

**WEYMOUTH PLANNING BOARD**  
**McCulloch Building/Whipple Center, Conference Room**  
**February 8, 2005 Meeting**

**PRESENT:** Chairman Paul Dillon, Vice-Chairman Paul Hurley, Scott Curry, Walter Flynn and Mary Akoury

**ALSO PRESENT:** Rod Fuqua, Principal Planner/ Dept. Planning & Community Development and Jim Keefe, representing J. Wilson

Chairman Dillon called the February 8, 2005 meeting of the Planning Board to order at 7:30 PM.

**Public Hearing**

**Petr: Dept. of Planning & Community Development**

**Locus: Echo Avenue, Joan Terrace and Paris Street**

**Sheet 30, Block 382**

**Zoning: R-1**

**Decision on Definitive Subdivision Plan**

Mr. Hurley moved to open the hearing for Weymouth Department of Planning & Community Development re. the decision on the Definitive Subdivision Plan for Echo Avenue, Joan Terrace and Paris Street.

**UNANIMOUSLY VOTED**

Members discussed the proposed subdivision plan for Echo Avenue, taking into consideration the Planning Department memorandum, which listed the proposed conditions re. Echo Avenue subdivision plan received from other Town agencies, as well as public comment from those who attended the December 14, 2004 hearing which included:

- A stop sign shall be posted at Lane Avenue, Echo Avenue, Joan Terrace & Washington Street subject to the approval of the Police Dept.
- All utility materials shall be updated as per DPW standards
- Soil conditions shall be field checked prior to installation of the storm drainage system and verified by the Weymouth Department of Planning and Community Development for the compatibility with the system design.
- All conditions contained herein shall be noted on said definitive plan before the Planning Board endorses their approval on said plan
- Approval of the Definitive Plan shall not be endorsed by the Planning Board until the Weymouth Redevelopment Authority has secured ownership of all ways and/or easements granted for all roadway construction and utility installation
- Grant a waiver of the Rules & Regulations of the Weymouth, Massachusetts Planning Board Governing the Subdivision of Land to allow the layout and cross sections as per plan.

Mr. Hurley moved to approve the definitive subdivision plan entitled: "Echo Avenue Neighborhood" drawn by Gale Associates, dated September 24, 2004 for land described as follows: Echo Avenue, Joan Terrace and Paris Street, located on the Weymouth Town Atlas Sheet 30, Block 382 with the following conditions:

1. A stop sign shall be posted, subject to approval of the Police Department, at the intersections of Lane Avenue and Echo Avenue, and Joan Terrace and Washington Street.
2. All utility materials shall be updated as per DPW standards.
3. Soil conditions shall be field checked prior to installation of the storm drainage system and verified by the Department of Planning and Community Development for compatibility with the system design.
4. All conditions contained herein shall be noted on said definitive plan before the Planning Board endorses their approval on said plan.
5. Approval of the Definitive Plan shall not be endorsed by the Planning Board until the Weymouth Redevelopment Authority has secured ownership of all ways and/or easements granted for all roadway construction and utility installation.
6. Grant a waiver of the Rules and Regulations of the Planning Board of Weymouth, Massachusetts Governing the Subdivision of Land to allow the layout and cross sections as per plan.

The following is not a condition, but is included for reference purposes.

7. All work at the intersection of Joan Terrace and Washington Street is subject to review and approval by Massachusetts Highway Department

VOTED FAVORABLY with Paul Dillon, Paul Hurley, Scott Curry and Walter Flynn voting in the affirmative and Mary Akoury not voting since she was not present at the public hearing and not eligible to vote.

### **Zoning Article for Weathervane Recommendation**

Mr. Flynn moved to recommend favorable action to the Town Council on the proposed zoning change for Weathervane.

Discussion:

Mr. Fuqua suggested they include in the motion the reasons for their approval of the zoning change, which included the following benefits:

- the change enhances the overall community design
- brings the edge of the development down to the wetland, which serves as a buffer to any develop which may take place on Liberty Street
- the individual units are more beneficial than multi-family

Mr. Flynn accepted this amendment to his motion.

UNANIMOUSLY VOTED

Mr. Fuqua explained that listing the positive points could avoid a court challenge, which has happened in the past when a vote was made on a zoning change without the accompanying rationale.

