

**Planning Board Public Hearing
December 12, 2023
6:00PM**

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**McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191**

Chair Williams called the meeting to order at 6:00 PM.

Chair Williams asked for a MOTION to reopen the public hearing on the Definitive Subdivision application of Cheryl and Harrington creating six new lots for five new single-family homes with frontage off of a newly constructed road. Paul Rotondo made the MOTION, and Greg Agnew seconded. MOTION passed.

Chair Williams asked the Town for an update on the project since the first meeting.

Eric Schneider, Principal Planner, started by stating that a lot of progress had been made and that staff had closed the loop on many open issues. Also, a memo was received from Kenan Connell supporting the waivers being requested. Further, Mr. Schneider stated that the Weymouth Fire Department had signed off on the plans. A small list of housekeeping items remained to be resolved with Engineering/DPW but they were clerical and could be conditioned as part of any decision that the Board may make.

The Board asked for clarification on the required width of a street. Shawn Hardy, Engineer for the applicant, explained that the proposed road had 40 feet of ROW as required but that they proposed to build 24 feet of pavement rather than the required 28'.

Robert Luongo, Planning Director, added that the Town had confirmed with DPW that these adjustments were acceptable and that the Town could still accept the new road as a public way.

Okay, good evening. My name is Shawn Hardy, a professional engineer with Hardy Mann Design Group in Weymouth. We were here a month ago and presented this left with the understanding that we were to show one tree per lot at the back of the right of way to increase landscaping. We contacted the fire department and DPW regarding the width of the road and the cul-de-sac. They have signed off on our plan as presented. The biggest change that we have made on this plan set is that we modified lots three and four. If you recall our discussion at the last meeting, the applicant's property is partially in Braintree and is also comprised of registered and unregistered land. The property lines for lots three and four were adjusted slightly to accommodate the concerns of the Braintree planner and to make the recording and transfer of the final lots easier. All lots still conform to all Town regulations. There is still a very small, stray piece of land that will need to be absorbed into the registered portion of the property via deed.

Mr. Hardy acknowledged the memo from Town Engineer Jay Donovan and saw no issue in complying with any outstanding issues. He characterized them as minor labeling and clerical corrections.

Chair Williams asked if anyone from the public wished to speak.

Scott Faucet, 40 Wampum Street

Two quick questions.

Mr. Faucet asked what style of houses were to be built.

Mr. Hardy and Ed Harrington responded that they would be market-rate homes on large lots with the hope of getting the best prices possible. Mr. Harrington said that the houses would be very nice and complementary to the neighborhood. Mr. Harrington added that a STOP sign would be added at the end of the new road.

Mr. Faucet further asked whether the new development would negatively impact water pressure in the area. Mr. Hardy stated that given the relatively short length of the road and the small number of houses, there should not be an impact on water pressure.

Mr. Luongo asked whether there would be a Home Owners Association set up to take responsibility for maintaining the utilities until the road is accepted by the Town. Mr. Hardy agreed and further stated that there was a drainage easement on one of the lots and that maintenance of that would need to be included.

Mr. Schneider asked that the applicant confirm that they intended to petition the Town for acceptance. All agreed.

There was a brief discussion regarding the use of yard lamps as opposed to overhead street lights. All agreed that this was preferable and allowed by the regulations.

In response to a question from the Board, Mr. Luongo confirmed that by regulation, the utilities would be underground.

Mr. Faucet asked if there was a timeline for construction. Mr. Harrington stated that he hoped to get the project out to bid as soon as possible to capitalize on a favorable housing market.

Chair Williams asked for a MOTION to close the public hearing. That MOTION was moved and seconded. The MOTION was approved 5-0 to close the public hearing.

Chair Williams asked for a MOTION to approve the subdivision plan as shown on a plan set dated 12/7/2023 with the Waivers as requested. Ms. Williams also proposed conditioning the approval on satisfying the Town Engineer's comments and setting up a Homeowners Association to maintain common utilities until the subdivision is accepted by the Town.

MOTION was made and seconded. The MOTION was approved 5-0.

Mr. Schneider told the Board that he would keep them updated regarding the January meeting.

MOTION was then made and approved to adjourn.

A handwritten signature in cursive script, reading "Sandra M. Williams", is written over a horizontal line.

Sandra Williams, Chair