

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center, 182 Green Street
September 21, 2010
Minutes

PRESENT:

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

ALSO PRESENT:

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

Chairman Flynn called the September 21, 2010 meeting of the Planning Board to order at 7:00PM.

Handout of 40R Zoning

Clapp Memorial Building, 203 Middle Street, Sheet 22, Block 291, Lot 25

Mr. Fuqua stated that this is a zoning proposal for Clapp Memorial Building to change the zoning by creating a smart growth overlay district.

Attached in the handout is an area map of the overlay district with three sub zones, text and the development proposal.

The next step is a joint hearing of the Planning Board with the Town Council.

Ms. Akoury asked if the zone changes go thru, what the role of the Planning Board is going forward. Mr. Fuqua stated that the Planning Board role is done; applications will be reviewed and voted by the Board of Zoning Appeals. Mr. Fuqua stated that members should compare the proposal with the zoning guidelines. Chairman Flynn reminded members that when Planning Board holds the joint public hearing with Town Council both committees will only be reviewing certain pages of the proposed zoning and development proposal.

Mr. Fuqua stated that the Planning Board recommendation needs a majority vote. The zoning amendment requires a 2/3 vote by Town Council for adoption. Chairman Flynn stated that in the past the Town Council has voted against the principles of 40R because of funding.

Chairman Flynn stated that he will call Mr. Mathews regarding a joint meeting with Town Council for either November 8th or 15th. November 8th was agreed upon with the Planning Board as the preferred date.

Capital Improvement Plan Schedule/Department Interviews

The next meeting of the Planning Board for Department Interviews will be held on Monday, November 1st; Tuesday, November 16th; Tuesday, December 7th; and Tuesday, December 14th.

Open Space Public Meeting

Mr. Fuqua stated that Planning Board needs to set up a Public Meeting for Open Space and invite various stake holders of organizations. Find out what they think about the existing facilities. Do they have enough? What is the condition of it? What do they need? Invite sports organizations.

Committee decided on Tuesday, November 9th for the Open Space Public Meeting.

FORM A **Oak Cliff Road**

Mr. Fuqua stated that this was originally a road with four lots. The developer has abandoned the idea of the four houses and now it will be only one house. No road, just one lot on the existing Oak Cliff Road. Mr. Hurley made a MOTION to APPROVE the FORM A at Oak Cliff Road. Mr. Chandler SECONDED the MOTION. It was UNANIMOUSLY VOTED.

OTHER BUSINESS

Ms. William asked about an October meeting for the Planning Board. Chairman Flynn stated no meeting in October for now.

VILLAGE ZONING CHANGES

Mr. Fuqua stated that Mayor Kay asked to move forward on the Village Zoning changes in the Landing Area. Braintree is working on their version of the language. The Mayor cannot submit a Zoning change; however it can be submitted by the Planning Board, the Board of Zoning appeals or 100 voters. The mayor has asked if the Planning Board can hold a special meeting to vote to "submit the village center zoning" for the Landing. The Mayor wants to get this into Town Council as soon as possible; they need it by September 30th. Mr. Fuqua has the exact text to be distributed at the meeting.

Chairman Flynn asked will the Zoning Board of Appeals be meeting before the deadline. Mr. Fuqua stated yes, BZA is meeting tomorrow. Mr. Fuqua stated he understands that this is difficult and short notice but two Mayors would like to have both Weymouth and Braintree moving together on the same schedule. Chairman Flynn asked members if anyone objects to this meeting in any regard. Members all said no.

Members all agreed to a special meeting of the Planning Board to be held at Town Hall on September 28th at 6:45PM.

MINUTES

Mr. Hurley made a MOTION to ACCEPT the minutes of June 8, 2010. Ms. Williams SECONDED the MOTION. It was UNANIMOUSLY VOTED.

Mr. Chandler made a MOTION to ACCEPT the minutes of August 17, 2010. Mr. Hurley SECONDED the MOTION. Ms. Williams abstained. It was UNANIMOUSLY VOTED.

ADJOURNMENT

At 8:10PM, there being no further business, a MOTION was made by Ms. Williams to ADJOURN and was SECONDED by Ms. Akoury. It was UNANIMOUSLY VOTED.

Respectfully submitted,

Christine Callbeck
Recording Secretary

Approved by: _____
Chairman, Walter Flynn

Dated: _____