**CAPITAL BUDGET – School Department (Cont’d)**

Mr. Fuqua reminded members that they only had the School Dept. capital budget for FY05 and FY06 requests left to approve/rate and then they would have commented on all the requests before them. He reminded members that they had asked the School Department to submit to them their priorities for FY06.

Mr. Fuqua said that he had spoken to Joe Rull who told him that he didn't prioritize FY06 because there were so many listed for FY05, but he did identify three for FY06. He noted some projects are in progress and on hold pending on the outcome of a new bond issue for school repairs; i. e.,

- Boilers at Chapman School, plus waterproofing and masonry for an estimated cost of \$900,000. He told members that so far they have completed the architectural work. The work for the boilers, etc. are estimated at \$600,000 and the cost for waterproofing and masonry is \$400,000. He told members that they need to determine a rating for this work.

Members then rated/addressed School Dept. Items 56 through 105 for Fiscal Years 2005 and 2006 as follows:

**PROPOSED BUILDING & GROUNDS**

**School Department**

**Item #56 Phone System-all schools except High School & Academy Ave. FY05 \$25,000/FY06 \$210,000-APPROVED: #1**

It was noted the School Department's request for a phone system totaled \$235,000 and had been rated FY05 "A-1" and FY06 "A-2" by Mr. Rull.

Members took a moment to recap the rating system, which was:

- #1- Top Priority
- #2 – Routine maintenance – critical
- #3 – Routine maintenance

**Item 57 Adams Roof \$800,000 (FY05 \$400,000+FY06 \$400,000) APPROVED: FY05 \$400,000 #2+'06 \$400,000 #1**

**Item #58 – Pingree/Boilers & Auxiliaries FY05 \$210,000 – APPROVED: FY 05 \$210,000 at #2**

**Item #59 – Chapman/Floor Covering FY06 \$200,000 – APPROVED: (in process/no rating required)**

**Item #60 – Chapman/Roof FY06 \$230,000 – APPROVED: #2**

**Item #61 – WHS Maroon Bldg./Ceiling/Lights \$220,000–APPROVED #3 (Per Mr.Keefe,in process/no rating required)**

**Item #62 – WHS Maroon Bldg/Floor Covering – FY06 \$275,000 – APPROVED: #2**

**Item #63 – Nash Masonry Restoration, Waterproofing FY05 \$200,000 – APPROVED: #2**

Mr. Fuqua told members that the waterproof issues needed to be addressed, if not, in the future it would affect other areas of the school and cost much more.

**Item #64 – Pingree/Painting, Fascia, Glazing, Soffit FY06 \$85,000 – APPROVED: #3**

**Item #65 – Chapman School/Ceiling & Lights FY06 \$145,000 – APPROVED: #3**

**Item #66 – Wessagussett Boilers & Auxiliaries Y96 \$185,000 – APPROVED: #2**

**Item #67 – Abigail Adams/ADA Requirements, 4-stop Elev. & Requirements FY05 \$530,000 – APPROVED: #1**

Mr. Dillon asked Mr. Fuqua if CDBG grant money was available for this item.

**Item #84 – Union – Roof FY05 \$500,000 – Rated #2**

**Item 101 – Classroom Furniture Replacement \$50,000 ea. yr. FY05 + FY06 – APPROVED: #2**

Ms. Akoury told members that the present furniture was atrocious and could be a safety issue too. Members agreed that it definitely was in need of replacement.

**Item #104 Remove/Replace carpets in various buildings FY05 \$150,000 – APPROVED: #2**

**Item #105 Duct Cleaning & Univent Renovations/Various Buildings \$1.2 M.(FY05+FY06 \$200,000 ea.)-APPROVED: #1**

Mr. Curry felt it was important because if the carpet is not removed, it could prove to be a health issue; i. e., mold/mildew, etc.

Mr. Fuqua suggested the Schools look into a more durable material for the flooring as opposed to carpet.

Members agreed.

**OTHER BUSINESS**

Ms. Akoury asked if the Lennar meeting, cancelled due to the weather, had been rescheduled.

Mr. Fuqua responded that a new meeting was planned but a date had not been set as yet.

Ms. Akoury pointed out that snow was scheduled again for Thursday night's meeting and asked if that is to be the night of the last scheduled Lennar meeting.

Mr. Fuqua will look into the meeting schedule and let the members know.

