

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
AUGUST 24, 2004**

The Planning Board of the Town of Weymouth held a public meeting on Wednesday, August 24, 2004, at 7:30 p.m. at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA.

Present:	Paul Dillon, Chairperson Walter Flynn Paul Hurley Scott Curry
Staff:	James Clarke, Director of Planning & Community Development Roderick M. Fuqua, Principal Planner
Recording Secretary:	Janet Murray

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WEYMOUTH, MASS

Paul Dillon called the meeting to order at 7:30 p.m.

MINUTES

A MOTION was made to accept the minutes from the July 21, 2004 Planning Board Meeting and was seconded and UNANIMOUSLY VOTED.

REORGANIZATION

Paul Hurley made a MOTION to RE-ELECT the current members and was seconded by Walter Flynn and was UNANIMOUSLY VOTED.

ZONING ARTICLE: Proposed change in Planned Office Park District (POP).

A MOTION was made by Walter Flynn to open the Public Hearing regarding the proposed change in Planned Office Park District and seconded by Paul Hurley and UNANIMOUSLY VOTED.

It was noted, for the record, that there was an error in the posting of the notice for this meeting. The meeting was mistakenly advertised as being held at Town Hall, when in fact it was being held at the McCulloch Building, Whipple Center Conference Room. James Clarke stated that he was at Town Hall at 7:30 p.m. and waited approximately 10 minutes to redirect anyone who came for the public hearing. He stated that no one showed up.

The Libbey Industrial Park was created in 1986 as a Planned Office Park. The issue of added usages has been previously discussed. Medical usage is currently prohibited. This zoning article would allow for medical professionals, doctors, and business owners usage in a Planned Office Park.

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It was noted that the Fisher Pierce building has been sold and the new owner intends to renovate the building to make office space. It was also noted that there is not apparent interest by South Shore Hospital to expand into this office park.

The town's Traffic Engineer noted that there is increased activity with medical usage, however, during the morning peak traffic hours, little change was noted. During the afternoon peak traffic hours a slight increase was noted. Parking requirements will be determined according to the town's by-laws and the Building Inspector will determine if any more spots are needed. All abutting land owners have been notified.

The Town Council would like a report of action taken on this proposal even though the timeframe for reporting has elapsed.

Walter Flynn made a MOTION to CLOSE the public hearing and was seconded by Scott Curry and was UNANIMOUSLY VOTED.

Paul Hurley made a MOTION to recommend FAVORABLE action on the proposed zoning change to the Planned Office Park District and was seconded by Scott Curry and UNANIMOUSLY VOTED.

This Motion will be reported to the Town Council.

PERFORMANCE GUARANTEES

Tanner Terrace

The bond amount needs to be set for Tanner Terrace.

A MOTION was made by Paul Hurley to set the bond for Tanner Terrace at \$294,350.00 and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

Samoset Street Extension

The bounds have been set on Samoset Street Extension.

A MOTION was made by Walter Flynn to RELEASE the bond for Samoset Street Extension and was seconded by Scott Curry and UNANIMOUSLY VOTED.

Eden Road

This is a request to release the bond for Eden Road. All work has been completed.

A MOTION was made by Paul Hurley to RELEASE the bond for Eden Road to \$5,500.00 and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

OTHER BUSINESS

Open Space Plan

James Clarke stated that 3 chapters in the Open Space Plan have been completed.

South Weymouth Naval Air Station Reuse

Mr. Clarke also stated that the South Weymouth Naval Air Station Board would like to make a presentation to the Planning Board later in the fall of 2004. The proposed re-use plan is scheduled to be released on September 16, 2004.

Capital Budget

Capital Budget Planning is set to begin on October 1, 2004.

St. Albert the Great Church

There was a brief discussion regarding the potential reuse of the land, if St. Albert the Great Church is closed. It was decided at a previous Planning Board Meeting to hold off discussion in support of parishioners' attempts to keep the church open. The property is zoned Open Space.

It was noted that the property is located in a mixed-use area. Properties surrounding the church are zoned Highway Transition, Business, and Residential, both single and multi. The property has access to both Washington Street and Mutton Lane. It abuts Chapman Street Condominiums.

The Planning Department believes that the current Open Space Zoning allows the best oversight of the property, as any use would need a special permit from the Board of Zoning Appeals.

ADJOURNMENT

At 8:05 p.m., there being no further business, a MOTION was made to adjourn and was seconded and UNANIMOUSLY VOTED.



Paul Dillon, Chairperson

9/21/04
Date