

WEYMOUTH PLANNING BOARD
McCulloch Building, Whipple Center Conference Room
January 16th, 2007 Meeting

PRESENT: Paul Hurley/Chairman, Walter Flynn /Vice-Chairman, Sandra Williams and Frank Hawkins

ABSENT: Mary Akoury

ALSO PRESENT: Rod Fuqua, Principal Planner/Planning & Community Development

Chairman Hurley called the January 16th, 2007 meeting of the Planning Board to order at 7:30 PM.

Minutes - 12/5/06, 12/12/06, 1/2/07

Mr. Flynn moved to approve the minutes of the December 5th, 2006; December 12th, 2006 and January 2nd, 2007 minutes as written.

UNANIMOUSLY VOTED

Old Business:

Capital Budget Meeting Schedule

Mr. Fuqua informed members that the Capital Improvement meeting schedule is going out and members will receive their copy on the 17th. He said at this point Jane Hackett is putting the final touches on it and when it is finalized Department Heads will also receive a copy for their review. At this point, the only schedule to be finalized is with the CPC.

CPC Update

Mr. Flynn said he hasn't seen schedule yet, but informed that Board at this time the CPC is addressing their first proposal which was submitted by the Cemetery Commission. Next item on the CPC agenda will be next year's fiscal budget, adding the FY08 budget would be minimal. Additionally they have a public hearing scheduled for 2/8/07 re. FY08 budget. So far it is the only item on this agenda. At their 2/22 meeting, plans are to review proposals that have come before them.

When asked if presentations/proposals would be completed by early March, Mr. Fuqua stated the Committee would need to wrap things up by 2/20, as their recommendations need to be to Mayor Madden by March 1st.

Mr. Flynn asked what the Planning Board would do with the CPC proposals and Mr. Fuqua replied 'probably nothing', as they are not part of the approval process.

Chairman Hurley pointed out that one of the major missions of the Planning Board is to implement the Town's Community Preservation Plan.

Mr. Fuqua told Mr. Flynn (Chairman of the CPC), that the CPC would probably be scheduled to come before the Planning Board on 2/13/07.

Mr. Flynn replied "let's plan on that right now". He went on to say that he didn't know if Jim Clarke has made any decisions along that line. He noted that he gave him all the text including the Application and Needs Assessment, etc. in an Excel format and Jim was going to speak to I.T. about using that format (they are looking at converting Excel into Word).

Mr. Fuqua thought it could be done, explained that it was his understanding that information gets imported in a table, adding they have learned how to work with that.

Mr. Flynn said that he would also speak with Jim Clarke about meeting with Town Solicitor George Lane. He noted that they just need to decide how they're going to do it, pointing out that this is the first time around.

Public Hearing - 7:45 P.M.

Petr: Frances Pearce/Public Family, LLC

Locus: off Wampum Street

Sheet 48, Block 543, Lot 2

Zoning: R-1

Definitive Subdivision Plan to create five (5) buildable lots

Mr. Hawkins moved to open the public hearing at 7:45 PM for Francis Pearce/Public Family, LLC re. Definitive Subdivision Plan to Create (5) Buildable Lots off Wampum Street.

UNANIMOUSLY VOTED

Mr. Hawkins moved to waive the reading of the hearing notice.

UNANIMOUSLY VOTED

Atty. Greg Galvin and Scott Arnold, PE representing the applicant, came before the Board.

Atty. Galvin stated he was before the Board this evening to seek approval of a Definitive Subdivision Plan. He noted that he had previously been before them last Summer with the Preliminary Subdivision Plan, which the Board approved. Since that time Scott Arnold of Arnold Associates has prepared the Definitive subdivision plan that is before them this evening. Additionally, the applicant is also requesting some Waivers. He noted that the applicant is seeking to have a sewer easement out to Forest St... adding they have met with the neighbors on this. He clarified that the subdivision is a five (5) lot subdivision located at the end of Wampum Street, which is a paper street. Although approximately 500 ft. of roadway is conditioned, the applicant is extending this application to include five (5) lots.

Mr. Arnold then addressed the Board. He stated that he prepared the definitive plans. He said it was much like the preliminary plan, which was previously approved, including the five-lot subdivision. Tonight's proposal is to extend Wampum Street 250 ft. with a 150 ft. in diameter cul de sac. He described it as an existing paper street that extends from Samoset Street about 900 ft. to the applicant's property. It was noted that this land was laid out in the 1900's. The project site is 3.9 acres in size and zoned R-1. The applicant is proposing to extend Wampum Street another 350 ft. to provide frontage for the house lots. He also noted the power lines within the easement. He stated there was one condition with accompanied their preliminary approval which was addressed. The applicant investigated obtaining an easement from his abutter through Forest Street. The applicant has obtained an agreement from Mr. Genititus. The parcel will be served by a gravity sewer. (The DPW was opposed to a pumping system).

