

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Mary McElroy Meeting Room**  
**182 Green Street, Weymouth, MA 02191**  
**September 20, 2016**  
**MINUTES**

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

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

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

**MINUTES**

Mr. Chandler made a MOTION to APPROVE the minutes of June 21, 2016. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED

**958 COMMERCIAL STREET – DEFINITIVE SUBDIVISION – Public Hearing**

Public Hearing – Continued from May 17, 2016 – on the Definitive Subdivision application of John Deady for property located at **958 Commercial Street, Weymouth, MA**, also shown on the Weymouth Town Atlas Sheet 18, Block 189, Lots 8 and 17, for a proposed subdivision shown on a plan entitled: “Definitive Subdivision of Crowley Estates on Spencer Court, Weymouth, MA” prepared by J2M Consulting Associates, LLC, dated April 2, 2016. The subdivision application proposes to create 2 buildable lots for the construction of single-family homes in the R-1 district, and construct a ~300 ft. long road with utilities, fire hydrant and turnaround at the end.

Mr. Schneider stated the applicant has asked for a continuance to October 18, 2016 which is after the next Planning Board meeting.

Mr. Luongo stated if applicant doesn’t make the next meeting, Planning Board will have to call a “special meeting” to reject the application.

**Public Hearing – Questions**

**Wayne Mathews**  
**Commercial Street**

Mr. Mathews asked what does “constructionally granted” mean. Mr. Luongo stated if the Town/applicant doesn’t follow the timeline it needs to be denied. The Town of Weymouth is legally bound to act with a certain number of days.

**REVIEW OF PROPOSED ZONING AMENDMENT**

Mr. Schneider stated these are brainstorming ideas to talk about. Some ideas would require amendments to ZBA. Let's review each individually and comment. (See Handout)

The first item reviewed from the document was "Pork Chop & Rattail Lots"; Weymouth does not regulate authority on these lots.

Mr. Berg asked what is other neighboring communities using; Rule of 22? Mr. Schneider explained yes, most other communities including Hingham use the Rule of 22 which is the outside perimeter of lot, square it, and divide it by the area of the lot.

Mr. Berg asked is there other methodologies? Mr. Schneider stated this is the most user friendly.

Chairman Williams asked for clarification; with the easement or not.

Mr. Nayak gave a handout of what the Town of Lexington is using for a method, wording as follows:

***Lot Regularity.*** *No structure may be erected on any lot that does not have an area in which a circle, the diameter of which is 80% of the minimum lot frontage, tangent to the lot frontage and within all other lot lines, may be located.*

Chairman Williams asked Mr. Schneider if a moratorium was discussed. Mr. Luongo stated a moratorium is not the way to go on this with Union Point involved. Mr. Berg suggested a rush on this.

Quote from proposed new Zoning Amendment:

"In addition, we propose to increase from 75 to 85 the percentage of upland space required when conforming to minimum lot size. Put another way, only 15 percent of a lot's minimum required size may be wetland. In the case of a 25,000 square foot lot, a maximum of 3,750 square feet may be within a designated wetland."

Minimum 40,000 square foot to subdivide into two 85% into upland.

Mr. Nayak stated 17,500 of minimum lot is small, same requirement held to them.

"Two-Family Dwellings in R-1 Districts"

Mr. Schneider stated converting a single home to a 2-family if many others in the area are also 2-family. Mr. Luongo stated the town needs to get rid of this loop hole.

Mr. DiFazio asked what the town's policy on this is. Mr. Luongo stated he doesn't know, it's just been in there so long and it needs to be changed. Mr. Schneider stated it's all interpretation.

"Planned Unit Development"

Mr. Schneider stated he feels this should be reduced. Chairman Williams stated a donation of land for reduced taxes.

Mr. Nayak asked is there a minimum open space requirement? Mr. Schneider stated it is good to review this.

#### "Private Ways"

It is up to the developer to choose private way or public way; the town plows and takes care of the roads anyway.

Planning Board agrees; stop all the "homeowners' associations".

#### "R-3 Districts"

There has been some concern of the quality of these developments.

Need to focus on the design and open space, real useable open space.

For every - - - houses must put in useable open space land.

Restrict far to require more units and 10,000 units 5,000 square feet of land open space.

Examples of R3 Districts:

- Queen Anne's Gate
- Lake Street

Speak to neighbors, ask if they will down zone to R3. Protect integrity of the neighborhood.

Mr. Luongo stated when you take people's property rights away or down zoning; he doesn't quite know the legality of it. Need to speak with Town Solicitor.

Mr. Schneider and Mr. Berg both stated need to change the by-laws. It is quite possible some residents don't even know what they are zoned.

Mr. Berg suggested starting at the East Weymouth Neighborhood Association.

Mr. Wayne Mathews stated there was conversation at a recent East Weymouth Neighborhood Association meeting regarding construction of new homes on Charles Street towards the water regarding zoning.

#### **SUBDIVISION REGS**

The plan shall indicate conceptual proposed buildings, drives, grading, clearing limits, etc., for the maximum build out of the lots.

And

Pre and post development runoff flow paths and control points shall be indicated on the sub area plans.

This means where house will go and how grading will be done to allow for home placement.

Mr. Berg stated run off is a huge concern and absolutely should require analysis; get this in the by-laws. Planning Board could take it further and say get footprint of the house, get by-laws and say provide a percentage of hard surface area and if final percentage exceeds this significantly the applicant needs to come back to get it approved.

Mr. Luongo stated there could be a different mechanism to capture what you are saying Mr. Berg.

Mr. DiFazio asked Planning Board in order to minimize congestion and focus on that; before this proposed amendment comes to Town Council do this in conjunction with the Board of Zoning Appeals so all departments are on board before this measure comes to Town Council.

Mr. Mathews asked to mention two items into the record:

1. McLaughlin property zoning, please look at it; its mini apartment size.
2. A moratorium is legal.

#### **APPOINTMENT TO COMMUNITY PRESERVATION COMMITTEE**

Ms. Williams made a MOTION to NOMINATE Mr. Chandler as representative of Planning Board to Community Preservation Committee. Mr. Berg SECONDED the MOTION. It was UNANIMOUSLY VOTED.

#### **STREET NAME – MITCHELL LANE**

Mr. Chandler made a MOTION to ACCEPT street name 1119 FRONT STREET as MITCHELL LANE (Private Way). Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

#### **NEXT MEETING**

The next meetings of the Planning Board will be held on:

- October 18, 2016
- November 9, 2016
- December 6, 2016

#### **ADJOURNMENT**

Mr. Chandler made a MOTION to ADJOURN at 8:25PM. Mr. Nayak SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Malloy  
Recording Secretary

Approve *Sandra Williams* 11-1-2016  
Sandra Williams, Chairman

Dated: \_\_\_\_\_