

WEYMOUTH PLANNING BOARD
McCulloch Building, Mary McElroy Meeting Room
182 Green Street, Weymouth, MA 02191
August 15, 2017
MINUTES

PRESENT: Sandra Williams, Chairman
Paul Rotondo
Ken Padula
B.D. Nayak

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

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

MINUTES

The Planning Board minutes of 1/17/17, 2/7/17 and 5/16/17 were tabled until the next meeting.

INTRODUCTION OF NEW MEMBER

Mr. Schneider introduced the newest member of Planning Board, Ken Padula to the Board. Mr. Schneider explained to Mr. Padula that normally the Planning Board looks at plans for items #3 and #4 and examines the to see if Planning Board suggests any additional items or to delete items from these plans and then the plans are presented to Town Council.

UPDATE: ZONING AMENDMENTS

Mr. Schneider explained to Planning Board that the plan is to reinvigorate the mixed use with commercial on bottom floor and residential on top floors. Currently this is not allowed by our zoning. This is the biggest change that needs to be made to accommodate what the market needs. Also needing to change is the highway transitional plan. Route 18 residential to highway to residential to commercial and back again. Need to change; would like to get as many options as possible.

- This Zoning Amendment has been in front of the Ordinance Committee already (one time)
- A presentation of this Zoning Amendment was given at Weymouth High School with very little opposition
- Last Thursday Mayor Hedlund and Eric Schneider presented the new Zoning Amendments at the Chamber of Commerce and got positive feedback
- A letter has gone to each Civic Neighborhood Association
- The primary concern has been traffic and building height
- Have taken input from the developer, residents and business owners

- The next meeting is in front of the Pond Plain Neighborhood Association, very soon, with a full presentation

Mr. Nayak asked how do we solve the parking for commercial with residential. Mr. Luongo stated in South Weymouth we reduce residential is possible answer; need to embed design elements in components.

Mr. Schneider stated we need to push the idea of architect and peer review.

Mr. Schneider stated better materials, more open space; this will make the town look better.

Mr. Luongo stated will ask Planning Board to go through this document to critique and make the document better then go forward with the document.

Mr. Schneider stated encourage a minimum lot size so people will accumulate property.

Mr. Nayak stated in Central Square should have drawn a circle from the center of the road and 100 feet around the center there should not have been able to build buildings on that land, shame.

UPDATE: HOUSING PRODUCTION PLAN

Mr. Luongo stated the Housing Production Plan needs to be approved by Planning Board and Town Council. There will be one more presentation before the HPP is presented to Town Council. These are draft housing strategies. The town has done a Needs Assessment (71 pages). This assessment will be e-mailed to all board members today. This assessment claims that the number of people in each house will decrease from 4 – 5 people to 1 – 2 people per house. Weymouth has a strong single family life and is a strong senior area.

Weymouth needs affordable housing:

- Invest
- Schools
- Sidewalks
- Parks
- Street needs
- Mix of housing types
- Affordable housing – low/moderate
- Own homes
- Ownership is good
- Multi-family
- Mixed use
- Mixed income
- Inclusionary zoning
- 10% affordable

Housing Trust Fund; 50K per unit, regs under Massachusetts trust fund, 10% under CPC funds. Can keep as long as gets to 10%, can't expire in 5 years. Would have to propose an amendment

to get rid of it. The number is constantly changing so the number of units has to be constantly changing as well.

Union Point is not subject to the 40B Law. So Union Point cannot be forced to build or accept any 40B Units. Town of Weymouth needs to figure out how does his figure into its numbers. Part of the reason of doing the HPP, Weymouth can request safe haven from 40B. Must show production of 5 year plan. Say create 20 units of low income.

Mr. Schneider stated the consultant is very knowledgeable on this subject.

Mr. Luongo stated accessory housing; add on to single family homes.

Mr. Nayak asked about signing in windows on Commercial Street, is this allowed (Zoning Regulations). Mr. Luongo stated new sign regulations are coming.

NEXT MEETING

The next meetings of the Planning Board will be held on September 19th and October 24, 2017.

ADJOURNMENT

Mr. Nayak made a MOTION to ADJOURN at 8:00PM. Mr. Rotondo SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy
Recording Secretary

Approve



Sandra Williams, Chairman

Dated:

10/24/2017
