

**TOWN COUNCIL MINUTES  
ORDINANCE COMMITTEE  
Town Hall Council Chambers  
January 17, 2017 Tuesday**

Present: Kenneth DiFazio, Chairman  
Michael Smart, Vice Chairman  
Jane Hackett, Councilor  
Arthur Mathews, Councilor

Absent: Patrick O'Connor, Councilor

Also Present: Brian Connolly, Chief Financial Officer  
Richard Swanson, Town Auditor  
Joseph Callanan, Town Solicitor  
Robert Luongo, Planning Director

Recording Secretary: Mary Barker

Chairman DiFazio called the meeting to order at 6:48 PM.

**16 -146 Crosswalk Across Mutton Street at Lakehurst Avenue Intersection**

Chairman DiFazio noted that this matter was referred to the Budget/Management Committee on November 14, 2016; that the Town of Weymouth, through the Town Council, pursuant to GL Ch. 40, § 22, and the Town of Weymouth Code of Ordinances, Sections 13-103(b) and 13-104(a), authorize the placement of markings and signs regulating motor vehicle movement and parking, and regulating pedestrian movement as follows:

**Crosswalk**

<u>Street Crossing</u>	<u>Location</u>
Mutton Lane	North side of Lakehurst Avenue Intersection

**Parking Restriction**

<u>Street</u>	<u>Side</u>	<u>Location</u>	<u>Regulation Type</u>
Mutton Lane	West	Lakehurst Avenue to 30' North of Lakehurst Avenue	No Parking Any Time
Mutton Lane	East	Opposite Lakehurst Avenue to 30' North of Lakehurst Avenue	No Parking Any Time

And cause the above restrictions to be listed in the Town of Weymouth Code of Ordinances, Chapter 13, Regulations Affecting Motor Vehicles, Attachment 1 –

Appendix A under new headings, Schedule III, Parking Restricted, and Schedule IV, Crosswalks.

Chairman DiFazio asked Traffic Engineer Owen McDonald if there have been any additions since the joint public hearing and Mr. McDonald responded no.

A motion was made by Vice Chairman Smart to forward measure 16 146 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Hackett. Councilor Mathews asked if the administration followed up on the request by a constituent regarding extending the crosswalk on the opposite side of the street. Traffic Engineer Owen McDonald responded that the reason it was not part of the recommendation is because there is no sidewalk on that side. The resident subsequently came in to discuss a sidewalk for that side. It is not currently on the DPW list of proposed projects. UNANIMOUSLY VOTED.

**16 150-Proposed Changes to the Town of Weymouth Zoning Ordinance-section 120**

Chairman DiFazio reported that this matter was referred to the Budget/Management Committee on November 21, 2016; that the Town of Weymouth amend the Town of Weymouth Code of Ordinance, as follows:

Delete §120-53 in its entirety.

Also remove reference to 120-53 from Table 1 Schedule of District Regulations

Add §120-53.2 containing the following text:

*Lot Shape Factor: No lot shall be created so as to be so irregularly shaped or extended that it has a "shape factor" in excess of thirty-five (35). Shape Factor equals the square of the lot perimeter divided by the lot area.*

Also add reference to 120-53.2 to Table 1 Schedule of District Regulations defining the R-1 District Lot Size.

Amend §120-53.1 to read.

*Any lot created after [insert adoption date], shall have a minimum upland area, as defined in Section 120-6, of 85% of the minimum lot area.*

Delete §120-13 (A) in its entirety.

Re-assign lettering of remaining items under §120-13 accordingly.

Amend Table 1 Schedule of District Regulations as follows:

Under the heading "Maximum Lot Coverage" in the R-3 District, change the Percentage of Landscaped Area from 15% to 20%.

Amend Table 1 Schedule of District Regulations as follows:

Under the heading "Maximum Lot Coverage" in the R-4 District, change the Percentage of Landscaped Area from 15% to 20%.

Chairman DiFazio reported that the Planning Board made its recommendation to approve with one amendment - to change lot shape factor from 35 to 30. Eric Schneider reviewed the change with the committee and provided examples drafted by the Engineering Department. He used the proposed subdivision recently before Planning Board on White Street adjacent to Southfield. All of the lots fit within a lot shape factor of 30. Based on the examples and discussion, lowering the threshold was deemed appropriate.

A brief discussion of the various scenarios proposed for lot shape factor changes ensued. The formula for lot shape factor is  $\text{perimeter}^2/\text{area}$ . Councilor Hackett asked if action were taken tonight would it have any impact on the development at White Street? Mr. Schneider responded that it would not impact anything already before the Board; only applications going forward. White Street, as proposed, would meet the requirements, irrespective of the date. Councilor Mathews noted he likes the map. If the measure passes the full Town Council, he suggests showing an example on the website for constituents.

A motion was made by Vice Chairman Smart to forward measure 16 150 to the full Town Council with a recommendation for favorable action, as amended; to change lot shape factor to thirty (30), and was seconded by Councilor Hackett. UNANIMOUSLY VOTED.

ADJOURNMENT

At 7:01PM, there being no further business, a MOTION was made by Vice Chairman Smart to adjourn and was seconded by Councilor Mathews. UNANIMOUSLY VOTED.

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Councilor Kenneth DiFazio as Chairman of the Ordinance Committee  
Voted unanimously on 6 February 2017