

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
January 24, 2008**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, January 24, 2008, at 7:30pm at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present:	Walter Flynn, Vice Chairperson Sandra Williams, Clerk Mary Akoury Frank Hawkins
Not Present:	Paul Hurley
Staff:	Rod Fuqua, Principal Planner
Recording Secretary:	Janet Murray

Mr. Flynn called the meeting to order at 7:30 pm.

CAPITAL IMPROVEMENT PLAN

Mr. Fuqua stated that the budget outlook for at least the next two years is bleak. He pointed out that the Department of Revenue (DOR) is scrutinizing a number of town's financial situations.

Public Works Department

Robert O'Connor, Director of Public Works, appeared before the Board. Mr. O'Connor stated that the DPW projects presented need to be done now or within the near future. He noted that they are acutely aware of the upcoming tight fiscal year. He pointed out that use of the Enterprise Fund does not affect tax levy.

Mr. O'Connor stated that an audible pedestrian signal will be installed at Broad and Washington Streets with Chapter 90 funds. Libbey Parkway will be repaved. The funding is Chapter 90 and Host Community Agreement (HCA). It is listed under unscheduled until the funds are made available.

Mr. Flynn asked if there has been any discussion regarding using the HCA funding for sources other than what was initially planned. Mr. Fuqua stated that Mr. Wilson would be able to answer this question.

Mr. O'Connor stated that Fore River dredging at Wessagusset Beach has been done over the past couple of years. He noted that the moorings around the Wessagusset Yacht Club were becoming clogged with the sand from the beach.

Ms. Williams asked why the town was paying for dredging for a private yacht club. Mr. O'Connor stated that the town had been putting sand on the beach for many years. Over the years, storms moved the sand out into the channel. Mr. Fuqua stated that there would be no town funds used. The funds are available through a mitigation agreement with Algonquin Company.

Mr. O'Connor noted that there are a number of drainage projects in various locations. There are approximately thirty (30) neighborhood issues such as catch basins, and short sections of pipe that need to be cleaned and repaired.

Mr. O'Connor stated that park improvements were tied to the HCA. The first payment of \$700,000 was used to make improvements to Weston Park, Julia Park, and several neighborhood parks.

Mr. O'Connor commented that the Legion Field renovations are on hold as the last plan submitted did not get required votes. The current plan will need to be amended by the Mayor. Mr. Fuqua stated that the Mayor might be looking at separating into several different projects; drainage, field stabilization and restoration, and final improvements.

Mr. O'Connor stated that pavement improvements to the Lakecrest Path/Bridle Path neighborhood are funded through CDBG. He noted that this project will be similar to the work done in the Idlewell section of town.

Ms. Williams asked if the roads are private or public. Mr. Fuqua stated that some of the roads are private while others are public. This project is being funded through CDBG funds because the area has a low income and moderate income concentration. Upon completion of the roads, if the road is private, the town can accept the road as public and then the road becomes eligible for Chapter 90 funding.

Mr. O'Connor stated that in Lincoln Square there is an open drainage trench that is causing flooding problems in the Vine Street area. CDBG funds will be used.

Mr. O'Connor stated that the retaining wall holding up Regatta Road is in need of repair. The old, concrete block bath house has cracks and needs to be rehabbed.

Mr. O'Connor stated that town owned parking lots and driveways are in need of repaving. Chapter 90 does not cover town owned property. He noted that the library and fire station are two examples.

Mr. O'Connor stated that the weed harvester has been on the list for several years. It would be used to improve water quality in Whitman's Pond. Mr. Flynn suggested that this item could potentially be funded through the Community Preservation Committee (CPC). However, he noted that there would be issues surrounding the on-going labor and operation of the machine if purchased. If a harvester is used, there must be an annual maintenance plan for the harvesting to be successful.

Mr. Hawkins asked about the possibility of dredging. Mr. O'Connor stated that this would require requesting a number of permits through DEP, Conservation Commission, and Fish and Wildlife.

Mrs. Akoury asked what the life expectancy of weed harvester is. Mr. O'Connor stated that he did not know but he expected that it would last 10 years. Mr. O'Connor stated that only Whitman's Pond and West Cove would be harvested.

Mr. O'Connor stated that a number of sidewalk improvements would be funded through HCA funds when they become available.

Mr. O'Connor stated that seawall repairs are needed in various locations. He noted that the town has hired a consultant firm to address and develop plans for two locations: Fort Point Road and Fore River Ave. Mr. O'Connor pointed out that when the state provides funding, the turnaround time is approximately 90 days so the town needs to be ready to submit plans.

Mr. O'Connor stated that the 1450 Commercial Street Bridge by the Herring Run Pool has been inspected by the state and there are concerns regarding structural integrity. There is a 5 ton truck limitation. The bridge is not unsafe but is in need of replacement. Mr. Fuqua asked Mr. O'Connor to find out what the approximate time frame is for the bridge repairs and if the state will come in and require immediate repair.