Mr. Arnold went on to confirm that the applicant will be making improvements to Samoset Street (1,250 ft.) which include:

- sewer and water mains
- storm water system
- paving of the roadway

Mr. Arnold noted that the plan shows the drainage easement on Lots 4 and 5 along with the location of the storm water detention basin. He told members that the Town's Engineering Dept. commented on the Wampum Street layout and voiced their concern re. the bend in the roadway. Based on that concern, they performed an extensive survey which is shown on the layout of the area - based on plans of record. He said they might need to continue discussion on this point with the Engineering Dept. to resolve the matter.

Mr. Arnold continued reviewing the plans before them. In describing the profile of Samoset St., he noted that it crested then went downhill 3- $\frac{1}{2}$ %, rising back up and ending in the cul de sac. They are now proposing four (4)

catchbasins in that area as well as two (2)-leeching pits. Plans call for the storm drainage system to be connected to the existing drain on Samoset Street and the water main to be connected to an 8" main and brought to the end of the street.

Mr. Arnold informed members that the applicant is also proposing three (3) fire hydrants, adding that all catchbasins will be connected through the pipe in the manholes. Additionally all runoff discharge will be directed to the detention basin on Lot 4. Plans are to build an embankment 5-ft. in height, with side slopes 3:1. He explained that the basin will store the runoff to eliminate the impact downstream.

Mr. Arnold went on to say that he will be providing a drainage report to the Planning Dept. and the DPW that will demonstrate the adequacy of design of the system. He told members that the roadway profile follows the existing ground surface pretty closely. He said that they are now proposing a gravity sewer system within Samoset Street, which will flow by gravity to the turn in the road then follow the easement to Forest Street. Lots 1 and 5 will be serviced by the easement. Lots 4 and 3 will be connected and taken out to Forest Street.

Next Mr. Arnold addressed the Proposed Grading Plan, which was outlined on Sheet 5. He said that all grading will be achieved through the 40 ft. Right of Way. Additionally they are proposing grading within the detention basin, which will have the ability to handle all storms, including the 100-year storm. He assured members that all roadwork will comply with the regulations and standards. Re. Samoset Street - the work will match previously approved sections and will have 12" Cape Cod berms, the width of the pavement will be the same; i. e., 28' wide.

At this point Mr. Arnold distributed waiver requests:

- for sidewalks, noting there weren't any previously approved for Wampum Street, nor do any of the surrounding streets have sidewalks
- Grass plots and trees (between the roadway pavement and sidewalk)

He noted that Wampum Street will be 1,250 ft. (existing is 900 ft. and they are requesting to extend it 350 ft. to provide for the proper frontage required for the five lots).

- another waiver request pertained to the landscaping of the island (to eliminate maintenance efforts)

Mr. Arnold noted that it is a standard minor street cross section and this would be consistent with what was previously approved for Wampum Street. Additionally they are proposing to start an embankment at the back of the berm. He also noted that the Cape Cod berm is 12" wide, rather than 24" wide.

Lastly, Mr. Arnold stated, he has included a report from a wetland specialist - with regard to the wetland areas, or lack thereof. He told members that a note on the Preliminary Plan said they would investigate this, so they had this work done by Woodward Environmental Services who reported that there were no wetland resources found on site.

Mr. Fuqua pointed out that this is Preliminary Plan follow-through and is required to be filed within 7 months, which means the Board needs to make a decision by 3/6/07.

Mr. Fuqua then recapped the response by the Town Departments:

- ◆ Conservation - would like a wetland review (he noted that he received this notification this date).
- ◆ The Fire Dept. reviewed the hydrant locations and recommended two minor changes regarding the location, adding that each individual house plans will require Fire Dept. approval.
- ◆ Health Dept. - no objections
- ◆ Police Dept. - no objections
- ◆ DPW - this department had some comments with regard to the layout of the plan dealing with the technical specifications- their comments and requests are as follows:
 - Request for an additional hydrant by Samoset St. (he said he would like to review this request with them as he questioned the need for a 4th hydrant).
 - They don't like the 20" cut re. the sewer easement (Mr. Fuqua is suggesting he and the applicant sit down with the DPW on this
 - DPW is requesting the water main connect with Forest Street

- DPW would like the utilities to come to the edge of the pavement for the house lots
- Turn the catchbasin, request for double-graded catchbasins
- Re. retention basin - wanted some infiltration from that (area is located within the Watershed Protection District)
- Changes in roadway - Mr. Arnold will need to bring this information over to the DPW and work out the differences

Mr. Fuqua also had some comments/requests, which are as follows:

- Re. the waiver request for the cross section at Wampum Street - this should probably be expanded, he had questions about this
- He wanted to confirm that the site is wooded - are there meadows or fields (Mr. Arnold replied there wasn't)
- Modify plan and add the tree line around the utility easement

Mr. Fuqua then asked Mr. Arnold is there was any land court property and Mr. Arnold replied that none of the property is registered, only in court.

Mr. Flynn asked if the electrical company had been approached to provide an easement and Atty. Galvin said he checked back to 1990. At that time the client wanted to swap land with Mass. Electric, but after waiting 6 years he gave up because it was impossible to get a response from them.

