

**PLANNING BOARD
RECORD OF MINUTES AND PROCEEDINGS
February 5, 2008**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, February 5, 2008, at 7:30pm at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA

Present: Walter Flynn, Vice Chairperson
Mary Akoury, Clerk
Sandra Williams
Frank Hawkins

Not Present: Paul Hurley

Staff: Rod Fuqua, Principal Planner
Adele Cullinane, Procurement Officer
Joanne Lamothe, Director of Library Services

Recording Secretary: Janet Murray

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

CAPTIAL IMPROVEMENT PLAN (CIP)

Library

Mrs. Lamothe appeared before the Board. She stated that the new library plans will be moved to the unscheduled column until direction is received. She stated that \$250,000 for design development was not budgeted.

The feasibility study and schematic design for a new 40,000 square foot library were completed. \$125,000 was spent in architect fees.

Mr. Fuqua asked if there is a shelf life to the plans. Mrs. Lamothe stated that she did not think there would be a problem but was not certain. It was noted that the building was sited at Libby Field based on the location of peat. Also, no wetlands were identified.

Mrs. Akoury asked if the plan could be transferred to another site. Mrs. Lamothe stated that she could not say without knowing a location. She did state that the size would not change but the site could change some details.

Ms. Williams asked about green design. Mrs. Lamothe stated that the use of natural light was taken into account.

Mr. Flynn asked if the Clapp building has been mentioned as a possible site. Mrs. Lamothe stated that it has not. Mrs. Lamothe stated that the needed space for the library is 40,000 square feet. Mr. Fuqua noted that the Clapp building is 15,000 square feet (three usable floors with potential use in the 4th floor/attic).

Mrs. Lamothe stated that since it had been expected that the library would be built, a number of needed repairs at the main library were put on hold.

Mrs. Lamothe stated the North Branch is open 15 hours per week. The building lacks air conditioning which is needed for health and safety of workers and patrons.

Fogg Library in South Weymouth was closed in 2005 due to mold problems. The work being done is to make the building watertight. Community Preservation Committee (CPC) funding has been received.

Mr. Flynn noted that he expects the town to return to the CPC to request additional money. Borings through the plaster has indicated that the moisture damage is more substantial than initially thought.

Mrs. Lamothe noted that the library budget continues to pay for the utilities of the Fogg building.

There was discussion regarding future development plans. Leasing commercial space while library is under repairs was discussed. It would take approximately 1 – 1 ½ years to gut and rebuild the existing main library.

Mrs. Lamothe stated that the main library is not centrally located and is not in walking distance to any public school buildings. She did note that South Shore Christian Academy and Sacred Heart School are in the vicinity.

School Department

Mr. Slattery appeared before the Board. He stated that he has two (2) building projects and three (3) vehicle requests.

#59 –Chapman Middle School

\$5,500,000 for masonry restoration/waterproofing. Lead was found in the paint coating on the outside of the building. Temporary repairs were done. Department of Environmental Protection (DEP) has required an abatement plan as soon as possible. The material needs to be removed and the concrete recoated. The process would likely take two summers.

#33 – Adams Middle School

\$900,000 for roof repairs was approved to be done in 2007 but only \$115,000 was spent for a small portion of building (auditorium). When the problem was found at Chapman, the work stopped. \$250,000-\$300,000 was shifted from the Adams project to the Chapman project. \$800,000 is needed to finish the entire building (4 roofs). The concern at Adams is that there have been constant leaks in the main section. To do just this portion would cost \$300,000.

There was extended discussion regarding the need to complete these two projects.

#43 & #44 - Vehicles

The initial request was for two (2) hi-top and one (1) regular special education van. Instead of these three (3) vehicles at \$105,000, Mr. Slattery stated that the request is for \$75,000 for three (3) regular special education vans to replace the following:

- 1993 GMC 218,500 miles

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- 1995 GMC 196,200 miles
- 1989 Ford 157,200 miles

Mr. Slattery stated that 7D requirements are stricter for vehicles that transport students.

Mr. Flynn asked if leased vehicles have been considered. Mr. Slattery stated that the cost is prohibitive.

Mr. Fuqua pointed out that the School Department and DPW have exceptional tradesmen who have worked wonders on vehicle maintenance.

Adjournment

At 8:40 pm, there being no further business, a MOTION was made by Mr. Hawkins to adjourn and was seconded by Mrs. Akoury, and UNANIMOUSLY VOTED.

Walter Flynn, Vice-Chairperson

Date