

Minutes of the Planning Board Meeting held on April 15, 2003 at 7:30 P.M. in the Kelly Room of Town Hall.

Present: Paul Dillon, Chairman; Paul Hurley; Mary Akoury; Walter Flynn and Scott Curry.

Staff: James Clarke, Planning Director and Rod Fuqua, Principal Planner.

Meeting called to order at 7:30 P.M.

### **FORM A PLANS**

84 Essex Heights Drive – Sheet 25, Block 285, Lot 98

As the two lots have been in common ownership for more than five years, this has to go to Board of Appeals in order to build on the lot. The driveway encroaches making it a transfer of property.

Motion by Mrs. Akoury seconded by Mr. Curry to wait until after the Board of Appeals renders a decision before this Board endorses the Form A.. SO VOTED.

D.F. Haviland Lane – Subdivision of lots 4, 5 & 6 of the Definitive Subdivision Plan.

Ten (10 ) lots are being subdivided with one (1) additional lot making a total of Eleven (11) lots. The plan needs to be revised as there is no access for the lot on Vine Street. No action is needed as another plan will be coming forth from Ken Ryder.

### **REQUEST FROM TOWN COUNCIL FOR ZONING RECOMMENDATIONS (DISCUSSION CONTINUED)**

Mr. Clarke stated that at the last meeting there was a discussion regarding the land between Commercial Street MBTA line and the Weymouth Fore River. He wrote a brief memo from the Board to the Council. The Board took a few minutes to read the memo.

The Council had requested the Planning Board examine the current zoning near the two proposed station locations at Weymouth Landing and East Weymouth. The focus was on Weymouth Landing and someone has been hired to look at preparation of the new zoning ordinance. Mr. Clarke said there could be some changes to the zoning maps and would like to incorporate that work with what might be done in East Weymouth.

Part one on the map shows the location of the area under study – MBTA tracks between Ledgehill and Webb St. to the North and a small section between Ledgehill, Ledgehill Terrace, Commercial and Tremont St.

Mr. Clarke explained the color usage on the land use map. The three (3) blue parcels are vacant, yellow is for single family homes and the orange is for multi family. Right under

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the circle is the highest multi family, an 8-unit building. The others are 2, 3 & 4 unit structures. The pink at the corner of Ledgehill and Commercial Street is Scott Collins's Heating & Ventilating business (storage area and offices). The other pink area is the boat yard right on the Fore River. Of the 24 parcels, 19 are residential. The R-2 district was set up in 1990 and was created to provide for a transitional area. He feels that R-2 is the one that would fit the best..

Mr. Clarke spoke about B-2 the business zone and R-4 which is the highest density multi family use and allows heights up to six stories. The area is being down zoned but accommodating some of the existing uses.

Mr. Fuqua stated that on the non-conforming chart the yellow area shows the lots that conform to zoning. Two lots in the R-4 do not conform. - a single family that can't be used in R-4 and a warehouse.

Mr. Clarke stated that what they would plan to do with the Board's approval, would be to use this text, include the table of the three (3) districts which shows the comparison between the three. It will be noted that the R-4 and B-2 are existing zoning districts. The land use map would be included explaining the different colors and the existing zoning designation would be shown.

In East Weymouth there are some areas that have not had any pressure for development or change and the zoning is not appropriate.

As Mr. Flynn was part of the Master Plan Committee, Mrs. Akoury asked if a certain area in Weymouth Landing was considered one of the villages?

Mr. Flynn stated that they never went into that type of detail in terms of specific streets, The Committee spoke generically.

Mr. Fuqua explained that the village center is to contain things so they don't spine out into the residential districts.

Mrs. Akoury said if you are looking at this as R-2 zoning which would include small businesses with single and multi dwellings, would there be a significant increase or impact on traffic?

Mr. Fuqua said going to the maximum extent in R-2 you would probably get a slight increase in traffic. If you go to the increase that is allowed under R-4 or B-2, there will be a significant increase in traffic.

Mr. Clarke said he would like to add a comment with regard to the Master Plan to the report. He would also like to touch on the traffic potential from what is existing to what is being proposed. He would like to get a vote to put it in a final form. He will complete the report and send it to the Board for their comments.

Motion made by Mr. Curry seconded by Mr. Flynn to have Mr. Clarke complete the report, send to the Board Members for comments and then forward to Town Council.

All in favor. SO VOTED.

Mr. Dillon felt that the Board should have their own Public Hearing and not a joint Hearing with the Council. All Board Members are in agreement.

Discussion ensued relative to the time line for East Weymouth.

## **OTHER BUSINESS**

Mrs. Akoury would like to discuss the Master Plan in relation to the Board's role and responsibilities.

Mr. Clarke stated that the Board's responsibility is to make sure some of the recommendations are followed through. Because the Planning Board has the Capital Budget responsibility you have actual review of capital projects as they relate back in theory to the Master Plan. You also have the ability to look, over time, at other things that are being proposed. In the five-year period we can take another look at the plan and do an assessment. There will be some changes in the plan which will have some impacts on our communities.

Mrs. Akoury felt it would be helpful to discuss one specific aspect of the plan on a regular basis as part of the agenda. .

Mr. Flynn stated that the Master Plan is very much like the town budget. It is a broad plan for use of town's assets. The intent is that we as the Planning Board provide the specificity. For instance, make Weymouth a more walker friendly town. We would look at sub-division plans relative to sidewalks. When talking about neighborhood districts, this would be a specific area that the Planning Board would get into because now we are starting to talk about the periphery of the neighborhood setup area. The Master Plan Steering Committee did not get into this degree of specifics.

Mrs. Akoury stated that as the Master Plan was more generic and what we need to look is more specific, it would be helpful as a regular agenda item.

Mr. Flynn suggested that each time an issue is addressed, one of the sub-sets of that issue is it's impact on the Master Plan.

Mr. Clarke suggested that some discussion on the Master Plan update or a progress report be put on the agenda every other meeting as needed. Bringing in the Mayor might be useful as we all need to be on the same page.

Mr. Hurley said that most of the direction of the Master Plan probably won't be put into affect. We can affect this in small ways i.e. looking at the subdivisions. He would like to have someone from the Water & Sewer come it and give us an update on our water.

Mr. Clarke said we can ask to have the DPW come in.

Mr. Flynn said he liked Mrs. Akoury's idea in concert to what Mr. Hurley said, that periodically we need to review a broad area. But, at the same time he would like to suggest that every time the Board does a specific request that it's impact on the Master Plan be part of the discussion.

Mrs. Akoury felt that this was a great approach.

Discussion ensued relative to sewer backups.

### **NEXT MEETING**

The next meeting will be on May 20, 2003.

Motion to adjourn. Meeting adjourned at 8:20 P.M.

Respectfully submitted,

Annette M. Cignarella  
Recording Secretary

APPROVED \_\_\_\_\_