Mr. O'Connor stated that the ejector station rehab will be moved to in process column since the money has been allocated.

Mr. O'Connor stated that there are wetlands replication to be completed as part of sewer project #2; Essex Heights Drive and also at Route 3 between the north and southbound lanes relative to sewer overflow 3 years ago at Pine and Pleasant Streets. There is a set of plans that have been approved ACE and EPA. The funding would be from the Enterprise Fund.

Mr. O'Connor stated that there are water main replacement projects to be funded from the water retained earning Enterprise fund.

Mr. O'Connor stated that radio frequency valves would allow the monitoring of the valves through radio rather than phone lines. There are three piping systems – high, middle and low pressure which need to be monitored.

Mr. O'Connor stated that painting inside and out of water storage tanks needs to be done as it is a DEP requirement.

Mr. Fuqua asked Mr. O'Connor if all requests thus far are for maintenance purposes. Mr. O'Connor stated that no new projects are proposed.

Vehicles

These requests are for replacement of existing, aging vehicles. There are no requests for new vehicles.

The requests are for tradesmen vans, one ton dump trucks, 2 tractors, catch basin cleaners, and 35 GVW trucks. A street sweeper was purchased with chapter 90 funds last year, another one is needed. A front end loader, rubber tire backhoe, chipper, rubber tire sidewalk tractors with

multiple attachments, fork lift, and pickup trucks are also needed. Some of the vehicles are part of the HCA.

Mr. O'Connor pointed out that the one ton dump truck is the top priority for DPW. The Highway Department's priority is the backhoe. Department priority #3 is the front end loader.

In process

Mr. O'Connor stated that project #10 at Wittawaumet and Wessagussett to prevent tidal flow completed. He noted that completion of 87% of the reimbursement process has been done.

Drain system relocation on North Street was done with Greenbush mitigation funds.

Mr. O'Connor stated that fill was brought in to Legion Field to complete dewatering of the peat. The process is complete, the excess soil has been scraped off, what is on site now is the foundation for whatever is built there.

The Nash school sidewalk and parking lot replaced.

Julia Road is completed. There was some "hot" material in the soil which needed to be removed.

Mr. O'Connor stated that the Landing pump station will be replaced with a small ejector station. The funds are available but there are some zoning issues to be worked out.

Mr. O'Connor stated that the F.O.G. – fats, oil and grease, program - in conjunction with Health Department is underway. All common victual license holders were visited by the Health Department to inform them of new regulations regarding the proper disposal of fats, oil, and grease.

Mr. O'Connor stated that the new treatment plant project is ongoing. Land has been cleared and electric service has been brought to the site.

Mr. O'Connor stated that treatment plant residuals has to do with the sludge from the treatment process in the lagoons that need to be dredged

Planning Dept. /Conservation

Building and Grounds

Mr. Fuqua stated that #17 is for a traffic light at Libby and Middle Street. He noted that the design work is near 100% but not funded this year. Traffic engineer states that the plans are good for approximately three (3) years. After that they will need to reviewed and upgraded. It is scheduled out to FY 2011.

Mr. Fuqua stated that a plan for Columbian Square will be coming out soon and direction from the mayor as to priority of this project.

Mr. Fuqua stated that the Green Street/East Street pedestrian signal phase is conceptually done but no progress with construction. This was scheduled for this fiscal year but will be moved to unscheduled.

Mr. Fuqua stated that there is property adjacent to Pond Meadow Park to be purchased with CPC funds but there are legal issues to be worked out.

Mr. Fuqua stated that the Herring Run Pool will be moving to the in process category. This concept was included in the Back River Trail Plan.

In Process

Mr. Fuqua stated that there is no update on the connector between Abigail Adams Park and Great Esker Park, which is part of the Back River Trail Plan. The design has been awarded but he is not sure if this project is on track. He noted that the Herring Run Pool has been separated out of this project.

OTHER BUSINESS

Cardinal and Duncan Circle bond

Mr. Fuqua requested that this bond be reduced by \$8,700. The remaining bond amount is \$21,450 for both streets.

Mr. Hawkins made a MOTION to APPROVE the reduction of the bond to \$21,450 for both streets and was seconded by Mrs. Akoury and UNANIMOUSLY VOTED.

Fairfax Street

Mr. Fuqua stated that the as built plan is in and the project is complete. This is a request to release the bond of \$5000. He noted that it will be up to the town to review the work done and decide whether to accept this portion of Fairfax Street as a public way.

Ms. Williams made a MOTION to APPROVE the release of the \$5000 bond and was seconded by Mrs. Akoury and UNANIMOUSLY VOTED.

Adjournment

At 9:20 pm, there being no further business, a MOTION was made by Mrs. Akoury to adjourn and was seconded by Mr. Hawkins, and UNANIMOUSLY VOTED.

Walter Flynn, Vice-Chairperson

Date