Mr. Flynn noted that originally it was a slope easement that was withdrawn. He wanted to confirm that it doesn't impact the property and that there was no need for a retaining wall and Mr. Arnold responded 'no'.

Mr. Flynn asked if the house on Lot 4 would sit close to the cul de sac and Mr. Arnold said this was correct, adding it would be on the higher area of the cul de sac.

Mr. Flynn asked, "is there connectivity of the house lots on Wampum Street" and Mr. Arnold replied 'yes'.

Atty. Galvin told members that some of the lots on Wampum Street have been approved (Mr. Kennedy has 2 lots; Mr. Rafferty has a buildable lot by combining 2 lots).

Mr. Flynn asked if the sewerage line would accommodate those parties and Atty. Galvin told him that all are before the Zoning Board of Appeals with regard to lot width and lot size.

Chairman Hurley opened the hearing to the public.

Steven Ford, 50 Samoset Street spoke. He referred to the slope, stating that he saw an 8-ft. differential on one side of Wampum Street and asked how that would be handled without the existing wall.

Mr. Harrington who owned property on Wampum/Samoset Sts. questioned the capacity of the sewer and drainage at the south end (if he were to build there).

Atty. Galvin said what they have there is more than enough capacity for 5 lots.

Chairman Hurley told Mr. Harrington that he believed the 8" pipe was more than adequate to handle it as this size pipe handles most homes in Town. He suggested Mr. Harrington speak with the DPW about it, but quickly added in all major subdivision they see 8" sewer mains.

Mr. Keith Royer who abuts Lot 2, said he has no water pressure and asked if the proposed 5-lot subdivision would affect him.

Atty. Galvin replied that he didn't know what was running on Forest Street.

Chairman Hurley told Mr. Royer that the DPW has asked the applicant to loop the water flow, by doing this it should not increase or reduce his water pressure.

Atty. Galvin said he wasn't sure where Mr. Royer was getting his water from.

Mr. Fuqua explained that there were several factors affecting water pressure, noting that the Town has two different size lines in Forest Street. He wasn't sure which one affected Mr. Royer, but felt it was more than likely a 12" line. He said another factor would be the age of his house. He recommended he speak with the DPW/Water Dept.

Mr. Royer said he has already done that and they switched his lines but there was no improvement. He then asked if this proposal would bring additional runoff onto his property.

Atty. Galvin said there are regulations that wouldn't allow this, pointing out that nothing can be directed onto an abutter's property.

Chairman Hurley confirmed that they are not permitted to increase the flow, pre or post development.

Mark Dempsey, 105 Forest Street told members that he now receives a lot of water from that area which comes from 94 and 100. He said the runoff flows into the catchbasin and onto the rear of his property. He explained his concern, noting that when he granted an easement from his property to the Town 20 years ago -during their discussion, it came up at that if Wampum Street is approved for development, the flow could be alleviated by a catchbasin - or a catchbasin could be added to Forest Street.

Chairman Hurley stated that the proposal shows the runoff from Wampum Street is collected on Wampum Street and withheld in the detention basin/leeching pits.

Mr. Arnold then explained the drainage flow and the proposed catchbasins to Mr. Dempsey.

Mr. Dempsey said that his concern was Wampum Street, not the house lots - and thought his problem might originate from the storm drainage at 94 Wampum Street.

Chairman Hurley explained the affect of the granite curb in radius areas and the Cape Cod berms. He suggested Mr. Dempsey look into his easement agreement the speak with the DPW.

Chairman Hurley then referred back to Mr. Ford and his question re. the 8-ft. elevation change.

Mr. Arnold explained that the grade would be cut and would end up being lower that what is there now (from Samoset St.) - with the cut about 3 ft., adding they are splitting the difference or about a 2:1 slope (the roadway embankments will be 2:1)

Atty. Galvin confirmed that he had a copy of the DPW comments that Rod previously outlined and confirmed that he would be setting up a meeting with Planning and the DPW.

Mr. Fuqua recapped the items they needed to review and discuss:

- the water line
- sewer line
- drainage issues
- layout of Wampum Street
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He felt the outstanding issues could be resolved at a staff level meeting and if they receive all the necessary information in time they could probably meet with the applicant again on Tuesday, 2/6/07.

Atty. Galvin said he will plan on meeting with the Board on Tuesday, 2/20/07.

Mr. Fuqua said they will have the time frame decided on the 6th. He then asked the applicant about a time extension and Atty. Galvin said he would speak with his client about it.

Mr. Flynn moved to continue the hearing to February 20, 2007 at 7:45 PM.
UNANIMOUSLY VOTED

Mr. Fuqua wanted to remind the members that their next meeting will be at the DPW building on Tuesday, January 23rd.

ADJOURNMENT

A motion was made to adjourn at 9:00 PM.
UNANIMOUSLY VOTED

Respectfully submitted,

Susan DeChristoforo
Acting Recording Secretary

APPROVED: _____
Paul Hurley, Chairman

DATE: _____