ADJOURNMENT**

At 8:42PM, 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:

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Chairman, Walter Flynn

Dated:

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10/1/15