**NEW BUSINESS**

Mr. Flynn then stated that he had several problems with the direction the proceedings for the Base were headed. He felt that the members of the Planning Board played a critical role in the

approval process for the future development at the Air Base, specifically in regard to the zoning. He told members that he spoke with them regarding the Master Plan, re. the enabling legislation that created Tri-Town Development, who in turn came up with the formula regarding the distribution of assets, which he felt was based on square footage. He stated that based on that formula that meant that the Town of Rockland would receive just \$1,000,000 less a year than Weymouth (for a period of 12-15 years), when Rockland only would have a few single-family residences and a portion of a golf course scheduled for their portion of the Base property. He felt they would be receiving a large return for minimal development when Weymouth would be receiving a minimal return for much more development, which included the majority of the infrastructure, multi-family housing units, etc. He commented that based on that formula, if Rockland was to receive money, they should also have some buildings.

Ms. Akoury said her concern was also based on the increased educational costs to the Town, with Mr. Flynn adding, "water too".

Mr. Hurley said he heard discussion of a new school on the Base too.

Mr. Flynn stated that Weymouth is behind the power curve and he felt that the players involved needed to meet with the Mayor and Town Council on a fact finding to see where the Town is going with this.

Ms. Akoury added, that if all the members agree, possibly a Joint Meeting would be helpful.

Mr. Flynn noted that the proposed Planning Board meeting, acting as the Zoning Board, would allow for the public to be present at the public hearing. He commented that what some view as important to Weymouth may be viewed differently by different people. He said if Mayor Madden has an idea for development of the Base, he felt it would be beneficial if he presented it to the members - questioning if it could be done in Executive Session based on a question of the town's finances.

Mr. Fuqua noted that the discussion of the Town's financial negotiations verses policy is viewed differently for executive session purposes.

Mr. Flynn went on to say that the zoning of the Base is another issue. He didn't want to see the Board's actions as 'reactive' as opposed to 'pro-active'. He asked "would the Town be of one mind and the Planning Board another?"

Mr. Fuqua suggested that Mr. Clarke and Chairman Dillon meet and talk about these concerns, adding he didn't have any in-depth knowledge at this point, but felt that Mr. Clarke would be the one to speak to about this.

Mr. Flynn asked Mr. Fuqua if he would let Mr. Clarke know about the concerns addressed by the Board this evening, so that when he speaks with Mayor Madden, Town Council and the critical Councilors he would be able to come back to the members and they would be well served. He suggested if there were certain aspects he could not discuss - he could respond "I cannot address that issue at this time".

Once again, Mr. Fuqua told members that Mr. Clarke would be the most knowledgeable person for the Board to deal with on this.

It was noted that the next meeting with Lennar/Base was set for 2/10/05, but once again a snowstorm was predicted.

Mr. Hurley stated that he was at a meeting where they were discussing the proposed golf course at the Base and some said it would not produce a profit, but he added he knew that the new course in Quincy made \$500,000 profit last year.

Before closing discussion on the topic of the Base/Lennar – Mr. Flynn asked the members if they were comfortable having Mr. Fuqua going forward with these questions and they responded that they were.

Mr. Flynn asked that they prioritize the issues and then asked about a timetable.

Mr. Hurley said it was his understanding that they would be going forward in March/April of this year.

Mr. Dillon told members that years back he was involved in the initial plans to develop the Base and it was his impression that the US Navy definitely wanted to get rid of it as soon as possible.

Mr. Hurley felt it would be a tough sell in Rockland.

Mr. Flynn pointed out there was no water for the Master Plan and he felt it would cost a lot to maintain it.

**REQUEST FROM TOWN SOLICITOR RE. SUIT AGAINST THE TOWN OF BRAINTREE/QUIRK**

Mr. Fuqua told members that Town Solicitor George Lane asked that the Planning Board take a vote to join in the suit against the Town of Braintree for allowing Quirk Motors to fill in the dry docks.

Mr. Hurley moved to have the Planning Board join in the suit against the Town of Braintree for allowing Dan Quirk/Quirk Motors fill in the dry docks on the Weymouth Braintree line.

UNANIMOUSLY VOTED.

**ADJOURNMENT**

Mr. Curry moved to adjourn at 8:30 PM.

UNANIMOUSLY VOTED

Respectfully submitted,  
Susan DeChristoforo  
Acting Recording Secretary

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_