

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building, Whipple Center, 182 Green Street**  
**June 8, 2010**

**PRESENT:**

Walter Flynn, Chairman  
Sandra Williams, Vice Chairman  
Mary Akoury, Clerk  
Paul Hurley

**NOT PRESENT:**

Dave Chandler

**ALSO PRESENT:**

Rod Fuqua, Principal Planner/Dept. Planning &  
Community Development

Chairman Flynn called the June 8, 2010 meeting of the Planning Board to order at 7:00PM and noted that Mr. Chandler would not be absent.

**RECORDING SECRETARY'S RETIREMENT**

Mr. Fuqua stated that Janet Murray has stepped down because she and her husband have adopted two young children. She feels that she will be too busy keeping up with her new endeavors with the children to keep up with the recording secretary work. Christine Callbeck is the new recording secretary for the board.

**CONTINUED REVIEW OF OVERALL ZONING REVIEW**

Chairman Flynn resumed edits to pages 98 through 112.

Wireless Communications

Mr. Fuqua stated that very little changes, found that system works well. The only change is to fit into new format process.

Chairman Flynn stated a change he would like to incorporate in Section 1503, C3, 2nd line: it should read transmitter/receiver. Mr. Fuqua stated that would be acceptable. The slash will be added to the text.

Chairman Flynn stated a change he would like to incorporate in Section 1505, A, 2nd line: anticipated and future use (repeated idea?). Mr. Fuqua stated he will have the text changed to: proposed and future use.

Chairman Flynn stated a change he would like to incorporate in Section 1506, page 101, A: terms of amateur license(s). Mr. Fuqua stated that he will have the text changed to: terms of an amateur license.

Article 16

Mr. Fuqua stated that the article has been reformatted to fit with the new format process.

Chairman Flynn asked a question of the use of a term. Is the word intended to be moral or morale? Mr. Fuqua stated that it goes back to the purpose and goes back to the ages, morals: with intents to adult book stores and the like.

Chairman Flynn stated a change he would like to incorporate in Section 1602, page 102, 2nd sentence. All words are singular except specifications; application, permit, plan, specifications. Mr. Fuqua stated that he will have the plural removed from the work specification.

Chairman Flynn stated a change he would like to incorporate in Section 1606, B2, insert a comma in between 3rd offence 4th offence. Mr. Fuqua stated that a comma will be inserted.

Article 17

No changes

Article 18

Mr. Fuqua stated that the article has been reformatted to fit with the new format process.

Chairman Flynn stated a change he would like to incorporate in Section 1802, A, 3, 4th line; variances from the terms. Mr. Fuqua stated that he will have an (s) added to the word term.

Chairman Flynn stated a change he would like to incorporate in Section 1804; paragraph states "except with the consent of six members of the Planning Board." Mr. Fuqua will check with 4 out of 5 on the State law. Chairman Flynn stated the paragraph cannot state 6 when there are not 6 members on the board.

Ms. Williams stated that the pages are labeled wrong, noting Article 19 and BZA. Mr. Fuqua stated that it is a header that is easy to change in the office.

Article 19

Ms. Akoury stated a change she would like to incorporate in B, 2: eliminate of Board. Mr. Fuqua stated that he will have that changed.

Chairman Flynn stated a change he would like to incorporate in 1901, B, 6: add a hyphen after appeals and the term filing fee is listed twice. Mr. Fuqua stated he will have changes made.

Chairman Flynn stated a change he would like to incorporate in D, 2: use involved will not be detrimental to the establishment or neighborhood of town. Chairman Flynn would like to see the word the inserted before town. Mr. Fuqua will have that word added.

Mr. Fuqua stated that Staff will make the changes to the Zoning Ordinance and then let the Mayor know they are done. A series of meetings to be held after that; Zoning meeting, Town Council Meeting, vote, etc. Various presentations to neighborhoods and businesses need to be made. Changes if they are minor, motion to include with following amendments. Feeling is, it is a stronger document when it goes through from Town Council.

Mr. Fuqua stated that after it goes out to review, the Mayor may make a small task force to take the document out to the people and at the end of that period the forwarding document will be delivered to Town Council.

Chairman Flynn stated he recently just solicited membership for the ordinance review committee. So there will be an ordinance review committee that may review this document. Mr. Fuqua stated that he does not know if that is the plan.

### **OPEN SPACE PLAN**

Mr. Fuqua stated that Mr. Ralph Wilmer from VHB will write the contract for the Town of Weymouth. Tomorrow Mr. Wilmer, Mr. Clarke, Mr. Fuqua and Mary Ellen Schloss from the Conservation Commission are all going to ride around and see the town's open space, parks; the good, the bad and the ugly. The idea is to give him a flavor for the town.

Mr. Fuqua volunteered the Planning Board to hold interviews with different groups and people in this town; sports, leagues, and committees in town, etc. Mr. Wilmer will put together some suggested questions to ask the groups.

Planning Board can start their questions with

- 1) The group's physical and service capabilities
- 2) What does this group want and or need (stay focused on what they tell you they want and/or need. Determine want/need.
- 3) Feel for steps to get to attain the goals within the Town.

Ms. Akoury asked if Legion Field falls into this study at all. Mr. Fuqua stated that it is a more general recommendation and not very specific.

During the board's interview's Mr. Fuqua would like board members to ask people if they find themselves going outside of Weymouth to play tennis, etc. because of lack of facilities. Ms. Akoury asked how will those type of people (tennis people) come to find out about the interview? The group will interview at neighborhood civic associations and try and reach out to all types of groups. The Board will be meeting with a broad number of groups to be as inclusive as possible.

Chairman Flynn asked if the Town wants to have only the Planning Board doing the interviews or possibly the Recreation Department also. Mr. Fuqua stated that Planning Board will do all the interviews and Recreation Department will be doing the evaluations of the existing fields and research of the like.

**MINUTES**

Chairman Flynn asked if anyone would like to make a motion to accept the May 11, 2010 minutes. Ms. Akoury stated that she was not at the meeting and therefore could not possibly have seconded the adjournment of the meeting. Mr. Fuqua stated that Mr. Hurley must have seconded the adjournment and that he will ask Rita to fix the minutes.

Mr. Hurley made a MOTION to APPROVE the minutes as amended. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

**NEXT MEETING**

The board will meet on Tuesday, August 17, 2010 at 7:00PM at the Whipple Center.

**ADJOURNMENT**

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

Respectfully submitted,

Christine Callbeck  
Recording Secretary

Approved by: \_\_\_\_\_  
Chairman, Walter Flynn

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