

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
April 26, 2011
Minutes

OFFICE OF THE TOWN CLERK
WEYMOUTH, MASS

2011 SEP 21 A 9:02

RECEIVED

PRESENT:

Walter Flynn, Chairman
Dave Chandler
Sandra Williams
Paul Hurley

NOT PRESENT:

Mary Akoury

ALSO PRESENT:

James Clarke, Director Planning & Community
Development

RECORDING SECRETARY:

Christine Callbeck

Chairman Flynn called the meeting to order at 7:00PM and stated that all members are present with the exception of Ms. Akoury who Chairman Flynn thinks will be late.

Healthy Wey Resolution

Mr. Clarke stated that two months ago he presented the draft/proposed Healthy Wey Resolution to the Planning Board and now he has come before the board with Valerie Sullivan from the Weymouth Health Department to talk about the Resolution.

Ms. Sullivan stated that she has been coordinating the Healthy Wey Program for the past few years now. Healthy Wey Resolution is a highly comprehensive grant aimed at helping communities to eat healthier and moving more. The plan has one goal, two initiatives that will allow the town to implement healthy guidelines. The Mayor has implemented a policy that all municipal meetings will serve healthy choice foods in order to help make the easy choice. Ms. Sullivan stated that she is working with local restaurants to encourage them to add healthier items onto their menus. Ms. Sullivan stated that 39% of Weymouth's youth is obese. Mr. Chandler asked Ms. Sullivan, wasn't that study in fact not accurate on its figures? Ms. Sullivan stated that she will check on the facts and report back to the Planning Board with the answer.

Mr. Clarke stated that from the Planning Department approach with subdivisions; Board of Zoning Appeals; open space plans, etc. Mr. Clarke will be keeping in mind the concepts of Healthy Wey and by example including walking paths, etc. For example, when the South Shore Hospital improvements were first being drawn up the Town of Weymouth insisted that they include bike racks in order to provide alternative means of transportation for the workers to get to the hospital.

Mr. Clarke stated the Farmer's Market at Town Hall is starting its 3rd year. The plan is to cut down on traffic around town by having everyone shop at the Farmer's Market at Town Hall.

Ms. Sullivan will ask the Health Department to approve the Resolution. Mr. Clarke is asking the Planning Board to approve the Resolution. The Board of Zoning Appeals will be asked to approve the Resolution as well.

Ms. Williams stated that she has issue with item #8 of the Resolution which states

Discourage the construction of drive thru windows for retailers and fast-food outlets

Ms. Williams stated that she feels this is a Board of Zoning Appeals issue not Planning Board. Mr. Victor Papp stated drive-thru windows are necessary for a growing family.

Mr. Clarke stated that he will ask the Chairman to please put this item on the agenda for review and action at the next meeting.

WIND ENERGY ZONING DISTRICT

Mr. Clarke stated that since the document was written thirty (30) years ago and wind energy equipment was very different then, a consultant was hired by the Town and has drafted this new document. Mr. Clarke will bring this expert to the next meeting of the Planning Board to discuss any questions that members might have regarding the new wind energy system document.

There is additional new information that was added into the document regarding noise and shadow/flicker.

This would be a special permit in an industrial district and open space district through the Board of Appeals. Requirements and restrictions would need to be put on the permit. Mr. Clarke suggested that the board read the document at home and send questions to the Planning Department.

Chairman Flynn stated that he will have five (5) copies of the Zoning Regulations made for the board members to compare with the Zoning regulations in the new document.

Chairman Flynn asked Mr. Clarke when the town is looking to submit the new Zoning Regulations. Mr. Clarke stated that he will need to talk to the Mayor about the exact date, but probably sometime in the fall.

Mr. Clarke stated that Town Council is going through the budget right now; Mr. Fuqua is leaving as of July 1, 2011, and then the elections in the fall. Chairman Flynn stated that Planning Board is concerned with Mr. Fuqua leaving and who his replacement will be.

MINUTES

Ms. Williams made a MOTION to APPROVE the minutes of March 15, 2011. The MOTION was SECONDED by Mr. Hurley. It was UNANIMOUSLY VOTED.

FORM A - Broad Street/Vine Street

BZA Case allowed separation of existing uses, 141 Business, 2nd 135 Residential on their own lots.

Mr. Clarke stated that the parcel owner built a multi-family; then the parcel owner went to the Board of Zoning Appeals and got approval to separate the multi-family house from the business area of his parcel.

Mr. Hurley made a MOTION to APPROVE the FORM A on Broad Street/Vine Street. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OTHER BUSINESS

Mr. Clarke stated that Mr. Fuqua is retiring on July 1, 2011. Mr. Fuqua would like to have a gathering in the evening. Mr. Clarke stated that for over thirty (30) years Mr. Fuqua as worked here with the Planning Board and Board of Zoning Appeals.

Mr. Clarke stated that when he hires an Economic Planner he will be looking for the strengths and weaknesses that were present in Mr. Fuqua. Mr. Clarke said possibly Mr. Luongo will fill Mr. Fuqua's position and Mr. Clarke will hire a new person.

Chairman Flynn advised the board that Mr. Luongo is a competent, energetic, good guy and he votes for him to take the position on the Planning Board.

OTHER BUSINESS

Mr. Chandler stated that the Town of Hingham is going to have Derby Street rebuilt by the State from the Weymouth line all the way up to Route 53. Mr. Chandler asked why can Hingham get this work done but Weymouth cannot get the State to work on the same road in Weymouth (Ralph Talbot Street).

Mr. Clarke stated that he does not have an answer for this question but he will ask the new DPW Director to look into this.

NEW ELECTION OF BOARD MEMBERS/RE-ELECTION TO PLANNING BOARD

Chairman Flynn stated that for the past year he was the Chairman of the Community Preservation Committee but it was never stated in the minutes that a vote was taken electing him the Chairman. The vote was taken it was just never recorded in the minutes.

Chairman Flynn asked Ms. Williams to take over the meeting for the purpose of voting on the representative of the Planning Board to the CPC.

Mr. Hurley made a MOTION to ELECT Mr. Flynn as the representative of the Planning Board for the Community Preservation Committee. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

NEXT MEETING

The next meeting of the Planning Board will be held on May 24, 2011 at 7:00PM.

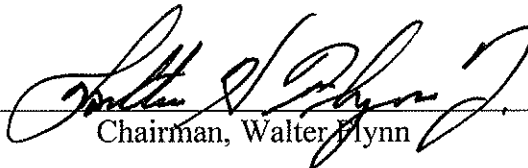
ADJOURNMENT

At 8:00PM, there being no further business, a MOTION was made by Ms. Williams to ADJOURN and was SECONDED by Mr. Chandler. It was UNANIMOUSLY VOTED.

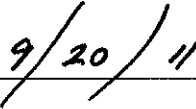
Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by:


Chairman, Walter Mynn

Dated:


9/20/11